CITY COMMISSION MEETING
CITY OF ST. PETE BEACH
COMMISSION CHAMBERS

155 Corey Avenue
St. Pete Beach, FL 33706

Tuesday, October 14, 2025
6:00 PM

Call to Order
Pledge of Allegiance
Roll Call

REGULAR MEETING

1. Approval of the Agenda -

   Action Request: Motion to approve the October 14, 2025 agenda.

2. Presentations -

3. Audience Comments -

   If you wish to speak, please complete and submit a speaker's card to the City Clerk. When called, approach the podium and state your name and address for the record. Comments are limited to 3 minutes for both general and agenda items. Public comment on agenda items will be taken when that item is called. Any presentation intended as part of public comment must be provided to the City Clerk at least 24 hours before the meeting.

4. Consent -

   a. Approval of the September 22, 2025 City Commission Meeting Minutes

   b. Authorize the Mayor to sign a letter of support for H.R. 4961, the Public Utility Remediation and Enhancement for Water (PURE Water) Act.

   c. Authorize the Mayor to sign the documents that allow for the City to join Florida Safe with Chandler Asset Management, Inc to manage the portfolio

   d. Approve the renewal of property and casualty insurance coverage with Public Risk Management (PRM) for Fiscal Year 2026 in the amount of $954,662 and to authorize the City Manager to execute any necessary documents.

   e. Authorize the City Manager to execute an agreement with S. Renee Narloch & Associates in the amount of $17,500 for Executive Recruitment Services – Human Resources Director

   f. Approve the FY26 Compensation Pay Plan

g. Amend the City's recognized holiday schedule to add Christmas Eve (December 24) as a paid City holiday and authorize the City Manager and Human Resources to update the Personnel Rules and Regulations.

h. Authorize the City Manager to implement a pay adjustment for Ms. Patty Kordis equivalent to our highest paid Administrative Assistant

i. Authorize the City Manager to execute a Continuing Contract for Professional Design Services with Stantec Consulting Services, Inc., for three years.

j. Approve a Special Event permit with street closure and alcohol consumption for the Veterans Event hosted by Quality of Life Community Services Inc., scheduled for November 15, 2025

k. Approve a Special Event Permit with alcohol consumption for Crabs for a Cure scheduled for November 15, 2025.

5. Action Items -

a. Resolution 2025-24: Amending the Personnel Rules and Regulations
A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF ST. PETE BEACH, FLORIDA, AMENDING THE PERSONNEL RULES AND REGULATIONS WITH UPDATES TO NUMEROUS SECTIONS; PROVIDING FOR CORRECTION OF SCRIVENER'S ERRORS; AND PROVIDING FOR AN EFFECTIVE DATE.

Motion Options: Motion to [approve/deny/approve with modifications] Resolution 2025-24: Amending the Personnel Rules and Regulations

b. First reading of Ordinance 2025-20: Allocating up to 25 residential units from the General Residential Unit "RU" Density Pool Reserve to the Corey Landings project proposed under Resolution 2025-23, and divesting 150 units from Ordinance 2022-03
AN ORDINANCE OF THE CITY OF ST. PETE BEACH, FLORIDA APPROVING WITH RESERVATION CRITERIA AND CONDITIONS THE ALLOCATION OF ADDITIONAL UNITS OF RESIDENTIAL DENSITY FROM THE GENERAL RESIDENTIAL UNIT "RU" DENSITY POOL RESERVE, AS ESTABLISHED IN THE CITY OF ST. PETE BEACH COMPREHENSIVE PLAN AND IMPLEMENTED THROUGH THE CITY'S LAND DEVELOPMENT CODE, TO THE PROPOSED COREY LANDINGS DEVELOPMENT PROJECT REQUESTED UNDER COMPANION RESOLUTION 2025-23, GENERALLY LOCATED AT 10 COREY AVENUE; AND REVERTING THE 150 UNITS AWARDED UNDER ORDINANCE 2022-03 TO THE NAMED DENSITY POOL RESERVE; PROVIDING FOR SEVERABILITY, CORRECTION OF SCRIVENER'S ERRORS, CONSTRUCTION, PUBLICATION, AND AN EFFECTIVE DATE.

This is a companion to Resolution 2025-23 (Conditional Use Permit No. 25069).

Motion Options: Motion to [approve/deny/continue to (specify date certain)] the first reading of Ordinance 2025-20.

c. Resolution 2025-23 (Conditional Use Permit No. 25069): Approving and Authorizing Conditional Use Permit 25069 for the development of the mixed-use Corey Landings project
This is a companion to Ordinance 2025-20.

A RESOLUTION OF THE CITY OF ST. PETE BEACH, FLORIDA, APPROVING AND AUTHORIZING CONDITIONAL USE PERMIT 25069 FOR THE DEVELOPMENT OF THE MIXED-USE COREY LANDINGS PROJECT, GENERALLY LOCATED AT 10 COREY AVENUE, PURSUANT TO SECTION 4.7 OF THE LAND DEVELOPMENT CODE; PROVIDING FOR CORRECTION OF SCRIVENER'S ERRORS AND AN EFFECTIVE DATE.

Motion Options: Motion to [approve/deny/approve with modifications/continue to (specify date certain)] Resolution 2025-23 for Conditional Use Permit 25069.

6. Items for Discussion -
7. City Clerk, City Manager, City Attorney and City Commission Reports -
8. Adjournment -

APPEAL: In accordance with 286.0105, Florida Statute (Notices of meetings and hearings must advise that a record is required to appeal), if a person decides to appeal any decision made by this committee, board, agency, or commission with respect to any matter considered at this meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

AMERICANS WITH DISABILITIES ACT (ADA): In accordance with the Americans with Disabilities Act and Florida Statutes, if any person with a disability defined by the ADA needs special accommodation to participate in this proceeding, then not later than two business days prior to the proceeding, he or she should contact City Hall at (727) 367-2735.

PUBLIC COMMENT INSTRUCTIONS FOR THOSE NOT PHYSICALLY PRESENT:
The City has made accommodations for those who cannot be physically present or do not feel comfortable appearing in person. If a member of the public would like to provide comments for the meetings, they may do so in the following ways:

- Email the City Clerk by 12:00 p.m. on the day of the meeting at cityclerk@stpetebeach.org
- Leave a voicemail message by calling **727.363.9225** by 12:00 p.m. the day of the meeting

In your three (3) minute or less comment, please be sure to include your name and address for the record.

The public is cordially invited to attend this meeting.
All agenda material is available for review at City Hall or www.stpetebeach.org.

City Commission Meeting
September 22, 2025
6:00 p.m.

ELECTED OFFICIALS PRESENT:
Adrian Petrila, Mayor (via Zoom)
Karen Marriott, Vice Mayor, Commissioner, District 1
Lisa Robinson, Commissioner, District 2
Betty Rzewnicki, Commissioner, District 3
Jon Maldonado, Commissioner, District 4

STAFF PRESENT:
Frances Robustelli, City Manager
Ralf Brookes, City Attorney
Renee Rose, City Clerk
Laura Canary, Community Development Director
Camden Mills, Public Services Director
Brandon Berry, Senior Planner

Vice Mayor Marriott called the meeting to order at 6:00 p.m., followed by the Pledge of Allegiance.

1. APPROVAL OF THE AGENDA

City Manager Robustelli requested to remove Presentation 2a to a future meeting and move 6a to be considered immediately following 2d, the Wastewater I&I presentation. Commissioner Robinson requested to add a discussion item on backfill.

Motion: Commissioner Robinson moved, Commissioner Rzewnicki seconded, and the motion carried 5-0 to approve the September 22, 2025 City Commission Agenda, as amended.

2. PRESENTATIONS

a. ~~Representative Linda Chaney Check Presentation~~

b. Hurricane Recovery and Preparedness Update

Community Development Director Laura Canary provided an update on recovery and preparedness efforts. She reviewed historic designations to date, noting 62 applications had been submitted, with 49 approved, nine pending, and four withdrawn. Certificates of Appropriateness for demolitions totaled 27, all of which were approved. For restoration and additions, eight applications were submitted, with four approved, three pending, and one withdrawn. She noted one FEMA floodplain variance involving a historic home with a small addition that was not being elevated. Permit processing remains a major focus. As of mid-September, 5,507 applications had been submitted. Daily intake has slowed compared to earlier in the year, with more than 1,000 now completed and closed. While new applications are declining, workload remains high due to inspections, change orders, and follow-up on open permits. Demolition permits reached 144, with 90 issued and 20 closed, averaging about seven days for issuance. Elevation permits totaled 34, with 15 issued and none yet closed. Ms. Canary encouraged residents to reach out directly to Elevate Florida for elevation program questions. She also reminded the public of a Community Development staff forum scheduled for Wednesday, September 24, 5:30–7:00 p.m. in Commission Chambers. The forum will present the City's substantial damage administrative procedures plan, normally used internally, but being shared publicly to gather feedback before final acceptance, not adoption, by the Commission. The plan will remain flexible to allow adjustments as federal, state, or local requirements change.

Public Services Director Camden Mills reported on infrastructure recovery. For wastewater, the City has a contract with Rowland, Inc. for systemwide cleaning and inspection on the agenda tonight. Staff are also performing internal work. The Pass-a-Grille area from 1st to 6th Avenue has been completed. For stormwater, an RFP closed September 10 for a systemwide contract now under review, with Commission approval targeted for October 28. City crews have also cleaned and inspected systems in the Lido neighborhood, 55th Avenue, North Tessier Drive, Bay Street, and East Vina Del Mar Boulevard, with Pass-a-Grille Way and 26th Avenue next on the list. Critical areas identified in the Stormwater Master Plan, as well as reports from SeeClickFix and staff observations, guide scheduling. Mr. Mills also gave an overview of hurricane preparedness monitoring, noting

staff regularly review seven-day forecasts circulated by the Fire Chief. At the time of the meeting, Hurricane Gabrielle was tracking east of Florida with little expected impact. Other disturbances in the Atlantic were being monitored but posed no immediate threat.

Ms. Canary reported that staff continue to complete NIMS and ICS training, and the Fire Chief is finalizing his coursework to earn an EOC Manager designation. A recent FEMA grants management session was beneficial in preparing staff for better compliance and documentation. The City has hired a Deputy Building Official, bringing the Building Division to full staffing for the first time in years. The City also plans to piggyback on Pinellas County's recent contract with multiple firms for supplemental community development personnel, creating a pool of on-call providers for both blue-sky and disaster recovery needs. Staff participated in discussions with the Tampa Bay Regional Planning Council and Florida Fish and Wildlife Commission on the region's first Coastal Master Plan, a four-year project supported by $2 million in funding. The City anticipates joining as a collaborator. A presentation is scheduled for November 3 to allow the Commission to review the plan and determine the City's level of participation.

Discussion included restoring permit intake to normal business hours given the slowdown in new applications. Ms. Canary will evaluate the timing and consult with the City Manager. Questions were asked about a comparison of current hurricane-related permit volumes against a typical pre-storm year. Ms. Canary confirmed prior analysis showed nearly four times the normal annual volume and will provide updated figures with year-over-year trends. While intake slows, open permits still require inspections, plan changes, and follow-up, keeping staff workloads high. It was requested that staff provide metrics on stormwater cleaning, including linear footage, and confirmation that critical areas identified in the Stormwater Master Plan are prioritized. Mr. Mills explained that one area typically takes about one crew day to complete if tides are favorable. For example, 27 stormwater assets recently took 29 crew days to service. Contracted work will allow for faster progress. Staff are working to improve public communication on where cleaning is occurring and which neighborhoods are next. Questions were raised about the letters staff were sending out. Ms. Canary clarified that the second round of letters to property owners has not yet been sent but is in draft form. Additional staff capacity should allow the letters to be finalized and sent soon. It's important to pursue after-the-fact permits quickly in future disaster recovery. Ms. Canary shared new draft procedures will include pre-prepared placards to serve as instant permits, providing property owners with immediate authorization to begin work after an event. There was discussion on the appraisal standard for substantial damage determinations under FEMA's new letter. Ms. Canary noted they are working to clarify acceptable cost sources, which may include appraisals, builder estimates, and modeling systems like Forerunner. The goal is to adopt a consistent, FEMA-compliant approach while maintaining as much flexibility as possible.

c. <u>Potential amendments to regulations for substantial improvement (elevation and living level reconstruction) of single-family residences</u>

Brandon Berry, Senior Planner, gave a follow-up presentation on front yard stair encroachment. The presentation was made part of the meeting record. He explained that the issue primarily affects single-family homes being elevated or reconstructed above the floodplain in the same footprint, rather than new construction. The City has seen an increase in elevation permits, 35 applications since January compared to about one per year previously. Last year the Commission amended the code to allow in-place elevation of non-conforming homes without a variance, but criteria for equipment and stair encroachments were not addressed. Mr. Berry outlined two main options: allowing stairs to extend no closer than the existing front setback of a home or permitting a limited encroachment (up to 10 feet) provided stairs remain at least 10 feet from the property line. These options would make it easier to design safe, code-compliant access without excessive stair runs. Examples were shown of recent cases where homeowners sought relief for incidental stair extensions. Mr. Berry also recommended limiting landings so they serve as functional entries, not large decks, and requiring breakaway bases to minimize visual bulk. Additional considerations included allowing elevation of existing mechanical equipment in side yard setbacks, increasing shed size from 80 sq. ft. to 120 sq. ft. to reflect common homeowner needs, allowing existing pools, gazebos, or deck covers in setbacks to remain if the primary residence is substantially improved. The

Planning Board supported stair encroachment allowances and in-place elevation of equipment, with conditions. They had mixed views about larger sheds and setback exemptions for gazebos and deck covers. Mr. Berry concluded by seeking Commission input on drafting ordinance language covering four areas: stair encroachments, equipment elevation, accessory structures in setbacks, and shed size.

Discussion included whether larger sheds are necessary when elevated homes provide open space underneath. It was noted that enclosed sheds may be a lower-cost option compared to finishing enclosed storage below an elevated house. Concerns were raised that allowing larger sheds might not be needed, but others felt it should be left to homeowners' discretion. On stair encroachments, it was agreed the draft changes should primarily cover existing homes being elevated, not new construction, though there was some support in exploring limited allowances for new builds on odd-shaped lots. There was eventual consensus to look at new construction. The need for functional landings larger than the 3'x3' Florida Building Code minimum was highlighted, as the minimum is not practical for daily use. It was also noted that variances would still be available in unique cases, which provides flexibility. Mr. Berry confirmed the proposal would not eliminate variance pathways and would continue to require stairs and landings to remain within established setback limits, except as modified. Visual impacts, neighborhood character, and potential right-of-way conflicts were identified as key factors to balance in any ordinance language.

d. <u>Wastewater Inflow & Infiltration Updates</u>

Public Services Director Camden Mills provided an update to Wastewater I&I. His presentation was made part of the meeting record. He reviewed the City's sanitary sewer system and the inflow & infiltration (I&I) contributing to elevated chlorides from saltwater intrusion. The system, built in 1954–57, remains in place today. The City operates 38.7 miles of gravity sewer with 864 manholes, conveying an average daily flow of 2.62 million gallons per day to the City of St. Petersburg's Northwest Water Reclamation Facility. I&I occurs when groundwater or other non-domestic water enters the sewer system, leading to dilution, reduced treatment efficiency, and the risk of exceeding design capacity. Previous assessments identified extensive rehabilitation needs: the 2017 report estimated $5.8 million in repairs, while the 2023 asset management plan recommended $3.15 million over five years. Since 2017, the City has invested approximately $5.2 million, which is about $2.7 million short of recommended levels. Mr. Mills explained that chloride intrusion is a growing concern. St. Petersburg has set a daily chloride limit of 1,350 mg/L. Monitoring shows elevated concentrations, particularly in lift stations serving the Pass-a-Grille area, with higher levels observed during rainy months and storm events. While overall wastewater flows remain within contractual capacity (2.95 mgd reserved, 3.15 mgd future allocation), high chloride levels affect St. Petersburg's ability to produce reclaimed water. Coordination with St. Petersburg has been ongoing since late 2023. The City plans to increase investment in cleaning, inspections, and rehabilitation. Upcoming actions include a $2 million contract for systemwide cleaning and inspection in FY 2026, and $3.9 million in I&I improvements (pipeline point repairs, lining, and manhole rehab) over the next five years. Staff will have biweekly coordination with St. Petersburg and adjustments made with new inspection data. The long-term goal is to taper annual I&I spending to about $250,000 by 2035–2042 once conditions stabilize. On the regulatory side, staff will notify site plan applicants about current chloride conditions and seek St. Petersburg's concurrence on concurrency determinations case-by-case. The City is also updating user connection fees as part of its fee study.

Discussions raised concerns about the history of inflow and infiltration issues and there were questions why communication on chloride levels did not happen sooner, given reports dating back to 2016 and 2021. There is a need for a root cause analysis, accountability on what was known and when, and clarity on whether the City has met its past consent order requirements. City Attorney Brookes confirmed the City was released from a 2014 consent order in 2022 after completing required studies and improvements. The consent order was made a part of the meeting record. Discussion highlighted frustration that previous investments did not meet recommended levels, leaving significant portions of the system unrepaired. Questions focused on whether private utility boring had caused damage, how the City can track such impacts, and whether new inspection requirements could be

placed on right-of-way work. Mr. Mills explained that televising can reveal damage, but additional inspection requirements would need to be explored. Funding was also discussed, asking if sufficient money is budgeted not only for inspections but also for the repairs that will follow. Mr. Mills said the FY26 budget includes a CIP line for wastewater system improvements. Questions were also raised about whether federal, state, or county grants could support private lateral replacements, given their potential scale. There is a need for transparency with residents, citing the long history of problems, but the City should focus on solutions going forward. Discussion also emphasized the importance of inspections, prioritizing hotspot areas, securing adequate funding for repairs, and preventing a repeat of past mistakes.

ACTION ITEMS

6a. Authorize the City Manager to execute a Services Agreement with Rowland, Inc. for Sewer System Cleaning and Inspection Services in the amount not to exceed $2,000,000 annually.

Mr. Mills reported that the City publicly advertised a Request for Proposals for qualified contractors to perform citywide sewer cleaning and inspections. Four sealed bids were received in August, and Rowland, Inc. was determined to be the lowest responsive and qualified bidder. The proposed contract establishes unit prices for services including sewer pipe cleaning and televising, specialty cleaning such as tree root and grease removal, manhole inspections, bypass pumping, private lateral inspections, and an artificial intelligence platform for data analysis. The contract term is three years, with two optional one-year extensions, and will serve as the basis for citywide system cleaning. The work will update the City's asset inventory, give a clear picture of the system's condition, and help set priorities for future repairs. The contract is capped at $2 million, which is already included in the FY26 capital budget.

PUBLIC COMMENT

No members of the public came forward.

Motion: **Commissioner Rzewnicki moved, Commissioner Maldonado seconded, and the motion carried 5-0 to authorize the City Manager to execute a Services Agreement with Rowland, Inc. for Sewer System Cleaning and Inspection Services in the amount not to exceed $2,000,000 annually.**

3. PUBLIC COMMENT

George Smith, 5940 Bimini Way N, supported staff's proposed amendments to code changes but opposed extending those changes to new construction. He also opposed allowing larger outdoor sheds, noting that elevated homes already create storage space underneath and that loose sheds could become storm debris. He also raised concern about stormwater infiltration from damaged PVC cleanouts and suggested a public information program.

4. CONSENT

a. Approval of the September 8, 2025 Budget and Regular Commission Meeting Minutes
b. Authorize the ratification of the tentative collective bargaining agreement (CBA) reached between City Administration and the International Association of Firefighters (IAFF) Local 4966 for the period October 1, 2025 – September 30, 2028.
c. Authorize the City Manager to execute Amendment 1 to the Advanced Life Support (ALS) First Responder Agreement with the Pinellas County EMS Authority for FY25-26, Including Funding Adjustment, Rescue Captain Implementation, Traffic Preemption System, and FDLE Criminal Background Screening Requirements
d. Authorize the City Manager to execute a Professional Auditing Services agreement not to exceed $60,500 annually and Non-attest Services for the FY2025 Audit not to exceed $34,000 annually
e. Approval of First Amendment to City Clerk Employment Agreement – Cost of Living Adjustment (COLA) Provision
f. Approve a Special Event Permit with street closure and alcohol consumption for the annual Belle Vista

Halloween Block Party scheduled for October 31, 2025.

g. Approve a Special Event permit with street closure for VDubs Beach Bash (Volkswagen car show) scheduled for November 15, 2025.
h. Authorize the City Manager to execute Change Order 3 for the Master Pump Station 1 Rehabilitation Project with TLC Diversified Inc. in the amount of $137,322.76.
i. Authorize the City Manager to execute the Continuing Contract for Professional Design Services with Adeas-Q, LLC, for three years.
j. Authorize the City Manager to execute the Continuing Contract for Professional Design Services with Advanced Engineering Design, Inc., for three years.
k. Authorize the City Manager to execute the Continuing Contract for Professional Design Services with Halff Associates, Inc., for three years.
l. Authorize the City Manager to execute the Continuing Contract for Professional Design Services with NorthStar Consulting Group, Inc., for three years.
m. Authorize the City Manager to execute the Continuing Contract for Professional Design Services with Cummins Cederberg, Inc for three years.
n. Authorize the City Manager to execute a Services Agreement with Harris- McBurney Company for the 36th Avenue Roadway and Stormwater capital improvement project in the amount of $329,145.36
o. Authorize the City Manager to execute a Services Agreement with KM2H, LLC for the 36th Avenue Seawall Repair capital improvement project in the amount of $373,290.50
p. Authorize the City Manager to execute a Services Agreement with Florida Parking, Inc., DBA Yellow Dawg., for citywide street paving in the amount of $500,000.00 annually.
q. Approve the Purchase of Fire Department Bunker Gear from American Public Safety in the amount of $31,301.10.

Discussion noted the number of engineering contracts and highlighted the value of drawing on firms' experience with shoreline stabilization, stormwater, and similar projects in other Florida cities, encouraging staff to use this collective expertise to identify proven solutions before investing in new conceptual plans.

Motion: **Commissioner Maldonado moved, Commissioner Rzewnicki seconded, and the motion carried 5-0 to approve the September 22, 2025 City Commission Consent Agenda.**

5. ORDINANCES

a. Public Hearing: Final Reading Ordinance 2025-18: Establishing the Millage Rate for Fiscal Year 2026

AN ORDINANCE OF THE CITY OF ST. PETE BEACH, FLORIDA ESTABLISHING THE MILLAGE RATE FOR FISCAL YEAR 2026, BEGINNING OCTOBER 1, 2025 AND ENDING SEPTEMBER 30, 2026; PROVIDING AND ANNOUNCING THE NAME OF THE TAXING AUTHORITY, THE ROLLED-BACK MILLAGE RATE, THE PERCENTAGE INCREASE OVER THE ROLLED-BACK MILLAGE RATE, AND THE MILLAGE RATE TO BE LEVIED; PROVIDING FOR READING IN ITS ENTIRETY; AND PROVIDING FOR AN EFFECTIVE DATE.

City Attorney Brookes read Ordinance 2025-18 in its entirety.

PUBLIC COMMENT

No members of the public came forward.

Motion: **Commissioner Robinson moved, Commissioner Rzewnicki seconded, and the motion carried 5-0 to adopt Ordinance 2025-18, establishing the millage rate as 3.0913 for fiscal year 2026.**

b. Public Hearing: Final Reading Ordinance 2025-19: Adopting the Budget for Fiscal Year 2026

AN ORDINANCE OF THE CITY OF ST. PETE BEACH, FLORIDA ADOPTING THE BUDGET FOR FISCAL YEAR 2026, BEGINNING OCTOBER 1, 2025 AND ENDING SEPTEMBER 30, 2026; PROVIDING

FOR THE INCORPORATION OF THE ADOPTED CAPITAL BUDGET AS THE CAPITAL IMPROVEMENT ELEMENT OF THE COMPREHENSIVE PLAN; PROVIDING FOR READING IN ITS ENTIRETY; AND PROVIDING FOR AN EFFECTIVE DATE
City Attorney Brookes read Ordinance 2025-19 in its entirety.

PUBLIC COMMENT
No members of the public came forward.

Motion: **Commissioner Robinson moved, Commissioner Maldonado seconded, and the motion carried 5-0 to adopt Ordinance 2025-19, adopting the budget for fiscal year 2026.**

c. Final Reading of Ordinance 2025-17: Specifying elevation requirements for replacement of flood-damaged equipment associated with non-substantially improved and non-substantially damaged buildings

AN ORDINANCE OF THE CITY OF ST. PETE BEACH, FLORIDA FOR THE PURPOSE OF AMENDING CODE OF ORDINANCES CHAPTER 98 – BUILDINGS AND BUILDING REGULATIONS, TO SPECIFY MINIMUM ELEVATION STANDARDS FOR REPLACEMENT OF FLOOD-DAMAGED EXTERIOR EQUIPMENT AND APPLIANCES NOT ASSOCIATED WITH A SUBSTANTIALLY IMPROVED OR DAMAGED BUILDING; PROVIDING FOR CODIFICATION; CONFLICTS; SEVERABILITY; CORRECTION OF SCRIVENER'S ERROR; CONSTRUCTION; PUBLICATION; AND AN EFFECTIVE DATE.
City Attorney Brookes read Ordinance 2025-17 in title only.

Community Development Director Laura Canary noted there are no changes for the second reading. She stated the City has committed to the State to review the code comprehensively, including floodplain regulations, to ensure full compliance and determine if any additional updates are needed.

PUBLIC COMMENT
No members of the public came forward.

Motion: **Commissioner Rzewnicki moved, Vice Mayor Marriott seconded, and the motion carried 5-0 to adopt Ordinance 2025-17.**

6. ACTION ITEMS

~~**a. Authorize the City Manager to execute a Services Agreement with Rowland, Inc. for Sewer System Cleaning and Inspection Services in the amount not to exceed $2,000,000 annually.**~~

7. ITEMS FOR DISCUSSION

a. Discussion on backfill

Commissioner Robinson raised an issue regarding backfill regulations, noting issues with varying elevations, garage flooding, and the need for consistent standards that balance resiliency with neighborhood impacts. It was suggested that the current code may be outdated and should be reviewed, particularly as other communities like Treasure Island are also evaluating the issue. City Manager Robustelli said this issue is complex, would require outside expertise, and recommended that the Commission consider adding it to the December priority work session for discussion and direction on prioritization.

8. CITY CLERK, CITY MANAGER, CITY ATTORNEY, AND CITY COMMISSION REPORTS

City Clerk – nothing to report

Frances Robustelli, City Manager – She reported that the free fall concert series at Horan Park will begin on Friday, October 3, from 7–9 p.m., featuring China Grove with guest band Supernatural. SPB Fire Rescue will sell

hot dogs and burgers, while the Tampa Bay Beaches Chamber will sell beer and wine. The event is free and open to the public, with pets permitted on leashes and outside food and drinks allowed (no glass). She also highlighted a new "Code Enforcement Corner" initiative, shifting toward an education-first approach. A monthly social media spotlight will cover common code issues, starting in October with overgrown vegetation and trash/debris. The goal is to increase awareness, encourage voluntary compliance, and reduce the need for cases to go before the Special Magistrate. Courtesy hang tags will also be reintroduced as friendly notices to inform property owners of concerns and provide contact information. The City encouraged residents to reach out to Code Enforcement staff for assistance.

City Attorney Brookes – nothing to report

Commissioner Maldonado – He is hosting Cookies with a Commissioner Saturday, September 27, from 9am-10am at Vina Del Mar Park. His next community engagement meeting, with the City Manager, will be October 6, from 6pm-7pm at the Warren Webster.

Commissioner Rzewnicki – She reported that there's a Belle Vista community meeting on October 9th at 7:00pm at the triangle park. The Don Cesar Property Owners Corporation invites the city to the 100th anniversary event on November 2nd at the Don Cesar Hotel. The invitation and details are at https://dcpoc.org/.

Commissioner Robinson – She is changing her library hours from Oct 7 to Oct 1 at 5:00pm. She reported that a resident in the Bayside Addition area is hosting an open house to discuss the impacts of the Corey Landings development on nearby neighborhoods, including Bayside, Gulf Winds, and adjacent streets, particularly regarding ingress and egress. The meeting is scheduled for Wednesday at 5:00 p.m., and residents interested in attending were encouraged to call the commissioner's cell phone number listed on the City's website.

Vice Mayor Marriott – nothing to report.

Mayor Petrila – nothing to report

Vice Mayor Marriott adjourned the meeting at 8:10pm.

MINUTES APPROVED: OCTOBER 14, 2025

RENEE ROSE
CITY CLERK

ADRIAN PETRILA
MAYOR

CITY COMMISSION MEETING
CITY OF ST. PETE BEACH
COMMISSION CHAMBERS

Agenda Report

Agenda Title Name: Authorize the Mayor to sign a letter of support for H.R. 4961, the Public Utility Remediation and Enhancement for Water (PURE Water) Act.

Action Request: Motion to authorize the Mayor to sign a letter of support for H.R. 4961, the Public Utility Remediation and Enhancement for Water (PURE Water) Act.

Strategic Objective:

Date: October 14, 2025

Prepared By: Kathleen Murray

Through: Frances Robustelli, City Manager

Summary of Issue:

Staff requests Commission authorization for the Mayor to sign a letter of support for the Public Utility Remediation and Enhancement for Water (PURE Water) Act (H.R. 4961). This bipartisan legislation, introduced by Congresswoman Hillary Scholten (D–MI) and Congressman Brian Fitzpatrick (R–PA), seeks to address contamination of drinking water by per- and polyfluoroalkyl substances (PFAS) and other emerging contaminants.

H.R. 4961 amends the Federal Water Pollution Control Act to direct the Environmental Protection Agency (EPA) to establish a grant program supporting publicly owned treatment works with planning, design, and construction of infrastructure to prevent, limit, or treat PFAS and other contaminants of emerging concern. Key provisions include:

- Federal funding covering at least 75% of project costs, with the balance from public or private funds, including state revolving funds.
- Authorization of $200 million annually for fiscal years 2026–2028.
- Requirement that EPA establish the program

within 180 days of enactment.

The bill is currently before the House Committee on Transportation and Infrastructure with eight cosponsors. Additional bipartisan support will be critical for advancing the legislation. A letter of support from the City will encourage our Congressional delegation to cosponsor the bill.

Funding: None. Approval of this item only authorizes execution of a letter of support.

Attachments: 1. PUREWater Act Letter

September 22, 2025

The Honorable Anna Paulina Luna
226 Cannon House Office Building
Washington, DC 20515

Dear Congresswoman Luna,

On behalf of the City of St. Pete Beach, I am writing to express our strong support for H.R. 4961, the *Public Utility Remediation and Enhancement for Water (PURE Water) Act*, introduced by Congresswoman Hillary Scholten and Congressman Brian Fitzpatrick. This bipartisan legislation takes an important step toward addressing the widespread contamination of drinking water with PFAS, which poses a serious threat to public health and safety.

The PURE Water Act would provide much-needed federal funding to help communities like ours plan, design, and construct the treatment infrastructure necessary to prevent, limit, and remove PFAS and other harmful contaminants from our water systems. The legislation directs the Environmental Protection Agency to establish a grant program that covers at least 75 percent of project costs, easing the financial burden on municipalities while ensuring that clean, safe water remains accessible to residents. For cities across West Florida, where environmental challenges are already pressing, federal support of this kind is essential.

While the bill currently authorizes $200 million annually from fiscal years 2026 through 2028, we recognize that the need for PFAS remediation is far greater than the resources currently allocated. However, by creating a strong federal framework and securing bipartisan momentum, this legislation represents a critical foundation for additional investment in the future. Expanding congressional support will be key to strengthening the bill's impact and ensuring that local communities receive the help they need.

For these reasons, we respectfully urge you to join as a co-sponsor of the PURE Water Act. Your leadership on this issue would send a powerful signal that protecting the health of our residents and securing the future of our water systems is a top priority. We stand ready to support your efforts in any way possible and look forward to working with you to advance this important legislation.

Sincerely,

Adrian Petrila
Mayor, St. Pete Beach

CITY COMMISSION MEETING
CITY OF ST. PETE BEACH
COMMISSION CHAMBERS

Agenda Report

Agenda Title Name: Authorize the Mayor to sign the documents that allow for the City to join Florida Safe with Chandler Asset Management, Inc to manage the portfolio

Action Request: Motion to authorize the Mayor to sign the documents that allow for the City to join Florida Safe with Chandler Asset Management, Inc to manage the portfolio.

Strategic Objective: Operational Excellence

Date: October 14, 2025

Prepared By: Devon Schmidt, Director of Finance

Through: Frances Robustelli, City Manager

Summary of Issue: The FL SAFE Chandler Fixed Income Portfolio Program enables local government entities to invest surplus funds in a professionally managed, segmented portfolio of U.S. Treasury securities with maturities up to three years. The Investment Management Agreement between each participating client and Chandler Asset Management, Inc. outlines the terms, responsibilities, investment strategy, permitted investments, fee structure, and operational details for managing these public funds.
The FL SAFE Instrument of Adoption is the formal document that authorizes a city or local government entity to join the Florida Surplus Asset Fund Trust (FL SAFE). By executing this instrument, the entity gains access to the Trust and the Fixed Income Portfolio Program, allowing for the pooling and investment of surplus public funds in accordance with Florida statutes. Participation in FL SAFE offers the advantages of diversified, professionally managed portfolios, economies of scale, and reduced investment costs for local governments.

Funding: **Fees:** 0.05% total annual fee (split between Chandler and the program administrator), accrued daily and paid monthly; no start-up or closing fees.

Attachments:

1. FL SAFE_ Chandler_Fixed Income Portfolio Program _ FINAL
2. 3 - FL SAFE Instrument of Adoption 9-9-2024 Fillable

Fixed Income Portfolio Program

Investment Management Agreement

_____ (Client) hereby retains Chandler Asset Management, Inc. (Chandler) as Investment Adviser on the terms and conditions set forth herein in this Investment Management Agreement (the Agreement).

1. Introduction. The Florida Surplus Asset Fund Trust (the Trust) Information Statement provides for other additional services as approved by the Board of Trustees of the Trust. Participants in the Trust may invest in a value-added program of the Trust, which is not a Series of or investment in the Trust, called the Fixed Income Portfolio Program (FIPP), authorized by the Board of Trustees. Chandler is authorized, as investment adviser to the Trust, to engage in direct client relationships with any participant under the guidelines of the FIPP.

2. Representations.

    a. Each party represents that it is duly authorized and empowered to enter into and perform this Agreement.

    b. Chandler represents that it is registered as an investment adviser under the Investment Advisers Act of 1940 and that such registration is currently effective.

    c. Chandler does not assume responsibility for the accuracy of information furnished by Client. Client or its Representative agrees to notify Chandler in a timely fashion regarding any changes affecting the account or Client's investment objectives or financial responsibilities.

    d. Client represents that (i) the terms of this Agreement do not violate any obligation by which Client is bound, whether arising by contract, operation of law, or otherwise; (ii) the investment objectives and guidelines have been approved by Client or Client's investment committee or other duly organized body; (iii) the investment program contemplated in this agreement and the investment guidelines are prudent in light of Client's overall investment portfolio; (iv) this Agreement has been duly authorized and will be binding upon Client in accordance with its terms; and (v) the assets in the account are not subject to the Employee Retirement Income Security Act of 1974, as amended.

3. Scope of Services. Chandler shall provide the Scope of Services as outlined in Exhibit A.

4. Investment Strategy. As requested by the Client, Chandler may assist each client in reviewing its anticipated cash flow requirements for the invested funds. Chandler will select securities with maturities in approximate alignment with the Client's cash flow requirements. Clients may purchase investments in a segmented portfolio consisting of U.S. Treasury securities with maturities of up to 3 years. Clients should expect to hold each security to maturity as these funds will not be actively managed by Chandler. In the event that a Client requests to sell any security prior to maturity, it is possible that the market value may decline below the initial purchase price.

5. Permitted Investments. Chandler will purchase U.S. Treasury securities or other investment instruments pursuant to Section 218.415, Florida Statutes.

6. Fees. The total fees for the FIPP are 0.05% (5 basis points) allocated as follows: 0.03% (3 basis points) to Chandler as Investment Adviser and 0.02% (2 basis points) to Chandler as Operational Manager. The Operational Manager will allocate 0.01% (1 basis point) of its fee to the Administrator, Florida Management and Administrative Services, LLC. These fees are only applicable to individual client portfolios, not the Trust. The fees shall be computed and accrued daily and paid monthly in arrears on the 15th day of each month. Fees will be debited directly from the Client's FL SAFE Stable NAV portfolio as selected by the Client. The Client hereby gives Chandler this express authority to execute such transaction for the fee payment. In the event that the Client does not have sufficient funds in its FL SAFE Stable NAV account to pay its fees Chandler will invoice the Client directly. The fees expressed in this section include custody fees that may be charged by the FL SAFE custodian or safekeeping agent. In the event of termination, fees shall be prorated to the effective date of termination on the basis of actual days elapsed, and any unearned portion of prepaid fees shall be refunded. Client is not required to pay any start-up or closing fees; there are no penalty fees.

7. Term. The term of this Agreement shall commence upon the execution of this Agreement and shall continue until this Agreement is terminated effective upon receipt of notice of termination in writing delivered by the terminating party.

8. Client Representative. In its capacity as investment adviser, Chandler shall receive all instructions, directions and other communications from an individual listed ("Representative") on the Account Form. Chandler is hereby authorized to rely and act upon all such instructions, directions and communications from such Representative or any agent of such Representative until notified by the Representative or the Client to the contrary.

9. Authority of Chandler. Chandler will provide nondiscretionary investment services to the Client and will invest funds pursuant to the written direction of the Client. Chandler will invest in U.S. Treasury securities subject to Section 218.415, Florida Statutes and the guidelines outlined in the Investment Strategy. Accounts may be funded with Cash or Eligible Securities, subject to approval by Chandler. If securities rather than cash are part of, or are deposited into the Client account, Chandler is under no obligation to hold any such securities and is authorized to engage in an orderly liquidation of such securities as promptly as possible to establish Client's investment portfolio.

10. Notices and Electronic Delivery. All reports and other communications required hereunder to be in writing shall be delivered in person, or sent by first-class mail postage prepaid, by overnight courier, by confirmed facsimile with original to follow or by confirmed electronic mail with proof of receipt to the addresses set forth below. This delivery may include notification of the availability of such document(s) on a website, and Client agrees that such notification will constitute "delivery". Either party to this Agreement may, by written notice given at any time, designate a different address for the receipt of reports and other communications due hereunder. Client further agrees to provide Chandler with Client's email address(s) and to keep this information current at all times by promptly notifying Chandler of any change in email address(s).

11. Custody of Securities and Funds. Chandler shall not have custody or possession of the funds or securities that Client has placed under its management. Client hereby agrees to utilize the FL SAFE "qualified custodian" as that term is defined in Rule 206(4)-2 under the Investment Advisers Act of 1940 ("Custodian") to take and have possession of its assets. Client understands and agrees that: (i) Chandler will not serve as the qualified custodian to the account, (ii) Chandler will not be liable for any act or omission of any custodian, and (iii) Chandler will be entitled to rely on any information provided by any custodian or any other agent of the Client. Client will instruct Custodian to provide account statements to Client and Chandler no less

frequently than quarterly, which shall include: (i) the amounts of each security and all funds in the Account at the end of the applicable period; and (ii) all transactions in the Account during that period. Client also will instruct Custodian to provide Chandler with such other periodic reports concerning the status of the account as Chandler may reasonably request from time to time. Chandler urges Client to compare account statements that Client receives from Chandler with account statements that Client receives from the appointed Custodian.

12. Valuation. Chandler will value securities held in portfolios managed by Chandler no less than monthly. Securities or investments in the portfolio will be valued in a manner determined in good faith by Chandler to reflect fair market value.

13. Investment Advice. Client recognizes that the opinions, recommendations and actions of Chandler will be based on information deemed by it to be reliable, but not guaranteed to or by it. Provided that Chandler acts in good faith, Client agrees that Chandler will not in any way be liable for any error in judgment or for any act or omission, except as may otherwise be provided for under the Federal Securities laws or other applicable laws.

14. Payment of Commissions. Chandler may place buy and sell orders with or through such brokers or dealers as it may select. It is the policy and practice of Chandler to strive for the best price and execution and for commission and discounts which are competitive in relation to the value of the transaction, and which comply with Section 28(e) of the Securities and Exchange Act.

15. Other Clients. It is further understood that Chandler may be acting in a similar capacity for other institutional and individual clients, and that investments and reinvestments for client's portfolio may differ from those made or recommended with respect to other accounts and clients even though the investment objectives may be the same or similar. Accordingly, it is agreed that Chandler will have no obligation to purchase or sell for Client's account any securities which it may purchase or sell for other clients.

16. Legal Proceedings. Unless Chandler otherwise agrees in writing, Chandler will not advise or take any action on behalf of Client in any legal proceedings, including bankruptcies or class actions, involving securities held in, or formerly held in, Client’s account or the issuers of those securities.

17. Confidential Relationship. The terms and conditions of this Agreement, and all information and advice furnished by either party to the other shall be treated as confidential and shall not be disclosed to third parties except (i) as required by law, rule, or regulation, (ii) as requested by a regulatory authority, (iii) for disclosures by either party of information that has become public by means other than wrongful conduct by such party or its officers, employees, or other personnel, (iv) for disclosures by either party to its legal counsel, accountants, or other professional advisers, (v) as necessary for Chandler and the FL SAFE Administrator to carry out their responsibilities hereunder, or (vi) as otherwise expressly agreed by the parties.

18. No Assignment and Amendments. Neither party may assign, directly or indirectly, all or part of its rights or obligations under this Agreement without the prior written consent of the other party, which consent shall not be unreasonably withheld or delayed. This Agreement may be amended at any time by mutual agreement in writing.

19. Governing Law. It is understood that this Agreement shall be governed by and construed under and in accordance with the laws of the State of Florida.

20. Severability. Any provision of this Agreement which is prohibited or unenforceable shall be ineffective only to the extent of such prohibition or unenforceability without invalidating the remaining provisions hereof.

21. Receipt of Brochure and Privacy Policy. Client has received the disclosure statement or "brochure" also known as Part 2A of Form ADV, required to be delivered pursuant to Rule 204-3 of the Investment Advisers Act of 1940 (Brochure). Client acknowledges they have received a copy of Chandler's Privacy Policy adopted pursuant to Regulation S-P (Privacy Policy).

22. Arbitration. It is agreed that any controversy between Chandler and the Client arising out of Chandler business or this Agreement, shall be submitted to arbitration conducted under the provisions of the commercial arbitration rules of the American Arbitration Association. Arbitration must be commenced by service upon the other party of a written demand for arbitration or a written notice of intention to arbitrate, therein electing the arbitration tribunal. In the event the Client does not make such election within five (5) days of such demand or notice, then the Client authorizes Chandler to do so on the Client's behalf. Judgment upon any award rendered by the arbitrators shall be final and may be entered in any court having jurisdiction thereof. This clause does not constitute a waiver of any right including the right to choose the forum, whether arbitration or adjudication, in which to seek resolution of disputes.

The parties to this Agreement hereby agree to this Agreement and all related Exhibits.

Client Name:_____

By:_____ _____
Signature, Duly Authorized Signatory Date

_____ _____
Printed Name and Title Email:

Chandler Asset Management, Inc.

By:_____ _____
Date

_____
Printed Name and Title

Exhibit A – Scope of Services

Chandler will provide Client with the following services:

1. Non-discretionary portfolio management at the direction of the Client.
2. Execution of all investment transactions on a competitive basis. Competitive bids/offers will be documented on the trade tickets which will be made available on trade date.
3. Daily reconciliation of Client's custody or safekeeping account to ensure timely settlement of trades, and accurate position and transaction reporting.
4. Management of Client's portfolio in compliance with Section 218.415, Florida Statutes. Chandler monitors portfolio compliance daily and will provide a statement of compliance in the monthly statement.
5. Monthly statements which will include holding details. Monthly statements will be made available on the FL SAFE Participant Portal by the third business day following month end.
6. Online reporting tools via the FL SAFE Participant Portal, which can be accessed on demand 24/7 via web browser.

INSTRUMENT OF ADOPTION
For the Florida Surplus Asset Fund Trust

This Instrument of Adoption ("Instrument") is executed as of the __day of _____, 202__by and on behalf of _____(hereinafter the "Participant"). Reference is made to that certain Indenture of Trust for the Florida Surplus Asset Fund Trust (hereinafter "FL SAFE" or "Trust", dated as of December 11, 2007, as amended and restated as of July 13, 2012, made by and among certain Initial Participants (as defined therein) and such additional Participants who may have heretofore and may hereafter join therein, and as may have been and may be modified or amended as provided therein (the "Indenture of Trust"). Capitalized terms not defined in this Instrument shall have the meanings given in the Indenture of Trust.

WHEREAS, _____("Participant") desires to pool its surplus public funds with other local government entities by becoming a Participant, and purchasing shares of beneficial interest, in the Florida Surplus Asset Fund Trust ("FL SAFE" or the "Trust"), a common law trust under the laws of the State of Florida, and therefore passes the following ordinance/resolution:

WHEREAS, Art. VIII, Sec. 2, Fla. Const., in part provides municipalities shall have governmental, corporate, and proprietary powers to enable them to conduct municipal government, perform municipal functions, and render municipal services, and may exercise any power for municipal purposes except as otherwise provided by law;

WHEREAS, Sec. 166.021, Fla. Stat., in part provides municipalities shall have the governmental, corporate, and proprietary powers to enable them to conduct municipal government, perform municipal functions, and render municipal services, and may exercise any power for municipal purposes, except when expressly prohibited by law, and further defines a municipal purpose to mean activity or power which may be exercised by the state or its political subdivisions;

WHEREAS, Sec. 125.01, Fla. Stat., in part provides counties, by and through their legislative and governing bodies, shall have the power to carry on county government and may exercise all powers and privileges not specifically prohibited by law;

WHEREAS, Sec. 218.415, Fla. Stat., authorizes units of local government to invest and reinvest public funds in excess of the amounts needed to meet current expenses in certain enumerated investments, in any other investments authorized by the municipality or county by law or by ordinance or by a school district or special district by law or by resolution, and in addition authorizes units of local government to invest and reinvest such surplus public funds in any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act, as provided in Sec. 163.01, Fla. Stat.;

WHEREAS, Sec. 163.01, Fla. Stat., authorizes a political subdivision, agency, or officer of the State of Florida, including but not limited to state government, county, city, school district, single and multipurpose special district, single and multi-purpose public authority, metropolitan or consolidated government, a separate legal entity or administrative entity created under subsection (7) of Section 163.01, Fla. Stat., or an independently elected county officer (each of the foregoing a "Local Government Entity" or "Entity"), to exercise jointly with any other Entity any power, privilege, or authority which such Entities share in common and which each might exercise separately;

WHEREAS, Sec. 163.01, Fla. Stat., further authorizes such public agencies to enter into contracts in the form of interlocal agreements to accomplish such purposes;

WHEREAS, under the terms of an Indenture of Trust dated as of December 11, 2007, as amended and restated as of July 13, 2012, relating to the Trust (the "Indenture of Trust") any Local Government Entity desiring to participate in the Trust as a member must become a party to the Indenture of Trust;

WHEREAS, it is the intent of the Participant, with other Local Government Entities, to join in an intergovernmental investment pool pursuant to Sections 163.01 and 218.415, Fla. Stat. and to enter into the Indenture of Trust for such purpose, and that the Indenture of Trust will serve as an interlocal agreement under Section 163.01, Fla. Stat.;

WHEREAS, the Participant finds that the creation of an intergovernmental investment pool pursuant to the Indenture of Trust serves a governmental purpose for the Participant and would therefore be in the best interests of the Participant, its officials, officers, and citizens in that such a program would offer diversified and professionally managed portfolios to meet investment needs, would result in economies of scale that would create greater purchasing powers, and would thereby lower the costs traditionally associated with the investment of the assets of the Participant; and

WHEREAS, as the governing body of the Participant desires to participate in the Trust formed in accordance with the aforesaid statutes, and to purchase shares therein as provided in the Indenture of Trust, in order to pool its surplus funds with other Local Government Entities, and to otherwise participate in programs of the Trust it has passed, in accordance with applicable law the following ordinance/resolution;

By executing this Instrument, the undersigned represents and warrants the following:

- The Undersigned, who is the government official empowered to invest funds of the Participant, and each and every successor in such function, is hereby authorized and directed to execute on behalf of the Participant the Indenture of Trust and any other documents necessary to establish an account with the Trust. The Representative is hereby designated the "Treasurer" as that term is defined in the Indenture of Trust and is therefore authorized to invest surplus public funds from the Participant's treasury by purchasing shares of the Trust with such available funds, and is authorized to redeem, from time to time, part or all of such shares as funds are needed for other purposes, subject to the terms and restrictions of the Indenture of Trust.

- That the Undersigned has reviewed Article VIII, Section 2, of the Florida Constitution, Sections 166.021, 125.01, 218.415, and 163.01 of the Florida Statutes, and the merits of investing in the Trust, including the Trust's liquidity, risk diversification, flexibility, convenience, and cost compared to the alternative direct purchase of comparable investments.

- That the Undersigned finds that it is in the best interest of the Participant, its officials, officers, and citizens, to join with other Local Government Entities in the Trust for the purpose of pooling surplus public funds because the Trust offers diversified and professionally managed portfolios to meet investment needs, and the pooling of such surplus public funds results in economies of scale that will create greater purchasing powers and will thereby lower the cost traditionally associated with the investment of assets of the Participant.

- The Undersigned hereby expressly has the authority to participate in the Trust as a member and to become a party to the Indenture of Trust, which is adopted by reference with the same effect as if it had been set out verbatim herein.

- The Undersigned is hereby expressly authorized to purchase shares of beneficial interest in the Trust from time to time with available funds, and to redeem some or all of its shares of beneficial interest from time to time as funds are needed for other purposes, subject to the terms and restrictions of the Indenture of Trust.

- The Trustees of the Trust are designated as having official custody of the Participant's funds which are invested by the purchase of shares of beneficial interest in the Trust.

- That the Undersigned or those acting on behalf of the Treasurer shall make use of, from time to time, Fixed Income Investments through a program of FL SAFE but not a purchase of shares or an investment in FL SAFE, and which are legal under Florida investment statutes and that which are also permitted by this Local Government Entity's investment policy;

- That monies of this Local Government Entity may be invested at the discretion of the Treasurer or those acting on behalf of the Treasurer in the Trust's Fixed Income Portfolio Program through Chandler Asset Management, Inc. ("Chandler") and/or its successor, and held in safekeeping or custody in a financial institution acceptable to Chandler and this Local Government Entity;

- That this Local Government Entity may open depository accounts, make permitted investments, enter into wire transfer agreements, safekeeping agreements, third party surety agreements securing deposits, custodial programs (in which deposits are placed on behalf of a participant by a custodian), collateral agreements, letters of credit, and lockbox agreements with institutions participating in FL SAFE programs approved by the Board of Trustees, including the custodian or safekeeping agent, its successor, or programs of Chandler. Monies of this Local Government Entity may be deposited in eligible depositories, from time to time in the discretion of the Authorized Officials, pursuant to the Fixed Income Portfolio Program available to participants of the Trust through Chandler which is authorized to act on behalf of this Local Government Entity as its agent with respect to such accounts and agreements; and

- That the Undersigned or those acting on behalf of the Treasurer may execute account agreements, applications and other applicable documents and agreements, as necessary, with Chandler and/or its successor.

IN WITNESS WHEREOF, the undersigned has executed this Instrument as of the day first above written.

PARTICIPANT NAME:

_____

By: _____
The Representative (Treasurer as defined herein)

STATE OF FLORIDA

COUNTY OF _____

The foregoing instrument was sworn to and subscribed before me this _____day of _____, 202__, by _____, as Treasurer (as defined in the foregoing instrument) of _____, a _____. Such person is personally known to me or he has produced _____(type of identification) as identification.

_____
Notary Public, State of Florida

_____
(Print, Type or Stamp Commissioned Name of Notary Public)

CITY COMMISSION MEETING
CITY OF ST. PETE BEACH
COMMISSION CHAMBERS

Agenda Report

Agenda Title Name: Approve the renewal of property and casualty insurance coverage with Public Risk Management (PRM) for Fiscal Year 2026 in the amount of $954,662 and to authorize the City Manager to execute any necessary documents.

Action Request: Motion to approve the renewal of property and casualty insurance coverage with Public Risk Management (PRM) for Fiscal Year 2026 in the amount of $954,662 and to authorize the City Manager to execute any necessary documents.

Strategic Objective: Operational Excellence

Date: October 14, 2025

Prepared By: Devon Schmidt, Director of Finance

Through: Frances Robustelli, City Manager

Summary of Issue: This is a request to renew the City of St. Pete Beach's property and casualty insurance coverage through Public Risk Management (PRM), a governmental insurance pool serving agencies across the State of Florida. The proposed premium for Fiscal Year 2026 is $954,662, representing an 11.98% increase over the FY 2025 premium.

The City's participation in PRM provides access to comprehensive coverage tailored to the unique needs of municipal governments, including property, liability, automobile, workers' compensation, and ancillary risk management services. Membership in PRM offers strategic advantages such as group purchasing power, shared risk, and access to specialized coverage options that are often unavailable in the commercial insurance market.

The FY 2026 renewal reflects ongoing trends in the insurance industry, particularly within Florida, where rising claim frequency and severity, increased reinsurance costs, and market volatility continue to drive premium growth. Despite these pressures, PRM remains a cost-effective and stable alternative to

traditional insurance carriers.
Additionally, the City recently conducted an asset audit, which identified previously uninsured assets. The FY 2026 renewal ensures full coverage of all municipal assets, including those newly identified, contributing to the overall premium increase.
To mitigate the financial impact, the City proactively adjusted its coverage structure by increasing the deductible to $10,000 and implementing a $150,000 stop-loss, transitioning from a first-dollar coverage model. This strategic change aligns with the original budget, which anticipated a 27% increase in premiums. As a result, the actual increase of 11.98% yields a 15% budgetary savings, which will be allocated to a reserve fund to cover potential deductible expenses.
This renewal supports the City's commitment to responsible risk management and fiscal stewardship while ensuring comprehensive protection for municipal assets and operations.

Funding: This is a budgeted item, and funding is available in the adopted FY 2026 budget. The approved budget assumed a 27% increase for these policies; therefore, the actual renewal cost of $954,662 is within budget and below the original projection.

Attachments:
1. St. Pete Beach Authorization to bind

PROPOSAL PRICING & BINDING AUTHORITY

AFTER CAREFUL CONSIDERATION OF THE REFERENCED PROPOSAL, WE ACCEPT YOUR INSURANCE PROGRAM AS INDICATED WITH AN "X" BELOW:

PROPERTY & CASUALTY COVERAGES OPTION 2: $10,000 DEDUCTIBLE ALL LINES STOP LOSS: $150,000	PREMIUM BREAKDOWN			BIND	
	2024 – 2025	2025 – 2026	% CHANGE	YES	NO
PRM PROPERTY & CRIME	$278,274	$355,695			
PRM EQUIPMENT BREAKDOWN	$3,694	$4,933			
PRM GL/LEL/AL/E&O/EXCESS	$265,676	$286,892			
PRM WORKERS' COMPENSATION	$320,260	$324,380			
PREFERRED MEMBER PARTICIPATION CREDIT	-$15,393	-$17,237			
GRAND TOTAL	$852,511	$954,662	11.98%		
OPTIONAL/ANCILLARY COVERAGES					
CYBER LIABILITY	EXCLUDED	EXCLUDED			
POLLUTION LIABILITY	$4,802	$5,282			
AVIATION LIABILITY	N/A	N/A			

*WC RATE: $0.0312609

PAYMENT PLAN: PRM ALLOWS THEIR MEMBERS TO PAY THEIR TOTAL COSTS IN FOUR (4) QUARTERLY INSTALLMENTS. THE FIRST INSTALLMENT IS DUE AT INCEPTION AND IS EQUAL TO 25% OF ALL COSTS. THE REMAINING COSTS WILL BE PAID OVER THE NEXT THREE (3) QUARTERS.

THIS WARRANTS THAT YOU HAVE NO KNOWLEDGE OF ANY CLAIM, OR INCIDENT THAT MAY RESULT IN A CLAIM, THAT HAS NOT BEEN REPORTED TO THE INSURANCE CARRIER.

IT IS UNDERSTOOD AND AGREED THAT REFERENCED PROPOSAL PROVIDES ONLY A SUMMARY OF THE INSURANCE PROGRAM OPTIONS OFFERED. THE ACTUAL POLICIES WILL CONTAIN THE COMPLETE TERMS, CONDITIONS, DEDUCTIBLES, EXCLUSIONS, ETCETERA. PLEASE REVIEW POLICY LANGUAGE FOR A FULL UNDERSTANDING OF PURCHASED PROGRAM.

_____ _____
Member Signature Date

_____
Print Member Name

SIGNED BINDING AUTHORITY TO BE RETURNED BY 09/26/2025

THIS DOCUMENT IN ITS ENTIRETY IS CONFIDENTIAL & PROPRIETARY IN NATURE - NOT FOR PUBLIC RECORD.

CITY COMMISSION MEETING
CITY OF ST. PETE BEACH
COMMISSION CHAMBERS

Agenda Report

Agenda Title Name: Authorize the City Manager to execute an agreement with S. Renee Narloch & Associates in the amount of $17,500 for Executive Recruitment Services – Human Resources Director

Action Request: Motion to authorize the City Manager to execute an agreement with S. Renee Narloch & Associates in the amount of $17,500 for Executive Recruitment Services – Human Resources Director

Strategic Objective: Operational Excellence

Date: October 14, 2025

Prepared By: Jill Sassone, Human Resources Director

Through: Frances Robustelli, City Manager

Summary of Issue: Staff requests authorization for the City Manager to enter into an agreement with S. Renee Narloch & Associates to provide executive recruitment services for the position of Human Resources Director. The consultant will perform all tasks necessary to conduct a comprehensive and competitive search process and will provide professional assistance to ensure the successful recruitment and hiring of a qualified candidate.

Executive recruitment firms provide specialized expertise, broad candidate networks, and tailored support that ensures a professional, equitable, and efficient selection process.

S. Renee Narloch & Associates has extensive experience in executive recruitment for public sector organizations and has worked with the City previously. In recognition of this ongoing professional relationship and repeat business, the firm is providing a discounted rate for this engagement. This represents both cost savings and continuity of service for the City while ensuring the highest level of professionalism in the recruitment

process.

The consultant's services will include development of the candidate profile, design and implementation of an advertising campaign and recruitment brochure, active candidate recruitment, candidate screening, personal interviews, public record searches, recommendations for candidate selection, assistance with final interviews, detailed reference and background checks, negotiation assistance, and complete administrative support throughout the process.

Funding: Funding for executive recruitment services is available from salary vacancy savings. With an average recruitment time of 60 to 90 days, there is sufficient funding of approximately $19K. The agreement with S. Renee Narloch & Associates will be executed at a discounted rate due to the firm's recognition of the City as a repeat client.

Attachments:

1. SRNA Professional Services Agreement St Pete Beach FL

PROFESSIONAL SERVICES AGREEMENT

This agreement is made by and between the City of St. Pete Beach, FL (the Agency) and NP&S Management Inc. d/b/a S. Renée Narloch & Associates (the Consultant).

A. Engagement: The Agency agrees to engage the Consultant to perform the services described below, the project described as executive recruitment for Human Resources Director (the Search).

B. Services: The Consultant agrees to perform certain services necessary for the completion of the search. These services shall include the following:

- **a. Develop the Candidate Profile**
- **b. Develop Advertising Campaign and Recruitment Brochure**
- **c. Recruit Candidates**
- **d. Screen Candidates**
- **e. Conduct Personal Interviews**
- **f. Conduct Public Record Search**
- **g. Provide Recommendations**
- **h. Assist with Final Interviews**
- **i. Conduct Detailed Reference and Background Checks**
- **j. Assist with Negotiations**
- **k. Provide Complete Administrative Assistance**

C. Relationship: The Consultant is an independent contractor and is not to be considered an agent or employee of the Agency.

D. Compensation: As full compensation for the Consultant's professional services performed hereunder, the Agency shall pay the Consultant the fixed amount of $17,500 (Seventeen Thousand Five Hundred Dollars).

E. Expense Reimbursement: The Consultant shall be entitled to reimbursement for pre-approved expenses from the Agency for consultant travel, advertising, printing, and binding, clerical, long distance charges, postage and delivery, civil, criminal, and newspaper checks. Postage, photocopying, and telephone charges are allocated costs. Expenses are not-to-exceed $4,450 (Four Thousand Four Hundred Fifty Dollars) and copies of receipts will not be provided unless specifically requested and made part of this contract. Expenses related to the use of audio/video conferencing equipment for interviews and for candidates' travel for interviews are the responsibility of Agency.

F. Compensation for Additional Services: In the event the Agency elects to require additional services of the Consultant in addition to those described in paragraph B, the Consultant shall be compensated at an agreed upon rate.

G. Method of Payment: The Agency shall be billed monthly by the Consultant for the work completed as of that date. Expenses shall be billed and due at the same time.

H. Term: The term of this agreement shall commence upon signature by both parties, at which time Consultant shall begin work on the search and shall continue until the search is completed.

I. Termination: This agreement may be terminated; (a) by either party at any time for failure of the other party to comply with the terms and conditions of this Agreement; (b) by either party upon 10 days prior written notice to the other party; or (c) upon mutual written agreement of both parties. In the event of termination, the Consultant shall stop work immediately and shall be entitled to compensation for professional fees and expense reimbursement to the date of termination and for any work necessitated by that termination.

J. Indemnity: Except for loss, damages, liability, claims, suits, costs and expenses whatsoever, including reasonable attorney's fees, caused solely by the negligence of the Agency, its Council, boards, commissions, officers and employees, Consultant shall indemnify, defend and hold harmless the Agency, its Council, boards and commissions, officers, and employees from and against any and all loss, damages, liability, claims, suits, costs and expenses whatsoever, including reasonable attorney's fees, regardless of the merits or outcome of any such claim or suit arising from or in any manner connected to Consultant's negligent act or omission regarding performance of services or work conducted or performed pursuant to this Agreement.

K. Assorted:

- **a. The entire agreement between the parties with respect to the subject matter hereunder is contained in this agreement.**
- **b. Neither this agreement nor any rights or obligations hereunder shall be assigned or delegated by the Consultant without the prior written consent of the Agency.**
- **c. This agreement shall be modified only by written agreement duly executed by the Agency and the Consultant.**
- **d. Should any of the provisions hereunder be found to be invalid, void or voidable by a court, the remaining provisions shall remain in full force and effect. This agreement shall be governed by and construed in accordance with the laws of the State of Florida.**
- **e. All notices required or permitted under this agreement shall be deemed to have been given if and when deposited in the United States mail, properly stamped and addressed to the party for whom intended at such party's address listed below, or when delivered personally to such party. A party may change its address for notice hereunder by giving written notice to the other party.**

Wherefore, the parties have entered into this agreement as of the later of the dates stated below.

Approved:

Dated: October 2, 2025

NP&S Management Inc. d/b/a
S. Renée Narloch & Associates
2910 Kerry Forest Pkwy D4-242
Tallahassee, FL 32309

By: 

Name/Title: S. Renée Narloch, President

Dated: _____, 2025

City of St. Pete Beach, FL
155 Corey Avenue
St. Pete Beach, FL 33706

By:

Name/Title:

_____

CITY COMMISSION MEETING
CITY OF ST. PETE BEACH
COMMISSION CHAMBERS

Agenda Report

Agenda Title Name: Approve the FY26 Compensation Pay Plan

Action Request: Motion to approve the FY26 Compensation Pay Plan

Strategic Objective: Operational Excellence

Date: October 14, 2025

Prepared By: Jill Sassone, Human Resources Director

Through: Frances Robustelli, City Manager

Summary of Issue:

Staff requests Commission approval of the Fiscal Year 2026 Compensation Pay Plan. The Pay Plan is a critical tool to ensure the City maintains a competitive and equitable pay structure that supports talent recruitment and retention, reflects current market conditions, and aligns with organizational and budgetary goals.The City's Compensation Pay Plan provides the framework for employee classification and pay ranges. It is reviewed to reflect organizational changes adopted through the budget process.

The FY 2026 update incorporates several changes. New positions approved as part of the adopted budget have been added, while positions no longer needed have been removed. Job titles have been updated to reflect current organizational structures and responsibilities. In addition, pay grades have been adjusted upward by 2.6 percent at both the minimum and maximum levels to remain competitive and consistent with the City's recently adopted cost-of-living adjustments.

Funding: The updates to the Fiscal Year 2026 Pay Plan have been fully incorporated into the adopted FY 2026 budget. Sufficient funding is available within the approved personnel services appropriations.

Attachments:

1. FY26 New Pay Plan_Published cc (02)

CITY OF ST. PETE BEACH - FY26 PAY PLAN

Grade	Job Title	Dept.	Hrly Min	Hrly Mid	Hrly Max	Annual Min	Annual Mid	Annual Max
Charter	City Mayor	CO	$675/monthly					
Charter	City Commissioner	CO	$450/monthly					
Contract	City Manager	CM	$240,000/ annually			$246,240 / annually		
Contract	City Clerk	CO	$95,000 / annually			$97,470 / annually		
20	Assistant City Manager	CM	$60.81	$79.06	$97.30	$126,491	$164,439	$202,387
19			$56.57	$73.54	$90.51	$117,667	$152,967	$188,267
18	Community Development Director	CD	$52.62	$68.41	$84.20	$109,458	$142,295	$175,132
18	Finance Director	FI	$52.62	$68.41	$84.20	$109,458	$142,295	$175,132
18	Fire Chief	FD	$52.62	$68.41	$84.20	$109,458	$142,295	$175,132
18	IT, Innovation & Strategy Director	IT	$52.62	$68.41	$84.20	$109,458	$142,295	$175,132
18	Public Services Director	PS	$52.62	$68.41	$84.20	$109,458	$142,295	$175,132
17	Building Official	CD	$48.95	$63.64	$78.32	$101,821	$132,367	$162,913
17	HR Director	HR	$48.95	$63.64	$78.32	$101,821	$132,367	$162,913
17	Resident Services Director	RE	$48.95	$63.64	$78.32	$101,821	$132,367	$162,913
16	Assistance Finance Director	FI	$45.54	$59.20	$72.86	$94,717	$123,132	$151,547
16	Assistant Public Services Director	PS	$45.54	$59.20	$72.86	$94,717	$123,132	$151,547
16	Deputy Fire Chief	FD	$45.54	$59.20	$72.86	$94,717	$123,132	$151,547
15	City Librarian/Library Administrator	LI	$42.36	$55.07	$67.78	$88,110	$114,542	$140,974
14	District Fire Chief	FD	$39.41	$51.23	$63.05	$81,962	$106,550	$131,139
13	Code Enforcement Manager	CD	$36.66	$47.65	$58.65	$76,244	$99,117	$121,989
13	Deputy Building Official	CD	$36.66	$47.65	$58.65	$76,244	$99,117	$121,989
13	Fire Marshal	FD	$36.66	$47.65	$58.65	$76,244	$99,117	$121,989
13	Operations Manager	PS	$36.66	$47.65	$58.65	$76,244	$99,117	$121,989
13	Planning Manager	CD	$36.66	$47.65	$58.65	$76,244	$99,117	$121,989
13	Procurement Manager	FI	$36.66	$47.65	$58.65	$76,244	$99,117	$121,989
13	Senior Financial Analyst	FI	$36.66	$47.65	$58.65	$76,244	$99,117	$121,989
12	Fire Captain/Paramedic	FD	$34.10	$44.33	$54.56	$70,924	$92,201	$113,479
12	Project Manager	PS	$34.10	$44.33	$54.56	$70,924	$92,201	$113,479
12	Senior Planner	CD	$34.10	$44.33	$54.56	$70,924	$92,201	$113,479
11	Building Inspector	CD	$31.72	$41.23	$50.75	$65,976	$85,768	$105,562
11	Communications Manager	CM	$31.72	$41.23	$50.75	$65,976	$85,768	$105,562
11	FOG and Construction Inspector	PS	$31.72	$41.23	$50.75	$65,976	$85,768	$105,562
11	IT Systems Administrator	IT	$31.72	$41.23	$50.75	$65,976	$85,768	$105,562
11	Senior Engineer Technician	PS	$31.72	$41.23	$50.75	$65,976	$85,768	$105,562
10	Deputy City Clerk	CO	$29.51	$38.36	$47.21	$61,373	$79,785	$98,197
10	Executive Assistant to City Manager	CM	$29.51	$38.36	$47.21	$61,373	$79,785	$98,197
10	IT Business Systems Analyst	IT	$29.51	$38.36	$47.21	$61,373	$79,785	$98,197
10	Information Technology Specialist	IT	$29.51	$38.36	$47.21	$61,373	$79,785	$98,197
10	Management Analyst	CM, PS, FI	$29.51	$38.36	$47.21	$61,373	$79,785	$98,197
10	Permitting Administrator	CD	$29.51	$38.36	$47.21	$61,373	$79,785	$98,197
9	Accountant	FI	$27.45	$35.68	$43.92	$57,092	$74,219	$91,346
9	Engineering Technician	PS	$27.45	$35.68	$43.92	$57,092	$74,219	$91,346
9	Human Resources Generalist	HR	$27.45	$35.68	$43.92	$57,092	$74,219	$91,346
9	Librarian	LI	$27.45	$35.68	$43.92	$57,092	$74,219	$91,346
8	Crew Chief	PS	$25.53	$33.19	$40.85	$53,108	$69,041	$84,973
8	Emergency Preparedness Specialist	PS	$25.53	$33.19	$40.85	$53,108	$69,041	$84,973
8	Executive Assistant to the City Clerk	CO	$25.53	$33.19	$40.85	$53,108	$69,041	$84,973
8	Fire Inspector	FD	$25.53	$33.19	$40.85	$53,108	$69,041	$84,973
8	Senior Mechanic	PS	$25.53	$33.19	$40.85	$53,108	$69,041	$84,973
8	Utilities Technician II	PS	$25.53	$33.19	$40.85	$53,108	$69,041	$84,973
7	Administrative Assistant	CD	$23.75	$30.88	$38.00	$49,403	$64,223	$79,045
7	Aquatics Coordinator	RE	$23.75	$30.88	$38.00	$49,403	$64,223	$79,045
7	Childcare Coordinator	RE	$23.75	$30.88	$38.00	$49,403	$64,223	$79,045
7	Code Enforcement Officer	CD	$23.75	$30.88	$38.00	$49,403	$64,223	$79,045
7	Permitting Coordinator	CD	$23.75	$30.88	$38.00	$49,403	$64,223	$79,045
7	Program and Events Coordinator	RE	$23.75	$30.88	$38.00	$49,403	$64,223	$79,045
7	Utilities Technician I	PS	$23.75	$30.88	$38.00	$49,403	$64,223	$79,045
6	Finance Technician II	FI	$22.09	$28.72	$35.35	$45,957	$59,743	$73,530

CITY OF ST. PETE BEACH - FY26 PAY PLAN

Grade	Job Title	Dept.	Hrly Min	Hrly Mid	Hrly Max		Annual Min	Annual Mid	Annual Max
6	Mechanic	PS	$22.09	$28.72	$35.35		$45,957	$59,743	$73,530
6	Utilities Maintenance Worker III	PS	$22.09	$28.72	$35.35		$45,957	$59,743	$73,530
5	Beach Maintenance Worker III	PS	$20.55	$26.72	$32.88		$42,750	$55,575	$68,400
5	Intern - Building Inspector	CD	$20.55	$26.72	$32.88		$42,750	$55,575	$68,400
5	Parking Enforcement Officer	CD	$20.55	$26.72	$32.88		$42,750	$55,575	$68,400
5	Parks Maintenance Worker III	PS	$20.55	$26.72	$32.88		$42,750	$55,575	$68,400
5	Recreation Leader II	RE	$20.55	$26.72	$32.88		$42,750	$55,575	$68,400
5	Streets Maintenance Worker III	PS	$20.55	$26.72	$32.88		$42,750	$55,575	$68,400
4	Building Maintenance Worker III	PS	$19.12	$24.85	$30.59		$39,768	$51,698	$63,627
4	Library Assistant II	LI	$19.12	$24.85	$30.59		$39,768	$51,698	$63,627
4	Lifeguard III	RE	$19.12	$24.85	$30.59		$39,768	$51,698	$63,627
4	Permit Technician II	CD	$19.12	$24.85	$30.59		$39,768	$51,698	$63,627
4	Recreation Leader I	RE	$19.12	$24.85	$30.59		$39,768	$51,698	$63,627
4	Utilities Maintenance Worker II	PS	$19.12	$24.85	$30.59		$39,768	$51,698	$63,627
4	Planning & Zoning Technician II	CD	$19.12	$24.85	$30.59		$39,768	$51,698	$63,627
4	Streets Maintenance Worker II	PS	$19.12	$24.85	$30.59		$39,768	$51,698	$63,627
3	Beach Maintenance Worker II	PS	$17.79	$23.12	$28.46		$36,993	$48,091	$59,189
3	Building Maintenance Worker II	PS	$17.79	$23.12	$28.46		$36,993	$48,091	$59,189
3	Library Assistant I	LI	$17.79	$23.12	$28.46		$36,993	$48,091	$59,189
3	Lifeguard II	RE	$17.79	$23.12	$28.46		$36,993	$48,091	$59,189
3	Parks Maintenance Worker II	PS	$17.79	$23.12	$28.46		$36,993	$48,091	$59,189
3	Permit Technician I	CD	$17.79	$23.12	$28.46		$36,993	$48,091	$59,189
3	Rental & Events Maintenance Worker	RE	$17.79	$23.12	$28.46		$36,993	$48,091	$59,189
3	Streets Maintenance Worker I	PS	$17.79	$23.12	$28.46		$36,993	$48,091	$59,189
3	Utilities Maintenance Worker I	PS	$17.79	$23.12	$28.46		$36,993	$48,091	$59,189
3	Planning & Zoning Technician I	CD	$17.79	$23.12	$28.46		$36,993	$48,091	$59,189
2	Parks Maintenance Worker I	PS	$16.54	$21.51	$26.47		$34,412	$44,736	$55,059
1	Beach Maintenance Worker I	PS	$15.39	$20.01	$24.62		$32,011	$41,615	$51,218
1	Building Maintenance Worker I	PS	$15.39	$20.01	$24.62		$32,011	$41,615	$51,218
1	Building & Permitting Clerk	CD	$15.39	$20.01	$24.62		$32,011	$41,615	$51,218
1	Library Clerk	LI	$15.39	$20.01	$24.62		$32,011	$41,615	$51,218
1	Lifeguard I	RE	$15.39	$20.01	$24.62		$32,011	$41,615	$51,218

CITY COMMISSION MEETING
CITY OF ST. PETE BEACH
COMMISSION CHAMBERS

Agenda Report

Agenda Title Name: Amend the City's recognized holiday schedule to add Christmas Eve (December 24) as a paid City holiday and authorize the City Manager and Human Resources to update the Personnel Rules and Regulations.

Action Request: Motion to amend the City's recognized holiday schedule to add Christmas Eve (December 24) as a paid City holiday and authorize the City Manager and Human Resources to update the Personnel Rules and Regulations.

Strategic Objective: Operational Excellence

Date: October 14, 2025

Prepared By: Jill Sassone, Human Resources Director

Through: Frances Robustelli, City Manager

Summary of Issue:

The City of St. Pete Beach's current holiday schedule provides employees with designated paid holidays each year. Adding Christmas Eve as a recognized holiday aligns the City's schedule with many other municipalities and public agencies, and provides employees with additional time to observe and celebrate the holiday season with family and friends.

This change reflects a low-cost option to support the City's commitment to supporting employee well-being, retention, and work-life balance, while maintaining consistent service delivery to residents. As with other holidays, essential public safety and operational staff will remain on duty as scheduled.

Funding: The addition of the holiday results in a liability expense under the accrual basis of accounting, which requires recognition of costs when the obligation is incurred, not when payment is made. This is already factored into the budget because the budget is built off hours worked by each employee. The organization must still account for

the financial liability of compensating employees for the holiday. Using the average hourly rate of $29.57 and applying it to 159.6 employees, the accrued liability expense is calculated at $4,719. This amount reflects the cost of the holiday that will be recognized in our financial statements, even though no actual hours are worked, with the exception of public safety employees.

Attachments: 1. FY26 Holiday List



Fiscal Year 2026 Holidays

- Veterans Day – Tuesday, November 11, 2025
- Thanksgiving – Thursday, November 27, 2025
- Day after Thanksgiving – Friday, November 28, 2025
- Christmas Eve Day – Wednesday, December 24, 2025
- Christmas Day – Thursday, December 25, 2025
- New Years Day – Thursday, January 1, 2026
- Martin Luther King Day – Monday, January 19, 2026
- Presidents' Day – Monday, February 16, 2026
- Memorial Day – Monday, May 25, 2026
- Juneteenth – Friday, June 19, 2026
- Independence Day – Friday, July 3, 2026
- Labor Day – Monday, September 7, 2026

CITY COMMISSION MEETING
CITY OF ST. PETE BEACH
COMMISSION CHAMBERS

Agenda Report

Agenda Title Name: Authorize the City Manager to implement a pay adjustment for Ms. Patty Kordis equivalent to our highest paid Administrative Assistant

Action Request: Motion to authorize the City Manager to implement a pay adjustment for Ms. Patty Kordis equivalent to our top paid Administrative Assistant.

Strategic Objective: Operational Excellence

Date: October 14, 2025

Prepared By: Jill Sassone, Human Resources Director

Through: Frances Robustelli, City Manager

Summary of Issue:

Staff requests Commission authorization for the City Manager to implement a pay adjustment for Ms. Patty Kordis, Administrative Assistant in the City Clerk's Office, to bring her pay rate in line and equitable with the City's top paid Administrative Assistant. This adjustment is necessary to address a pay compression issue created during critical post-hurricane staffing and to ensure equitable compensation among employees within the same job family.

Following Hurricanes Helene and Milton, the City faced urgent staffing needs in the Administrative Assistant job family. Because of a limited pool of qualified applicants, two newly hired Administrative Assistants were brought in at pay rates higher than a long-serving employee, Ms. Patty Kordis. This created a pay compression issue whereby Ms. Kordis, despite her extensive tenure and experience, was compensated below newer hires.

Ms. Kordis has more than 25 years of municipal and administrative experience, including 16 years of service as a Permit Technician and nearly two years as Deputy Clerk. She has developed an exceptional understanding of City policies, codes, and operations, and her institutional knowledge is vital to the daily functioning

of City Hall. As the primary public-facing employee at City Hall, she consistently provides professional, informed, and patient service to residents, staff, and stakeholders. Her contributions directly support operational efficiency, customer satisfaction, and the overall effectiveness of City leadership.

Staff is requesting that Ms. Kordis's pay be increased from $24.49 to $27.702 per hour (inclusive of 10/01/25 COLA), aligning her rate equitably with the newly hired Administrative Assistants.

Funding:

The cost of the annualized increase is $5,221 and this adjustment can be absorbed through attrition in the department for FY 2025-2026.

Attachments:

1. Agenda Memo for FY26 Pay Compression Adjustment P_Kordis_Admin_Asst
2. PattyKordisEA

MEMORANDUM

TO: Mayor and Elected Officials

FROM: Jill Sassone, Human Resources Director

THROUGH: Frances Robustelli, City Manager

DATE: September 22, 2025

SUBJECT: Pay Compression Adjustment Recommendation – Ms. Patty Kordis

Following Hurricanes Helene and Milton, the City faced urgent staffing needs within the Administrative Assistant job family. Due to a limited pool of qualified candidates, two newly hired Administrative Assistants were brought in at higher pay rates than a current, long-serving employee, resulting in a pay compression issue.

We respectfully request approval for a pay adjustment equal to our highest paid administrative assistant for Ms. Patty Kordis to address this inequity.

Ms. Kordis has more than 25 years of municipal and administrative experience, including 16 years as a Permit Technician and nearly 2 years as Deputy Clerk. Her institutional knowledge of City policies, codes, and operations is vital to the daily functioning of City Hall.

As the primary public-facing employee at City Hall, Ms. Kordis consistently delivers professional, informed, and patient service to residents and stakeholders. Her contributions directly support operational efficiency, customer satisfaction, and leadership effectiveness.

This adjustment would:

- Correct a pay inequity created through post-hurricane hiring,
- Recognize Ms. Kordis's extensive experience and impact,
- Align her pay with similarly classified positions, and
- Support retention and morale in a critical front-line role.

Current Pay Comparison (Administrative Assistant Positions)

Hire Date	Current Pay Rate
03/24/25	$26.00
01/06/25	$27.00
11/27/23	$25.21
03/21/22 (Ms. Kordis)	$24.49 → **Proposed: $27.00**
10/12/20	$26.75

Staff recommends the City Commission authorize the City Manager to implement a pay adjustment for

Ms. Patty Kordis, equivalent to our highest paid Administrative Assistant to resolve the identified compression issue.

Thank you for your consideration.

St. Pete Beach
The Sunset Capital of Florida
COMMUNITY DEVELOPMENT

To: Frances Robustelli, City Manager
Jill Sassone, Human Resources Director
From: Laura Canary, Community Development Director

Date: September 3, 2025

RE: Request for Equity Adjustment for Administrative Assistant

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I am writing to respectfully request consideration of an equity pay adjustment for Administrative Assistant Patricia (Patty) Kordis, whose service and contributions to the City extend far beyond her official role.

Patty brings over 25 years of experience in municipal and administrative work, including 16 years as a Permit Technician and nearly two years as a Deputy Clerk. Her extensive knowledge of city policies, codes, and operations is a tremendous asset to the organization.

As the face of the City at City Hall, Patty is consistently the first point of contact for the public. She provides guidance, information, and solutions with professionalism and patience. Her institutional knowledge ensures continuity in operations and efficiency in responding to inquiries, processing documents, and supporting leadership.

With her depth of experience and broad skill set, Patty is poised to become one of the most senior Administrative Assistants in the organization. Recognizing this unique role with a competitive pay adjustment, in line with what other Administrative Assistants in the organization earn, would not only reflect her value but also strengthen our efforts in recruitment and retention.

For these reasons, I strongly recommend an equity pay adjustment for Patty Kordis. Her work consistently exceeds expectations, and she represents the professionalism, dedication, and service standards we strive to uphold as an organization.

Thank you for your consideration.

Respectfully,

Laura Canary

Laura Canary
Community Development Director

CITY COMMISSION MEETING
CITY OF ST. PETE BEACH
COMMISSION CHAMBERS

Agenda Report

Agenda Title Name: Authorize the City Manager to execute a Continuing Contract for Professional Design Services with Stantec Consulting Services, Inc., for three years.

Action Request: Motion to authorize the City Manager to execute a Continuing Contract for Professional Design Services with Stantec Consulting Services, Inc., for three years

Strategic Objective: Operational Excellence

Date: October 14, 2025

Prepared By: Camden Mills, Public Services Director

Through: Frances Robustelli, City Manager

Summary of Issue: The City publicly advertised a Request for Qualifications (RFQ) for Engineering and Consulting Services, and a total of 29 firms submitted proposals for evaluation on May 6, 2025. The City's RFQ evaluation committee recommended 7 firms for continuing contracts to support budgeted capital improvement projects throughout the City. Stantec Consulting Services, Inc. was selected to provide services related to general engineering, transportation, architectural, marine and urban development.

This contract shall expire three (3) years after the effective date and may be extended for up to two (2) additional one (1) year periods.

Funding: Task orders will be issued project by project on an as-needed basis, subject to budgeted funds, within the Consultant's Competitive Negotiation Act (CCNA), established under Florida Statute 287.055.

Attachments:

1. Stantec Consulting Services Inc CCNA Contract

CITY OF ST. PETE BEACH, FLORIDA
Continuing Contract for Professional Design Services

STANTEC CONSULTING SERVICES, INC.-General Engineering, Transportation, Architectural, Marine, and Urban

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This is a Contract (the "Contract") entered into by and between the City of St. Pete Beach (hereinafter "CITY") and Stantec Consulting Services, Inc. (hereinafter "CONSULTANT"). The CITY and CONSULTANT together shall be referred to as the "Parties."

WHEREAS, the CITY desires to retain the CONSULTANT to perform Continuing Professional Design Services- General Engineering, Transportation, Architectural, Marine, and Urban for the CITY, more fully described below in the "scope of services" section.

WHEREAS, the CITY desires to employ the CONSULTANT for the Continuing Professional Design Services- General Engineering, Transportation, Architectural, Marine, and Urban and other services upon the terms and conditions hereinafter set forth, and the CONSULTANT is desirous of performing such services upon such terms and conditions.

WHEREAS, the CONSULTANT has been selected to perform these professional services pursuant to the provisions of the "Consultants' Competitive Negotiation Act" in Section 287.055; Florida Statutes, and all applicable CITY rules, regulations and policies.

NOW, THEREFORE, in consideration of the mutual covenants and agreements hereinafter contained, it is agreed by and between the parties hereto as follows:

SECTION 1 – GENERAL.

1.1 The above recitals are true and correct, and incorporated as part of this Contract.

1.2 CONSULTANT shall be defined herein to include all principals of the firm of, including full time employees, professionals or otherwise, and all servants, agents, employees and/or subconsultants retained by the CONSULTANT to perform its obligations hereunder. Subconsultants shall be reviewed and approved by the CITY prior to Notice to Proceed with their prospective work assignments.

1.3 "Professional services" means those services within the scope of the practice of architecture, professional engineering, landscape architecture, or registered surveying and mapping, as defined by the laws of the state, or those performed by any architect, professional engineer, landscape architect, or registered surveyor and mapper in connection with his or her professional employment or practice.

1.4 Prior to the start of any work under this Contract, the CONSULTANT will have submitted to the CITY a detailed resume of key engineering personnel that will be involved in performing services requested by the CITY. The CITY hereby acknowledges its acceptance of such personnel to perform services under this Contract. At any time hereafter that the CONSULTANT desires to change the key personnel in an active assignment, it shall submit the qualifications of the new personnel to the CITY for prior approval. Key personnel shall include principals-in- charge, project managers and project engineers. The provisions of this Section do not apply to personnel temporarily assigned to perform service under this Contract for durations of one (1) week or less.

1.5 The CONSULTANT acknowledges that the CITY has retained other consultants, engineering and otherwise, and the coordination between said consultants and the CONSULTANT may be necessary from time to time for the successful completion of the Assignments. The CONSULTANT agrees to provide such coordination as necessary within the Scope of Services.

1.6 The CONSULTANT acknowledges that the City may enter into agreements with other consultants or may have its own employees complete the work for services similar to the services that are subject to this Contract.

1.7 The CONSULTANT will maintain an adequate and competent staff of professionally qualified persons throughout the performance of this Contract to ensure acceptable and timely completion of the Assignment.

1.8 Requirements for sealing all plans, reports and documents prepared by the CONSULTANT shall be governed by the laws and regulations of the State of Florida and the requirements of any regulatory agency, if required.

1.9 This Contract may be executed by the parties in counterpart originals with the same force and effect as if fully and simultaneously executed as a single original document. The "Effective Date" of this Contract shall be the date this Contract has been executed by all parties.

SECTION 2 – SCOPE OF SERVICES.

2.1 The CONSULTANT shall diligently and in a professional and timely manner perform the work included in the Scope of Services as listed generally in the Request for Qualifications (RFQ) attached and incorporated in this Contract as Exhibit A. Unless modified in writing by the parties hereto, duties of the CONSULTANT shall not be construed to exceed those services specifically set forth herein.

2.2 GENERAL. The CONSULTANT agrees to perform those services described in Exhibit A – RFQ, dated 3/19/2025, which is attached hereto and made a part hereof.

2.3 ADDITIONAL SERVICE. The CITY and the CONSULTANT agree that there may be certain additional services required to be performed by the CONSULTANT during the

performance of the Scope of Services that cannot be defined sufficiently at the time of execution of this Contract. Such services shall be authorized in writing as Task Orders and shall be undertaken only under terms of formal amendments to this Contract.

2.4 TASK ORDERS. Additional services to be provided by the CONSULTANT shall be authorized in writing as Task Orders. Task Orders to be provided shall be prepared on the form delineated as Exhibit B - which is attached hereto and made a part hereof. Each Task Order shall include: a detailed description of the work to be performed; a schedule of completion (including phases) for the work authorized; and the amount and method of compensation. Task Orders shall be dated and serially numbered annually. The Task Orders may contain additional instructions or provisions specific to the authorized work for the purpose of expanding upon certain aspects of this Contract pertinent to the work to be undertaken. Such supplemental instructions or provisions shall not be construed as a modification of this contract.

2.5 The CITY Manager or his/her designee may authorize Task Orders for services under this continuing contract, which are equal to or less than limits prescribed for Continuing Contracts under the provision of F.S. 287.055(g) or limits set by the CITY's rules, regulations, and policies. Professional fees under such specified Task Orders shall be based on a written proposal from the CONSULTANT as may be requested in writing by the CITY's designated representative, who shall process the proposal through the appropriate departments at the CITY. A single unitary task may not be divided into more than one task for the purpose of qualifying for authorization hereunder. Nothing in this paragraph is intended to limit any other rights, responsibilities, and duties of the parties under any other provision of this continuing contract.

SECTION 3 – CITY'S RIGHTS AND RESPONSIBILITIES.

The CITY shall provide the service described below in a timely fashion at no cost to the CONSULTANT:

3.1 Furnish the CONSULTANT with existing data, records, maps, plans, specifications, reports, fiscal data and other information that is available in the CITY's files, necessary or useful to the CONSULTANT for the performance of the assignment. All of the documents conveyed by the CITY shall be and remain the property of the CITY and shall be returned to the CITY upon completion of the assignment to be performed by the CONSULTANT.

3.2 Make CITY personnel available when required and necessary to assist the CONSULTANT. The availability and necessity of said personnel to assist the CONSULTANT shall be determined solely at the discretion of the CITY.

3.3 Provide access to and make provisions for the CONSULTANT to enter upon the project lands as required for the CONSULTANT within a reasonable time, to perform surveys, observations and other work as necessary to complete the assignment.

3.4 Examine all reports, sketches, drawings, estimates, proposals and other documents presented by the CONSULTANT and render written decisions indicating the CITY's approval or disapproval within a reasonable time so as not to materially delay the work of the CONSULTANT.

3.5 Transmit instructions, relevant information and provide interpretation and definition of CITY policies and decisions with respect to design, materials and other matters pertinent to the work covered by this Contract.

3.6 Give prompt written notice to the CONSULTANT whenever the CITY observes, or otherwise becomes aware of, any development that affects the scope of timing of the CONSULTANT's services or becomes aware of any defect or changes necessary in the work of the CONSULTANT.

3.7 Arrange for submission of necessary permits/applications to governmental bodies as prepared by the CONSULTANT.

3.8 Furnish approvals and permits from all governmental authorities having jurisdiction and such approvals and consents from others as may be necessary for completion of the assignment not covered under the assignment.

SECTION 4 – COMPENSATION.

4.1 GENERAL. Compensation to the CONSULTANT for services performed pursuant to this Contract shall be in accordance with the following method or compensation, as defined and indicated a the "Lump Sum Method."

The type and amount of compensation for each Task Order shall be described on the Task Order form included in "Exhibit B."

4.2 LUMP SUM METHOD

a. Lump Sum compensation shall be the total fixed price amount payable under the Lump Sum Method (including all payroll costs, overhead costs, other direct costs, fees, subconsultants' and specialist costs), for the services to be provided in the Task Order unless there is a change in the scope of the work, or other conditions stipulated in the Task Order, and the Task Order is modified by both the CITY and CONSULTANT to reflect the change(s) by formal amendment to this Contract.

b. Payment to the CONSULTANT for services performed under a Task Order under the Lump Sum Method shall be monthly in proportion to the percentage of work completed during the month as proposed by the CONSULTANT and accepted by the CITY.

4.3 INVOICE PROCESSING-Invoices received by the CITY will be processed for payment within thirty (30) days of receipt of invoice. CONSULTANT will be notified of questionable items contained in the invoices within fifteen (15) days of receipt by the

CITY with an explanation of the deficiencies. The CITY will make an effort to resolve all questionable items contained in the CONSULTANT's invoices within thirty (30) days of receipt of the invoices by the CITY. At the end of the thirty (30) day period, the CITY shall pay the CONSULTANT the invoice amount less any unresolved questionable items. Invoices are to be forwarded directly to the initiating CITY representative.

4.4 PAYMENT IN THE EVENT OF CONTRACT TERMINANATION OR SUSPENSION. In the event that a Task Order or this Contract is terminated or canceled, or the CONSULTANT's services suspended on a Task Order or this Contract, prior to completion, payment shall be made in accordance with the provisions of this Contract.

4.5 ADDITIONAL COMPENSATION FOR CHANGE IN SCOPE OF ASSIGNMENT. If instructed to do so by CITY, the CONSULTANT shall change or revise work that has been performed, and if such work is not required as a result of error, omission or negligence of the CONSULTANT, the CONSULTANT may be entitled to additional compensation. The additional compensation shall be requested by the CONSULTANT on a revised fee quotation proposal which must be submitted to the CITY for prior approval. The additional compensation, if any, shall be agreed upon before commencement of any such additional work and shall be incorporated into the assignment by formal amendment or Task Order to this Contract.

SECTION 5 - WORK COMMENCEMENT/IMPLEMENTATION SCHEDULE/LENGTH OF CONTRACT.

5.1 WORK COMMENCEMENT. The CONSULTANT shall commence work on each authorized Task Order within ten (10) days after receipt by the CONSULTANT of a written Notice-To-Proceed from the CITY's Designated Representative. If the CONSULTANT fails to commence work within the ten (10) day period, then the CITY shall have the right to seek other firms for the Assignment, unless the delay is due to no fault of the CONSULTANT.

5.2 IMPLEMENTATION SCHEDULE. The CONSULTANT must complete its work in accordance with the time schedule specified in the applicable Task Order/Assignment. In the event the work of the CONSULTANT is delayed due to no fault of the CONSULTANT, which delays the completion of any Task Order of the Assignment, the CONSULTANT is entitled to an appropriate extension of the contract time for the specific Task Order. Additional compensation to the CONSULTANT will be negotiated to the mutual agreement of the CITY and the CONSULTANT in the event such delay causes any Task Order's costs to increase for reasons beyond the CONSULTANT's control.

5.3 TERM. This Contract shall expire three (3) years after the effective date of this Contract and may be extended for up to two (2) additional one (1) year periods, not to exceed five (5) years maximum, upon written mutual consent of the CITY and the CONSULTANT.

5.4 CONTINUING CONTRACT. In accordance with 287.055 (g), this is a "continuing contract" for professional services entered into in accordance with all procedures of this act between the CITY and the CONSULTANT, whereby the CONSULTANT shall

provide professional services to the CITY for projects in which construction or professional costs do not exceed the statutory limitations imposed. Additionally, the CONSULTANT shall provide for work of a specified nature as outlined in Exhibit A of this Contract as required by the CITY.

SECTION 6 - CITY'S "DESIGNATED" REPRESENTATIVE.

6.1 GENERAL. The CITY hereby designates the CITY Manager or his/her designee to represent the CITY in all matters pertaining to and arising from the work and performance of this contract. The CITY Manager or designee shall have the following responsibilities:

a. Examination of all reports, sketches, drawings, estimates, proposals and other documents presented by the CONSULTANT and rendering, in writing, decisions indicating the CITY's approval or disapproval within a reasonable time so as not to materially delay the work of the CONSULTANT.

b. Transmission of instructions, receipt of information and interpretation and definition of CITY policies and decisions with respect to design, materials and other matters pertinent to the work covered by this Contract.

c. Giving prompt written notice to the CONSULTANT whenever the CITY observes, or otherwise becomes aware of, any defects or changes necessary in the project.

d. Following the CONSULTANT's preparation of any necessary applications to governmental bodies, to arrange for submission of all applications.

e. When appropriate, authorizing Task Orders equal to or less than limits prescribed for Continuing Contracts pursuant to the provisions of FS 287.055(g) and applicable rules, regulations, r policies of the City.

SECTION 7 - CHANGES IN SCOPE.

7.1 The CITY or the CONSULTANT may request changes in the Scope of Services of a Task Order. Such change(s), including any increase or decrease in the amount of the CONSULTANT's compensation for any Task Order pursuant to this Contract, which are mutually agreed upon by and between the CITY and the CONSULTANT, shall be incorporated by written formal amendment.

SECTION 8 - TERMINATION OF CONTRACT.

8.1 TERMINATION BY CITY FOR CAUSE. The CITY may terminate this Contract for any one or more of the following reasons:

a. If adequate progress on any phase of the assignment is not being made by the CONSULTANT as a direct result of the CONSULTANT's failure to perform.

b. The quality of the services performed by the CONSULTANT is not in conformance with commonly accepted design codes and standards, standards of the CITY and the requirements of Federal and/or State regulatory agencies in effect as of the date of this Contract, and the particular services involved are considered by the CITY to be essential to the proper completion of any Assignment.

c. The CONSULTANT or any employee or agent of the CONSULTANT is indicted or has a direct charge issued against him/her for any crime arising out of or in conjunction with any work that has been performed by the CONSULTANT.

d. The CONSULTANT becomes involved in either voluntary or involuntary bankruptcy proceedings, or makes an assignment for the benefit of creditors.

e. The CONSULTANT violates the Standards of Conduct provisions of this Contract herein.

f. Sufficient funds are not available to continue its full and faithful performance to the Agreement.

g. Sub-standard or non-performance of Agreement.

h. The City wishes to terminate at any time and for any reason, upon giving sixty (60) days prior written notice to the CONSULTANT.

8.2 TERMINATION BY CONSULTANT FOR CAUSE. The CONSULTANT may cancel this Contract for the following reasons:

a. The CITY fails to meet its obligations and responsibilities as contained in the sections of this Contract describing the CITY's Rights and Responsibilities.

b. The CITY fails to pay the CONSULTANT in accordance with this Contract.

c. In the event of either of the causes described in this Contract, the CONSULTANT may send a certified letter requesting that the CITY show cause why the Contract should not be terminated. If adequate assurances are not given to the CONSULTANT within fifteen (15) days of the receipt by the CITY of said show cause notice, then the CONSULTANT may consider the CITY to be in default, and may immediately terminate this Contract.

8.3 TERMINATION BY CITY WITHOUT CAUSE. Notwithstanding any other provision of this Contract, the CITY shall have the right at any time to terminate this Contract in its entirety without cause, or terminate by specific Assignment without cause, provided that ten (10) days prior written notice is given to the CONSULTANT of the CITY's intent to terminate. In the event that a Task Order is terminated, The CITY shall identify the specific Task Order(s) being terminated and the specific Task Order(s) to be continued to completion pursuant to the provisions of this Contract. This Contract will remain in full

force and effect as to all authorized Task Orders which are to be continued to completion under this type of arrangement.

8.4 PAYMENT IN THE EVENT OF TERMINATION. In the event this Contract or any Assignment is terminated or canceled prior to final completion without cause, payment for unpaid portion of the services provided by the CONSULTANT to the date of termination and any additional services thereafter will be determined by negotiation between the CITY and the CONSULTANT. No amount shall be allowed for anticipated profit on unperformed services or other work. In the event of termination for cause, the CITY may adjust any payment to take into account any additional direct costs to be incurred by the CITY due to such default.

8.5 ACTION FOLLOWING TERMINATION

a. Upon receipt of notice of termination, given by either party, the terminated party shall promptly discontinue all services and other work, unless the notice provides otherwise.

b. In the case of the CITY terminating the CONSULTANT, the CONSULTANT shall within ten (10) days or any extension thereto as may be mutually agreed to, deliver or otherwise make available to the CITY all reports, drawings, plans, specifications and other data and documents that have been obtained or prepared by the CONSULTANT in performing the Services under this Contract, regardless of whether the work on such documents has been completed or is in progress and said documents shall remain the property of the CITY. Notwithstanding the foregoing, the CONSULTANT shall not be held liable for the accuracy or reliability of any partially completed work delivered in accordance with this provision.

8.6 SUSPENSION

a. The performance of the CONSULTANT's service under any provision of this Contract may be suspended by the CITY at any time. In the event the CITY suspends the performance of the CONSULTANT's services hereunder, the CITY shall so notify the CONSULTANT in writing, such suspension becoming effective upon the date of its receipt by the CONSULTANT, and CITY shall promptly pay to the CONSULTANT all fees which have become due and payable to the CONSULTANT to the effective date of such suspension. The CITY shall thereafter have no further obligation for payment to the CONSULTANT for the suspended services unless and until the CITY notifies the CONSULTANT that the services of the CONSULTANT called for hereunder are to be resumed. Upon receipt of written notice from the CITY that the CONSULTANT's services hereunder are to be resumed, the CONSULTANT shall complete the services of the CONSULTANT called for in this Contract and the CONSULTANT shall, in that event, be entitled to payment of the remaining unpaid compensation which becomes payable to the CONSULTANT under this Contract, same to be payable at the times and in the number specified herein. In no event will the compensation

or any part thereof become due or payable to the CONSULTANT under this Contract unless and until the CONSULTANT has attained that state of work where the same would be due and payable to the CONSULTANT under the provisions of this Contract.

b. If the aggregate time of the CITY's suspension(s) of the CONSULTANT's Services under any Task Order of this Contract exceeds sixty (60) days, then the CONSULTANT and the CITY shall, upon request of the CONSULTANT, meet to assess the services performed hereunder up to the time of such meeting, the services remaining to be performed and the total compensation paid to the CONSULTANT hereunder and, during such meeting, shall have the option of negotiating a change in compensation to be paid to the CONSULTANT for the balance of the Services to be performed hereunder. No increase in compensation to the CONSULTANT shall be allowed unless it is based upon clear and convincing evidence of an increase in the CONSULTANT's costs attributable to the aforesaid suspension(s).

SECTION 9 - CLAIMS AND DISPUTES/REMEDIES.

9.1 CLAIMS AND DISPUTES. Any claims, disputes and/or matters in question between the parties arising out of or relating to this Contract, including claims for extra compensation, shall be filed in writing by the aggrieved party to the other party within forty-five (45) days of its occurrence. Should such claims not be formally submitted within said forty-five (45) day period, the aggrieved party agrees not to make such claim against the other party at any time in the future. Should any claim or dispute not be mutually resolved between the parties within sixty (60) days thereafter, the aggrieved party shall then seek to resolve the matter in accordance with the "Remedies" provisions of this Contract.

9.2 REMEDIES. Except as provided in Section 9.1 herein, all claims, disputes and/or matters in question between the CITY and the CONSULTANT arising out of or relating to this Contract, or the breach of it will be decided by Mediation if the parties hereto mutually agree, or in a court of competent jurisdiction. Venue for any dispute or formal litigation concerning this contract shall be in the appropriate court with territorial jurisdiction over the City of St. Pete Beach, Florida. In the event of a dispute or litigation, each party to such dispute or litigation shall be solely responsible for its own attorneys' fees and costs. This contract shall not be construed for or against any party hereto, without regard to which party is wholly or partly responsible for its drafting.

SECTION 10 - INDEMNITY AND INSURANCE.

10.1 GENERAL. To the fullest extent permitted by Florida law, the CONSULTANT shall indemnify and hold harmless the CITY and its officers and employees from liabilities, damages, losses, and costs, including, but not limited to, reasonable attorneys' fees, to the extent caused by the negligence, recklessness, or intentionally wrongful conduct of the CONSULTANT and other persons employed or utilized by the Consultant in the performance of the contract.

10.2 INSURANCE. The CONSULTANT will possess or obtain and continuously maintain the following insurance coverage, from a company or companion authorized to do business in the State of Florida, and will provide Certificates of insurance to the CITY, evidencing such insurance, within fifteen (15) days following the CONSULTANT's receipt of Notice to Proceed on the Assignment from the CITY. The insurance coverage shall contain a provision, which requires that prior to any changes or material alterations in the coverage, except aggregate coverage, thirty (30) days prior written notice will be given to the CITY. Specific insurance requirements may include:

a. WORKER'S COMPENSATION. The CONSULTANT must provide Worker's Compensation for all employees at the site location, and in case any work is subcontracted, will require the Subcontractor to provide Worker's Compensation for all of its employees.

b. COMMERCIAL GENERAL LIABILITY. The CONSULTANT must provide coverage for all operations as detailed in the Scope of Services including, but not limited to, Contractual, Products and completed Operations and Personal Injury. The limits will be not less than $2,000,000 Combined Single Limit (CSL) or its equivalent.

c. AUTOMOBILE LIABILITY. The CONSULTANT must provide coverage for all owned and non-owned vehicles for limits of not less than $1,000,000 CSL or its equivalent.

d. PROFESSIONAL LIABILITY INSURANCE. Annual Professional Liability Insurance must be maintained with coverage in an amount as detailed in the City of St. Pete Beach Request for Qualifications (RFQ) titled "Engineering and Consulting Services". Said Professional Liability Insurance shall provide for all sums which the CONSULTANT shall be obligated to pay as damages for claims arising out of negligent performance by the CONSULTANT, or any person or subcontractor employed by the CONSULTANT, in conjunction with this Contract. This insurance shall also be maintained for a minimum of three (3) years after completion of the CONSULTANT's services and/or construction and acceptance of the facilities designed by the CONSULTANT under the scope of this Contract including any amendment thereto.

e. CERTIFICATES OF INSURANCE. The CONSULTANT shall furnish all Certificates of Insurance forwarded directly to the following:

City of St. Pete Beach
155 Corey Avenue
St. Pete Beach, FL 33706

with information copied to the Designated Representative identified in this Contract. The Certificates shall clearly indicate that the CONSULTANT has obtained insurance of the type, amount and classification required by these provisions.

SECTION 11 - NEGOTIATION DATA.

11.1 The CONSULTANT hereby certifies, covenants and warrants that accounting documentation and supporting data which has established compensation provided for in this Contract are accurate, complete and current as of the date of negotiation of the compensation terms contained in this Contract. It is further agreed that the CONSULTANT's compensation under this Contract may be adjusted to exclude any significant sums where the CITY determines the CONSULTANT's compensation was increased due to inaccurate or incomplete wage rates and other factual unit costs. All such price adjustments shall be made prior to the end of this Contract. Records of costs incurred under the terms of this Contract shall be maintained and made available to the CITY during the period of this Contract and for five (5) years after final payment is made.

11.2 Copies of these documents and records shall be furnished upon request to the CITY at no cost. For the purpose of this Section, the end of this Contract shall be deemed to be the date of final acceptance of the work by the CITY.

SECTION 12 - OWNER OF DOCUMENTS.

12.1 It is understood and agreed that all documents, including detailed reports, plans, original drawings, survey field notebooks and all other data other than working papers, prepared or obtained by the CONSULTANT in connection with its services hereunder, shall be delivered to, or shall become the property of the CITY prior to final payment to the CONSULTANT. The CONSULTANT shall retain reproducible copies of all Documents for its files at Direct Reimbursable Cost. All Documents including drawings prepared by the CONSULTANT pursuant to this Contract are instruments of service in respect to the services described in the Assignment. Any reuse without written verification or adaptation by the CONSULTANT for the specific purpose intended will be at CITY's sole risk and without liability or legal exposure to the CONSULTANT; and the CITY shall indemnify to the maximum extent permitted by law and hold harmless the CONSULTANT from all claims, damages, losses and expenses including attorney's and expert's fees arising out of or resulting therefrom. Any such verification or adaptation by the CONSULTANT will entitle the CONSULTANT to further compensation at rates to be agreed upon by the CITY and the CONSULTANT.

12.2 Any Documents given to or prepared or assembled by the CONSULTANT and its subcontractors under this Contract shall be kept solely as property of the CITY and shall not be made available to any individuals or organizations without the prior written approval of the CITY.

12.3 The CONSULTANT may maintain copies of all work performed under this Contract for the CITY.

12.4 The CONSULTANT shall not publish any information concerning this project without the prior written consent of the CITY.

12.5 The CONSULTANT should abide by the Florida Public Records law, more fully described in "Exhibit C."

SECTION 13 - STANDARDS OF CONDUCT.

13.1 CONSULTANT EMPLOYEES. The CONSULTANT warrants that it has not employed or retained any company or person, other than a bona fide employee working solely for the CONSULTANT, to solicit or secure this Contract and that the CONSULTANT has not paid or agreed to pay any person, company, corporation, individual or firm other than a bona fide employee working solely for the CONSULTANT any fee, commission, percentage, gift or any other consideration, contingent upon or resulting from the award of making of this Contract.

13.2 EMPLOYMENT ELIGIBILITY. The Consultant shall comply with all local, state and federal directives, orders and law as applicable to the contract. Beginning January 1, 2021, every public employer, contractor, and subcontractor shall register with and use the E-Verify system to verify the work authorization status of all newly hired employees. A public employer, contractor, or subcontractor may not enter into a contract unless each party to the contract registers with and uses the E-Verify system under 448.095, Fla. Stat.

a. Consultant agrees to comply with all applicable portions of Fla. Stat. 448.095. Contractor must use the U.S. Department of Homeland Security's E-Verify System, https://e-verify.uscis.gov/emp to verify the employment eligibility of all employees hired on or after January 1, 2021, during the term of this Agreement.

b. Subcontractors (i) Consultant shall also require all subcontractors performing work under this Agreement to use the E-Verify system for any employees they may hire during the term of this Agreement; (ii) Subcontractors shall provide Consultant with an affidavit stating the subcontractor does not employ, contract with, or subcontract with an unauthorized alien, as defined by Fla. Stat. 448.095; (iii) Consultant shall provide a copy of such affidavit to the City upon receipt and shall maintain a copy for the duration of the Agreement.

c. Consultant must provide evidence of compliance with Fla. Stat. 448.095 by January 1, 2021. Evidence may consist of, but is not limited to, providing notices of Consultant's E-Verify number.

d. Failure to comply with this provision is a material breach of the Agreement, and the City may choose to terminate the Agreement at its sole discretion. Consultant may be liable for all costs associated with the City securing the same services, inclusive, but not limited to, higher costs for the same services and rebidding costs, if necessary. Any challenge to termination under this provision must be filed in the Circuit Court no later than 20 calendar days after the date of termination. If this agreement is terminated for a violation of the statute by the Consultant, the Consultant may not be awarded a public agreement for a period of one (1) year after date of termination.

13.3 CONSULTANT COMPLIANCE WITH LAWS. The CONSULTANT shall comply with all Federal, State and local laws and ordinances in effect on the date of this Contract and applicable to the work or payment for work thereof, and shall not discriminate on the grounds of race, color, religion, sex or national origin in the performance of work under this Contract.

13.4 CONFLICT OF INTEREST. The CONSULTANT hereby certifies that no undisclosed conflict of interest exists with respect to the present Contract, including any conflicts that may be due to representation of other clients, other contractual relationships of the CONSULTANT, or any interest in property which the CONSULTANT may have. The CONSULTANT further certifies that any apparent conflict of interest that arises during the term of the Contract will be immediately disclosed in writing to the CITY. Violation of this Section will be considered as Justification for immediate termination of this Contract under the provisions of Section 8.1.

13.5 REMOVAL OF EMPLOYEE. The CITY is empowered to require the CONSULTANT to remove any employee or representative of the CONSULTANT from working on this Assignment which the CITY determines is not satisfactorily performing his assigned duties or is demonstrating improper conduct. The CITY shall notify the CONSULTANT in writing of the CITY's objections prior to the CONSULTANT's removal of any employee or representative.

13.6 PUBLICATION. The CONSULTANT shall not publish any documents or release information to the media without prior approval of the CITY.

SECTION 14 - ACCESS TO RECORDS/AUDIT.

14.1 RECORDS MAINTENANCE. The CONSULTANT shall maintain books, records, documents, time and costs accounts and other evidence directly related to its performance of services under this Contract. All time records and cost data shall be maintained in accordance with generally accepted accounting practices. The CONSULTANT shall also maintain the financial information and data necessary to determine overhead rates in accordance with the requirements of Federal and State regulatory agencies and this Contract. The CITY, or any of its duly authorized representatives, shall have access within forty-eight (48) hours to such books, records, documents and other evidence for inspection, audit and copying. Copying of CONSULTANT's books, records, documents, time records and cost accounts and other evidence shall be at the CITY's expense.

14.2 ACCESS TO RECORDS. The CONSULTANT shall maintain and allow access to the records required under this Section for a period of five (5) years after the completion of the services provided under this Contract and date of final payment for said services, or date of termination of this Contract as may have been exercised under the terms of this Contract.

SECTION 15 - CODES AND DESIGN STANDARDS.

15.1 All of the services to be performed by the CONSULTANT shall in the minimum be in accordance with commonly accepted design codes and standards, standards of the CITY and the requirements of any Federal and/or State regulatory agencies in effect as of the date of this Contract. The CONSULTANT shall be responsible for keeping appraised of any changing codes or requirements, which requirements must be applied to the Assignment to be performed under this Contract. Any new codes or requirements becoming effective subsequent to the effective date of this Contract that require an additional level of effort to be performed by the CONSULTANT beyond that covered under the scope of this Contract shall be subject to negotiation for an increase in scope and compensation by an amendment to this Contract.

SECTION 16 - ASSIGNABILITY

16.1 The CONSULTANT shall not sublet, assign or transfer any interest in this Contract, without prior written approval of the CITY, provided that claims for the money due or to become due the CONSULTANT from the CITY under this Contract may be assigned to a bank, trust company or other financial institution without such CITY approval. Notice of any such assignment or transfer shall be furnished promptly to the CITY.

SECTION 17 - CONTROLLING LAWS

17.1 This Contract is to be governed by the laws of the State of Florida.

SECTION 18 - FORCE MAJEURE

18.1 Neither party shall be considered in default in performance of its obligations hereunder to the extent that performance of such obligations, or any of them, is delayed or prevented by Force Majeure. Force Majeure shall include, but not be limited to, hostility revolution, civil commotion, strike, epidemic, fire, flood, wind, earthquake, explosion, any law, proclamation, regulation or ordinance or other act of government, or any act of God or any cause whether of the same or different nature, existing or future; provided that the cause whether or not enumerated in this Section is beyond the control and without the fault or negligence of the party seeking relief under this Section.

SECTION 19 - EXTENT OF CONTRACT

19.1 This Contract, together with the RFQ titled “Engineering and Consulting Services, Inc.” (issued 3/19/2025), the proposal submitted 4/23/2025, and the Exhibits hereinafter identified and listed in this Section 19, incorporated herein and made a part hereof by this reference, constitute the entire Agreement between the CITY and the CONSULTANT and supersede all prior written or oral understandings in connection therewith. This Contract may only be amended, supplemented or modified by a formal Amendment or Change Order to this Contract. The Exhibits supplemental to and made a part of this Contract are as follows:

Exhibit A: Scope of Services.

Exhibit B: Task Order Form.
Exhibit C: 2025 Standard Addendum
Exhibit D: FEMA Grant Provisions

IN WITNESS WHEREOF, the Parties have executed this Contract on the day and year set forth below.

Stantec Consulting Services, Inc.:	**City of St. Pete Beach:**
Signature: 	Signature: _____
By: Doug Stoker, PE	By: Frances Robustelli
Its: Senior Principal, Principal in Charge	Its: City Manager
Date: September 8, 2025	Date: _____
APPROVED AS TO FORM AND LEGAL SUFFICIENCY:	ATTEST:
_____ Ralf Brookes City Attorney	_____ Renee Rose City Clerk

EXHIBIT "A"

SCOPE OF SERVICES



City of St. Pete Beach
Request for Qualifications

Engineering and Consulting Services

Issued 3/19/2025

Submittals due by
4/23/2025 at 10:00 AM EST (Deadline)
City Hall, St. Pete Beach, FL

I. CONTENTS

I. CONTENTS 2
II. GENERAL CONDITIONS 3
III SAMPLE SERVICE TYPES 13
IV PUBLIC ENTITY CRIMINAL AFFIDAVIT 14
V NON-COLLUSION AFFADAVIT 17
VI CONTINUING CONTRACT FOR PROFESSIONAL DESIGN SERVICES 17

Event	Date	Time
Publication of Bid	03/19/2025	8:00 AM
Pre-Bid Meeting **(MANDATORY)**	03/26/2025	11:00 AM
Deadline for Question Submission	04/16/2025	10:00 AM
Bid Receiving Deadline	04/23/2025	9:00 AM
Bid Opening	04/23/2025	10:00 AM

II. GENERAL CONDITIONS

REQUEST FOR QUALIFICATIONS

Engineering and Consulting Services

REQUEST FOR QUALIFICATIONS SUMMARY

The City of St. Pete Beach is accepting sealed Summary of Qualifications (SOQ) submittals from qualified firms for Engineering and Consulting Services. The City will be selecting at least five (5) firms or more for a three (3) year term with two (2) one-year contract renewal options.

SUBMITTER INFORMATION

All Submitters must contact the City's Procurement Manager, in writing via e-mail (jtaylor@stpetebeach.org), with their intention to submit, along with their company name and contact information at least ten business days before the submittals are due. The City is not responsible for any Addendums or other supplementary information that is not received due to non-submittal of the aforementioned information. Please refer back to the city website (http://www.stpetebeach.org/ for additional project information as it becomes available. The City reserves the right to decide whether to provide addendums or not. The City is not required to provide any additional information.

MANDATORY PRE-SUBMITTAL MEETING

A **MANDATORY** pre-submittal meeting will be held **3/26/2025** at **11:00 AM EST** via TEAMS Video conference/Teleconference. Please contact the City's Procurement Manger (jtaylor@stpetebeach.org) for a meeting invitation and TEAMS Meeting instructions.

QUALIFICATIONS SUBMITTALS

Submittal documents must include all items listed under the Submission Instructions Section of the Request for Qualifications (RFQ).

Submissions should be made electronically either to DemandStar or Bonfire by the due date. Only electronic submissions will be accepted.9

The deadline for submissions is at Time **9:00 AM EST on 4/23/2025 (Deadline)**. Any electronical qualifications not received by this deadline will not be accepted – NO EXCEPTIONS.

Clearly marked Each Submital with the service type you are bidding on.

Electronic submissions will be publicly opened and read right after the submittal deadline.

Openings are typically opened in Commission Chambers and are open to the public to witness, if desired.

CONTACT INFORMATION

John Taylor – Procurement Manager
Mailing Address - 155 Corey Avenue, St. Pete Beach, Florida 33706
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WRITTEN REQUESTS FOR INTERPRETATIONS/CLARIFICATIONS

No oral interpretations will be made to any firms as to the meaning of the scope of work or any other contract documents included in this RFQ. All questions pertaining to the terms and conditions or scope of work of this Request for Qualification (RFQ) must be sent in writing (e-mail is acceptable) to the City Procurement Manager and shall be received no later than **10:00 AM EST on 4/16/2025**. Responses to questions may be handled as an Addendum if the response would provide clarification to the requirements of the **RFQ**. All such Addenda shall become a part of the contract documents. The City will not be responsible for any other explanation or interpretation of the proposed **RFQ** made or given prior to the award of the contract. The City will not respond to questions received after the specified deadline. The City reserves the right to respond to any and all questions but is not required to do so.

SCOPE OF WORK

The scope of work consists of providing project specific civil engineering, architectural, mapping and other related services for the City on an as-needed basis for miscellaneous current and future projects. As this contract is issued in accordance with Florida Statutes 287.055, the Consultants' Competitive Negotiation Act, projects issued under the awarded contracts will be limited to those in accordance with limits established for a "continuing contract". The City anticipates awarding multiple contracts within the following categories:

A. General Engineering Design Services
    a. Roads including asphalt, concrete, shell permeable alternatives and multimodal implementation.
    b. Bridges, components above and below the water line including rehabilitation or replacement of all components and inspections.
    c. Asbestos, lead based paint, petroleum and other hazardous, toxic radioactive waste investigations and remediation services.
    d. Geotechnical soil investigations.
    e. Stormwater including all components of conveyance systems for gravity flow and force main pump systems.
    f. Sanitary including all components of conveyance systems for gravity flow, force main flow, pump stations, lift stations, and air release. All requirements for operational control of pump and lift stations including power and electronic controls.
    g. Electrical requirements including conventional facilities, transmission, distribution, alternative power sources and emergency power alternatives.
    h. Vertical Building Construction and Renovation
        i. All functional aspects
            1. Roofing
            2. Doors
            3. Windows
            4. Plumbing
            5. HVAC
            6. Flooring
            7. Electrical
            8. Communications
            9. Interior and exterior functionality design etc. including LEED technology implementation techniques up to and including certification.

B. Transportation Planning and Design Services
    a. Transportation planning for multi-modal forms of transportation (separate or integrated) including pedestrian, bicycle, scooter, skateboard, electric bicycle, motorcycle, internal combustion engine vehicles, hybrid vehicles, electric vehicles, alternative power source vehicles, service vehicles, oversized vehicles and any other means of transportation.

b. Traffic engineering including management of multi-modal forms of transportation, traffic control, traffic counts and any form of a traffic study or traffic evaluation.

C. Architectural Design Services
    a. Building design
        i. New and renovations, including facilities associated with government services such as
            1. City Hall
            2. Recreational
            3. Library
            4. Public Works
        ii. Inclusion of public art on any type of infrastructure including buildings, walls, streets, sidewalks, parks, seawalls and any other infrastructure.
    b. Landscaping Design
        i. Parks
        ii. Gardens
        iii. Parking lots
        iv. Right of ways
        v. Mechanical heat reduction techniques applicable to hard infrastructure such as streets and sidewalks and soft infrastructure utilizing shade canopy concepts.

D. Survey Services
    a. Building
    b. Land
    c. Easements, rights of way
    d. Platting research

E. Marine Facilities
    a. Seawalls including concrete, vinyl, sheet pile and living shoreline
    b. Piers
    c. Docks, floating or static
    d. Pilings, individual or group replacement
    e. Pilings supporting waterway signage, including signage and mountings
    f. Beach pedestrian and vehicle access ways
    g. Sand dune restoration, nourishment and preservation techniques including plantings

F. Community Development and Planning Services
    a. Plans Review
    b. Building Inspections
    c. Permit Review
    d. Fire and Safety Inspectors
    e. Workload management assistance, cost for employee support for a-d above

G. Urban Development Planning
    a. Comprehensive Plan Review

H. ADA Compliance Review and Implementation Planning
    a. Website Compliance
    b. Physical Compliance
    c. Review of projects for compliance
    d. Investigating complaints and recommending corrective action.

I. Financial Services
    a. Grant
        i. Acquisition
        ii. Identification
        iii. Writing
        iv. Submissions
        v. Management review
    b. Investor Services

c. Insurance Policy Review and recommendations, medical, dental, facility, vehicle and other applicable to City management
d. Financial Audit Services
e. Risk Management for insurance claims

J. Information Technology Services

K. Soil and Material Testing
   a. Perform foundation excavations to perform design bearing pressure.
   b. Perform fill density testing of backfill material compaction
   c. Provide field inspection of reinforced Concrete structures
   d. Provide concrete and grout material testing services to ensure compliance of materials and placement methods with the contract documents
   e. Provide proof-rolling observations and corrective recommendations/Ground Water presence and corrective action recommendations if necessary
   f. Soil boring for soil type identification and rock
   g. Others related soil and material inspections, other specialty inspection services (masonry, steel reinforcement, asphaltic pavement, etc.
   h. In-place density test
   i. Modified proctor tests
   j. Three (3) point LBR tests
   k. Compressive strength tests for concrete cylinders
   l. Environmental Testing/monitoring/ (asbestos, lead, water contamination, pollution/chemical testing, and other environmental
   m. Other tests that may be required.
      i. All geotechnical and Material Testing will be performed under the direct supervision of a Licensed Professional Engineer in the St. of Florida.
      ii. All testing shall be performed in accordance with United States Bureau of Reclamation (USBR or their ASTM or AASHTO equivalent Test.
      iii. Contractors shall provide certified personnel to perform all field and laboratory testing services. Include all safety and training and all other pertinent laboratory training.
      iv. Contractor is responsible for vehicular transportation to and from each project site including collection and hauling of all test specimens, as required.
      v. Contractor shall possess all computer hardware, software , printers/plotters, scanners, copiers and trained personnel to provide digital or hard copy test results including field notes, sketches, electronic data files, AutoCAD exhibits, maps certified test results, etc. …as requested by the City.
      vi. Other test requirements as requested by the City of St. Pete Beach.

Each Submitter must identify in its submittal which categories it wants to be considered and evaluated for. Each submitter may identify more than one category if it can provide said services.

Consulting firms will be working on an as-needed basis, and this contract does not guarantee the consultants selected a minimum number of projects. Consulting firms may also be asked to provide engineers for emergency inspections following a natural disaster. The City reserves the right to issue separate engineering contracts for specific services at the city's sole discretion.

The consulting firm shall assist the City towards solutions to engineering problems and the approach or technique to be used towards accomplishing the City's objective for each project or assignment. The engineering services may include, but not be limited to, design, surveys, reviews, construction specifications, emergency inspections, and permitting.

MINIMUM QUALIFICATIONS

SOQs will be considered from firms normally engaged in implementing the services requested. To be eligible for award, submitters must:

1. Be licensed in the State of Florida
2. Possess a minimum of five (5) years' experience in performing similar work
3. Have completed three (3) projects in the past five (5) years of a similar size, scope and complexity (See Section III for sample projects anticipated to be issued as Task Orders under awarded contracts).

Submitters shall present their SOQ as outlined in the submission instructions section of this document. Respondents must have adequate organization, facilities, equipment and personnel to ensure prompt and efficient service to the City of St. Pete Beach. The City reserves the right, before recommending any award, to inspect the facilities and organization or to take any other action necessary to determine ability to perform in accordance with the specifications, terms, and conditions of the Contract. The City of St. Pete Beach will determine whether the evidence of the ability to perform is satisfactory and reserves the right to reject all SOQs.

SUBMISSION INSTRUCTIONS

The purpose of this section is to provide information related to the qualifications of interested firms to perform the service requested herein. Response to all subsets of this section is mandatory. Failure to provide the requested information may result in a submittal being deemed non-responsive. A non-responsive submittal will not receive further consideration. Upon submission, all submittals become the property of the City of St. Pete Beach and are subject to public records laws. All expenses, including travel expenses for interviews, incurred in the preparation of the submittal shall be borne by the submitter.

The following information shall be provided in the order detailed:

a. **Title Page** - List the RFQ subject, the name of the firm, local address, telephone number, name of contact person, and e-mail address of contact person.

b. **Table of Contents** – Include a clear identification of the material included in the submittal by page number.

c. **Letter of Interest** – Limit one (1) page. Make a positive commitment to perform the required work. Also provide the name(s) of the person(s) who will be authorized to make representation for your firm, their title, telephone number, and e-mail address.

d. **Statement of Qualifications and Profile of Firm** – Limit eight (8) pages. State the size of staff, number of registered professionals and overall experience of the assigned staff for this assignment. Include technical background, experience information, and other applicable data on proposed personnel and any proposed sub-consultants. Include an organizational chart of the project team and describe the communication processes to be used within the project team. State whether your firm is local, national or international in size. Give the location of the office from which the work is to be done.

e. **Services Approach** – Limit five (5) pages. Include a general synopsis of the firm's approach and understanding of the work required. Include the firm's Quality Assurance Control program or policy.

f. **References** - Limit ten (10) pages. Provide information for those projects which have been successfully completed which are similar to those required under this assignment. Please include projects recently completed within the last five (5) years. Additionally, document that the respondent has provided services for three (3) contracts to other local governments similar to this contract. References shall include:

i. Client name, address, phone number, e-mail address.
ii. Description of the scope of the work.
iii. Month and Year the project was started and completed.
iv. Total cost and professional service fees paid.
v. Role of the firm and the responsibilities.

g. **Insurance Requirements** – Provide proof of insurance in accordance with the insurance requirements section included in this RFQ.

Full resumes are to be attached as exhibits to the Submittal. Please provide the brief descriptions and information as stated. Additional exhibits to the submittal are acceptable, however, any attachments provided do not take the place of the written requirements as listed above. Resumes are not to exceed two (2) pages per person.

Please direct all technical inquiries concerning this RFQ in writing to the City Contact listed above. Questions must be submitted no later than ten (10) days prior to the submittal due date.

EVALUATION AND SELECTION OF CONSULTANT

A City review team will evaluate each firm's SOQ based upon the criteria stated in this RFQ and the ability to execute the services. As part of the evaluation process, the team may request a sit-down interview with prospective firms. Following the evaluation process, the City will then select the firm(s) considered most qualified. The successful firm(s) will be required to enter into a contract similar to the one included in this RFQ. The City reserves the right to negotiate modifications to any SOQ that it deems acceptable. The City reserves the right to terminate negotiations in the event it deems the progress towards a contract to be insufficient.

Submittals will be evaluated in accordance with the criteria listed below:

- Qualification of the Project Team
- Qualifications of the Sub-Consultants
- Firm's Experience Working on Public Works Projects
- Firm's Experience Working with the City of St. Pete Beach
- Quality Assurance Control Program/Policy
- Applicable Project References that reflect and demonstrate the Firm's competence in the design/engineering focuses requested by the City.
- Applicable Contract References that reflect and demonstrate the Firm's past performance on other local government contracts.
- Location of Firm
- Quality of SOQ – firm met all requirements requested under Submission of Submittals

RESERVES THE RIGHT

The City reserves the right to reject any and all submittals, or any part of any submittal, to waive any irregularities or informalities in any submittal, and to accept that submittal which is deemed to be the most qualified and in the best interest of the City. The City of St. Pete Beach reserves the right to establish additional contracts that may be similar in nature to any contract resulting for this Request for Qualifications as best serves the needs of the City.

DESIGNATED CONTACT

The awarded firm shall appoint a person to act as a primary contact with the City. This person or back-up shall be readily available during normal working hours by phone or in person and shall be knowledgeable of the terms of the RFQ and the services being requested.

INSURANCE REQUIREMENTS

Include in proof of Insurance furnished by the firm's carrier to guarantee the engineering firm is insured.

The awarded firm must file with the City of St Pete Beach certificates of insurance prior to commencement of work evidencing the City as a certificate holder as additionally insured with the following minimum coverage:

Commercial General Liability Insurance coverage, including but not limited to premises operations, products/completed operations, product liability, contractual liability, personal injury, death in the minimum amount of $1,000,000 per occurrence and $2,000,000 general aggregate.

Commercial Automobile Liability Insurance for any owned, non-owned, hired or borrowed automobile in the minimum amount of $1,000,000 combined single limit.

Worker's Compensation/Employer's Liability Insurance as required by Florida Law for all applicable employees, agent, representatives and subcontractors, if any.

Professional Liability Insurance the Consultant will carry professional liability Errors and Omissions Insurance during the terms of this Agreement which will cover liability for any damage or non- performance on account of any error, omission, or other provable negligence caused by the Consultant in the minimum amount of $1,000,000 per occurrence and $2,000,000 general aggregate

INDEMNIFICATION

The Respondent shall hold harmless the City, its officers and employees, from liabilities, damages, losses and costs, including but not limited to, reasonable attorney's fees, to the extent caused by the negligence, recklessness, or intentional wrongful misconduct of the Respondent and any persons employed or utilized by the Respondent in the performance of the Contract.

ASSURANCES

The responding firm shall provide a statement of assurance that the firm is not presently in violations of any statutes or regulatory rules that might have an impact on the firm's operations. All applicable laws and regulations of the State of Florida and ordinances and regulations of the City of St. Pete Beach will apply.

LOCAL, STATE AND FEDERAL COMPLIANCE REQUIREMENTS

The Consultant shall comply with all local, state, and federal directives, orders and laws as applicable to the Contract.

Compliance with Fla. Stat. 448.095:

a. Consultant agrees to comply with all applicable portions of Fla. Stat. 448.095. Consultant must use the U.S. Department of Homeland Security's E-Verify System, hhtps://e-verify.uscis.gov/emp, to verify the employment eligibility of all employees hired on or after January 1, 2021 during the term of this Agreement.
b. Subconsultants:
    i. Consultant shall also require all subconsultants performing work under this Agreement to use the E-Verify system for any employees they may hire during the term of this Agreement.
    ii. Subconsultants shall provide Consultant with an affidavit stating the subconsultant does not employ, contract with, or subcontract with an unauthorized alien, as defined by Fla. Stat. 448.095

iii. Consultant shall provide a copy of such affidavit to the City upon receipt and shall maintain a copy for the duration of the Agreement.

c. Consultant must provide evidence of compliance with Fla. Stat.448.05 by January 1, 2021. Evidence may consist of, but is not limited to, providing notice of Consultant's E-Verify number.
d. Failure to comply with this provision is a material breach of the Agreement, and the City may choose to terminate the Agreement at its sole discretion. Consultant may be liable for all costs associated with the City securing the same services, inclusive, but not limited to, higher costs for the same services and rebidding costs (if necessary). Any challenge to termination under this provision must be filed in the Circuit Court no later than 20 calendar days after the date of termination. If this agreement is terminated for a violation of the statue by the Consultant, the Consultant may not be awarded a public agreement for a period of 1 year after date of termination.

PROJECT RECORDS

The awarded firm shall maintain auditable records concerning the procurement to account for all receipts and expenditures, and to document compliance with the Contract. These records shall be kept in accordance with generally accepted accounting methods, and the City of St. Pete Beach reserves the right to determine the record-keeping method in the event of non-conformity. These records shall be maintained for three (3) years after final payment has been made and shall be readily available to City personnel with reasonable notice, and to other persons in accordance with the Florida Public Disclosure Statutes.

Upon completion of the project, all reports, studies, recommendations, forms, and other project specific information will need to be submitted in paper and in an electronic file format (PDF) on USB storage device or web-based archive.

DEVIATIONS FROM SPECIFICATIONS

Respondents shall clearly indicate, as applicable, all areas in which the items/services proposed do not fully comply with the requirements of this RFQ. The decision as to whether an item fully complies with the stated requirements rests solely with the City.

NO COLLUSION

By offering a submission to this Request for Qualifications, the responder certifies that no attempt has been made or will be made by the responder to induce any other person or firm to submit or not to submit a submission for the purpose of restricting competition. The only person(s) or principals(s) interested in this submission are named therein and that no person other than those therein mentioned has/have any interest in this submission or in agreement to be entered. Any prospective firm should make an affirmative statement in its proposals to the effect that, to its knowledge, its retention would not result in a conflict of interest with any party.

BACKGROUND CHECKS

The Code of Ordinances may require a Consultant or sub-consultant who performs work in or on City property to provide a criminal background check for any employee of the company who will do the work in or on city property. Criminal background checks shall mean a level (1) one background check as defined by F.S. § 435.03. The Consultant shall, at its expense, obtain a criminal background check for each of its employees having access to City property prior to beginning the work, and depending on the contract's term, on an annual basis thereafter. The Consultant must ensure a similar background check has been done of its subconsultants' employees who will have access to City property.

The Consultant shall be required to submit an affidavit on the form provided certifying that background checks

shall be completed for all employees who will perform work on city property. The Consultant shall conduct the background checks prior to any work being performed. Consultant shall maintain such records during the contract period and for one year thereafter and shall make such records available for inspection and verification by City.

If such a check reveals a conviction or a plea of nolo contendere, regardless of when the plea or conviction occurred, which includes a felony or misdemeanor involving terrorist behavior, violence, use of a dangerous weapon, crimes of moral turpitude or breach of trust/fiduciary responsibility or which raises concerns about building, system, or personal security or is otherwise a job-related crime, the awarded Proposer shall not assign the individual to any City property. If such a check reveals any of the foregoing after access has already been granted, any access privileges already granted shall be immediately revoked and shall not be reinstated without the City's express written authorization. In the event that the Proposer intends to hire new personnel to perform the required services, the background checks should be initiated at the time of the hire.

The City reserves the right to approve or disapprove whether the Consultant's employees perform the services for the City. Disapproval would apply solely to this contract and shall have no bearing on the Proposer's employment of an individual outside of this contract.

CONE OF SILENCE

During the course of a competitive solicitation, a Cone of Silence shall apply as follows:

A Cone of Silence shall be in effect during a Competitive Solicitation beginning upon the advertisement for requests for proposals, requests for qualifications and competitive bids. The Cone of Silence shall terminate at the time the City Commission makes final award of a bid or gives final approval of a contract or contract amendment, rejects all bids or responses to the Competitive Solicitation, or takes other action which ends the Competitive Solicitation. The Cone of Silence shall continue through the negotiation phase for requests for proposals and requests for qualifications and shall not end until the Commission gives final approval of the contract.

Any person or entity that seeks a contract, contract amendment, award, recommendation, or approval related to a Competitive Solicitation or that is subject to being evaluated or having its response evaluated in connection with a Competitive Solicitation, including a person or entity's representative shall not have any communication with any City Commissioner, the City Manager and their respective support staff or any person or group of persons appointed or designated by the City Commission or the City Manager to evaluate, select, or make a recommendation to the City Commission or the City Manager regarding a Competitive Solicitation.

The Cone of Silence shall not apply to written or oral communications with legal counsel for the City or the Purchasing Manager for the City.

Any action in violation of this section shall be cause for disqualification of the bid or the proposal. The determination of a violation shall be made by the City.

PUBLIC RECORDS/CONFIDENTIAL INFORMATION

Florida law provides that municipal records shall at all times be open for personal inspection by any person, unless otherwise exempt. Information and materials received by the City in connection with a Proposer's response shall be deemed to be public records subject to public inspection. However, certain exemptions to the public records law are statutorily provided for in Section 119.07, Florida Statutes. Florida Statutes provide an exemption from public records law for sealed bids, proposals, or replies received by an agency pursuant to a competitive solicitation until such time as the agency provides notice of an intended decision or until 30 days after opening the bids, proposals, or final replies, whichever is earlier.

If the Proposer believes any of the information contained in the response is exempt from the Public Records Law,

then the Proposer must in the response specifically identify the material which is deemed to be exempt and cite the legal authority for the exemption, otherwise, the City will treat all materials received as public records.

PUBLIC ENTITY CRIMES INFORMATION STATEMENT

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 Proposer, supplier, sub-consultant, 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, Florida Statutes, for category two for a period of thirty-six (36) months from the date of being placed on the convicted vendor list.

CONFLICT OF INTEREST

The Proposer acknowledges and confirms that they presently have no interest and shall not acquire any interest, directly or indirectly, which would conflict in any manner or degree with the performance of the services hereunder. The Proposer further covenants that no person having any such known interest shall be employed or conveyed an interest, directly or indirectly, in the contract.

No contract will be awarded to a Proposer who has City elected officials, officers or employees affiliated with it, unless the Proposer has fully complied with current Florida Statutes and City Ordinances relating to this issue. Proposers must disclose any such affiliation. Failure to disclose any such affiliation will result in disqualification of the Proposer and removal of the Proposer from the City's Proposer's List and prohibit the proposer from engaging in any business with the City.

TERMINATION

The resulting contract may be canceled by the City when:

- Sufficient funds are not available to continue its full and faithful performance of the contract.
- Sub-standard or non-performance of contract.
- The City wishes to terminate at any time and for any reason, upon giving thirty (30) days prior written notice to the Consultant.

FISCAL NON-FUNDING

If funds for the requested services described herein are not appropriated via the annual budget adoption process, the City reserves the right to cancel the Contract immediately upon written notice to the Consultant.

SUBMITTAL WITHDRAWAL

After submittals are opened, corrections or modifications to submittals are not permitted, but a respondent may be permitted to withdraw an erroneous submittal prior to the award by the City Commission, if the following is established:

a. The respondent acted in good faith in submitting the submittal;

b. In preparing the submittal there was an error of such magnitude that enforcement of the submittal would result in severe hardship upon the respondent;

c. The error was not the result of gross negligence or willful inattention on the part of the respondent;

d. The error was discovered and communicated to the City within twenty-four (24) hours of submittal opening, along with a request for permission to withdraw the submittal; and

e. The respondent submits documentation and an explanation of how the error was made.

TAXES, FEES, CODES, LICENSING

The Consultant shall be responsible for payment of all required permits, licenses, taxes, or fees associated with the project. The Consultant shall also be responsible for compliance with all applicable codes, laws, and regulations.

CONTRACT MODIFICATIONS

The Continuing Contract for Professional Design Services by which the selected contractors will be bound by is attached. Any requested changes must be negotiated and completed during the solicitation process via addendums. No changes to the contract will be made after the submittal deadline.

III. SERVICE TYPES

Some of the Services required of the Consultant within the technical areas identified above include, but are not limited to, the following:

- Prepare feasibility and conceptual planning documents.
- Provide research, attendance at meetings, and preparation of presentation materials, reports and correspondence.
- Prepare and/or assist with the preparation of grant applications and attendance at meetings with grant officials.
- Assist in the review and development of ordinances.
- Provide public education/notification assistance.
- Prepare engineering designs, calculations, plans and specifications, contract bid documents, and cost estimates.
- Prepare base maps, preliminary layouts, estimates of probable costs, engineering analysis and alternatives as requested.
- Submit construction documents as needed to the City and other agencies having an interest or jurisdiction over the project.
- Prepare short-term and long-term planning documents, master plans, or provide input to the City's master plans, capital improvement program, and maintenance needs.
- Participate in construction administration as required by the City.
- Prepare formal or informal feasibility studies as necessary to assist the City in responding to capital improvement needs.
- Analysis of existing infrastructure and available capacity to serve proposed capital improvement projects.
- Prepare legal descriptions, exhibits, and surveys.
- Provide expert witness testimony.
- Prepare appropriate permitting documents and obtain and/or assist the City in obtaining permits from applicable agencies.
- Represent the City with regulatory agencies.
- Prepare periodic project status reports.
- Prepare and furnish bidding documents and assist the City in the preparation of other related documents.
- Attend bid openings, prepare bid tabulation sheets, and assist the City in the evaluation of bids or proposals.
- Issue addenda as appropriate to clarify, correct, or change the bidding documents.
- Participate in pre-construction conference as requested by the City.
- Review and determine acceptability of construction submittals, including shop drawings, progress schedule, schedule of values, etc.
- Review and provide recommendations to request for information, request for changes, and claims to the City arising during construction activities.
- Make periodic construction site visits for the purpose of determining general compliance with the approved drawings, plans, and specifications as requested by the City.
- Review as-built drawings provided by the construction contractor and provide written comments to the City.
- Provide services related to construction administration and inspections, and/or specialty inspection.
- Provide project management services and act as an extension of the City's staff for the design, bidding, and construction management of municipal projects as requested by the City.

IV. PUBLIC ENTITY CRIMINAL AFFIDAVIT

SWORN STATEMENT – PUBLIC ENTITY CRIMES

PURSUANT TO SECTION 287.133(3)(a), FLORIDA STATUTES, ON PUBLIC ENTITY CRIMES
THE FORM MUST BE SIGNED AND SWORN TO IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS.

1. This sworn statement is submitted to: City of St. Pete Beach

   by: _____
   (Print individual's name and title)

   for: _____
   (Print name of entity submitting sworn statement)

   at: _____
   (Business address)

   and (if applicable), its Federal Employer Identification Number (FEIN):

   _____
   (FEIN)

   or, if the entity has no FEIN, include the Social Security Number:

   _____
   (SSN)

   by the individual signing this sworn statement:

   _____
   (Signature)

2. I understand that a "public entity crime" as defined in Section 287.133 (1)(g), Fla. Stat., means a violation of any State or Federal law by a person with respect to and directly related to the transaction of business with any public entity or with an agency or political subdivision of any other state or of the United States including, but not limited to, any bid, proposal, reply, or contract for goods or services, any lease for real property, or any contract for the construction or repair of a public building or public work, involving antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy, or material misrepresentation.

3. I understand that "convicted" or "conviction" as defined in Section 287.133 (1)(b), Fla. Stat., means a finding of guilt or a conviction of public entity crime with or without an adjudication of guilt in any Federal or State trial court of record relating to charges brought by indictment or information after July 1, 1989, as a result of a jury verdict, non-jury trial, or entry of a plea of guilty or nolo contendere.

4. I understand that an "affiliate" as defined in Section 287.133 (1)(a), Fla. Stat., means:
   a. A predecessor or successor of a person convicted of a public entity crime or
   b. An entity under the control of any natural person who is active in the management of the entity and who has been convicted of a public entity crime. The term "affiliate" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in the management of an affiliate. The ownership by one (1) person of shares constituting a controlling interest in another person or a pooling of equipment or income among persons when not for fair market value under the arm's length agreement, shall be a prima facie case that one (1) person controls another person. A person who knowingly enters into a joint venture with a person who has been convicted of a public entity crime in Florida during the preceding thirty-six (36) months shall be considered an affiliate.

5. I understand that a "person" as defined in Section 287.133 (1)(e), Fla. Stat., means any natural person or any entity organized under the laws of any state or of the United States with the legal power to enter into a binding contract and which bids or applies to bid on contracts let by a public entity, or which otherwise transacts or applies to transact business with a public entity. The term "person" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in management of an entity.

6. Based on information and belief, the **statement which I have marked below is true** in relation to the entity submitting this sworn statement (indicate which statement applies).

☐ Neither the entity submitting this sworn statement, nor any of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity nor any affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989.

☐ The entity submitting this sworn statement or one (1) or more of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity or an affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989.

☐ The entity submitting this sworn statement or one (1) or more of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity or an affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989. However, there has been a subsequent proceeding before a Hearing Office of the State of Florida, Division of Administrative Hearings and the Final Order entered by the Hearing Officer determined that it was not in the public interest to place the entity submitting this sworn statement on the convicted vendor list (attach a copy of the final order).

I UNDERSTAND THAT THE SUBMISSION OF THIS FORM TO THE CONTRACTING OFFICE FOR THE PUBLIC ENTITY IDENTIFIED IN PARAGRAPH 1 ABOVE IS FOR THE PUBLIC ENTITY ONLY AND THAT THIS FORM IS VALID THROUGH DECEMBER 31 OF THE CALENDAR YEAR IN WHICH IT IS FILED. I ALSO UNDERSTAND THAT I AM REQUIRED TO INFORM THE PUBLIC ENTITY PRIOR TO ENTERING INTO A CONTRACT IN EXCESS OF THE THRESHOLD AMOUNT PROVIDED IN SECTION 287.017, FLA. STAT., FOR CATEGORY TWO OF ANY CHANGE IN THE INFORMATION CONTAINED IN THIS FORM.

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was sworn to (or affirmed), subscribed, and acknowledged before me **by means of ☐ physical presence or ☐ online notarization**, this _____ day of _____, 2025, by _____, who is personally known to me or has produced _____ as identification.

(SEAL)

_____
Notary Public – State of Florida

_____
(Print, Type, Stamp, or Commissioned
Name of Notary Public)

V. NON-COLLUSION AFFADAVIT

STATE OF _____

COUNTY OF _____

I state that I, _____ of _____,
(Name and Title) (Name of Firm)
am authorized to make this affidavit on behalf of my firm and its owner, directors and officers. I am the person responsible in my firm for the price(s) and amount(s) of this Response, and the preparation of the Response. I state that:

1. The price(s) and amount(s) of this Response have been arrived at independently and without consultation, communication, or agreement with any other Provider, potential provider, Proposal, or potential Proposal.

2. Neither the price(s) nor the amount(s) of this Response, and neither the approximate price(s) nor approximate amount(s) of this Response, have been disclosed to any other firm or person who is a Provider, potential Provider, Proposal, or potential Proposal, and they will not be disclosed before Proposal opening.

3. No attempt has been made or will be made to induce any firm or persons to refrain from submitting a Response for this contract, or to submit a price(s) higher that the prices in this Response, or to submit any intentionally high or noncompetitive price(s) or other form of complementary Response.

4. The Response of my firm is made in good faith and not pursuant to any agreement or discussion with, or inducement from, any firm or person to submit a complementary or other noncompetitive Response.

5. _____, its affiliates, subsidiaries, officers, director, and employees (Name of Firm) are not currently under investigation, by any governmental agency and have not in the last three years been convicted or found liable for any act prohibited by State or Federal law in any jurisdiction, involving conspiracy or collusion with respect to Proposal, on any public contract, except as follows:

I state that I and the named firm understand and acknowledge that the above representations are material, important, and will be relied on by the State of Florida for which this Response is submitted. I understand and my firm understands that any misstatement in this affidavit is, and shall be treated as, fraudulent concealment from the State of Florida of the true facts relating to the submission of responses for this contract.

Name of Organization: _____

Signed By: _____

Print Name: _____

The foregoing instrument was sworn to (or affirmed), subscribed, and acknowledged before me **by means of ☐ physical presence or ☐ online notarization**, this _____ day of _____, 2025, by _____, who is personally known to me or has produced _____ as identification.

(SEAL)

_____
Notary Public – State of Florida

_____
(Print, Type, Stamp, or Commissioned
Name of Notary Public)

VI. Sample Agreement

Behind this page

CITY OF ST. PETE BEACH, FLORIDA
SERVICES AGREEMENT

Title of Agreement

This is an Agreement (the "Agreement") entered into by and between the **CITY OF ST. PETE BEACH** (hereinafter "City") and (Vendor Name Here). (hereinafter "Contractor"). The City and Contractor together shall be referred to as the "parties."

WHEREAS, The City properly issued a Request for Bids, attached and incorporated hereto as Exhibit "B" and the City Commission authorized the selection of Contractor at its [Insert Date] public hearing.

WHEREAS, City desires to purchase from Contractor the services described in this Agreement.

WHEREAS, Contractor is in the business of providing the services described herein, and has submitted an appropriate proposal to the City to provide the same.

WHEREAS, this Agreement has been properly approved by the appropriate authority of the City and the Contractor.

NOW, THEREFORE, upon the mutual covenants contained herein, and other good and valuable consideration, the sufficiency of which is hereby acknowledged, the parties hereto hereby agree to the following:

1. Recitals. The foregoing recitals are true and correct and incorporated herein by reference.

2. Standard Form Addendum. The attached Standard Form Addendum, which contains all the Florida Statutorily required provisions applicable to this Agreement, is attached hereto as Exhibit "A" and its provisions modify and supplement this Agreement.

3. Scope of Services. The Contractor must perform all work for the City required by the contract documents as set forth below:

   a. Contractor will furnish all labor, materials, and equipment necessary as indicated in the Request for Bids (Exhibit "B") in the amount of $().

   b. Contractor must supervise the work force to ensure that all workers conduct themselves and perform their work in a safe and professional manner. Contractor must comply with all OSHA safety rules and regulations in the operation of equipment and in the performance of the work. Contractor must at all times have a competent field supervisor on the job site to enforce these policies and procedures at the Contractor's expense.

   c. Contractor will provide the City with seventy-two (72) hours written notice prior to the beginning of work under this Agreement and prior to any schedule change with the exception of changes caused by inclement weather.

d. Contractor must comply with any and all Federal, State, and local laws and regulations now in effect, or hereinafter enacted during the term of this Agreement, which are applicable to the Contractor, its employees, agents or subcontractors, if any, with respect to the work and services described herein. The Contractor further warrants that there has been no violation of copyrights or patent rights either in the United States of America or in foreign countries in connection with the work of the contract.

e. Contractor warrants to the City that all goods and materials furnished under the contract will be new unless otherwise specified and that contractor possesses good, clear, and marketable title to said goods and there are no pending liens, claims, or encumbrances whatsoever against said goods. All work not conforming to these requirements, including substitutions not properly approved and authorized may be considered defective. Contractor further warrants that all goods, materials and workmanship furnished, whether furnished by the Contractor or its subcontractors and suppliers, will comply with the specifications, drawings and other descriptions supplied or adopted. Last, Contractor warrants all material and workmanship for a minimum of (1) year from date of project completion and acceptancy by the City. If within one (1) year after acceptance by the City, or within such larger period of time as may be prescribed by law any of the work is found to be defective or not in accordance with the contract documents, the Contractor will, after receipt of a written notice from the City to do so, promptly correct the work.

5. Damages. Time is of the essence in the performance of this Agreement. City shall be entitled to liquidated damages in the amount of $500 per day, for each day after the date set forth in paragraph 10, that Contractor has failed to properly and completely deliver all goods or provide all service specified herein. The Contractor specifically acknowledges that the foregoing sum is reasonable and does not constitute a penalty.

6. Remedies.

   a. Damages. The City reserves the right to recover any ascertainable actual damages incurred as a result of the failure of the Contractor to perform in accordance with the requirements of this Agreement, or for losses sustained by the city resultant from the Contractor's failure to perform in accordance with the requirements of this Agreement.

   b. Correction of Work. If, in the judgment of the City, work provided by the Contractor does not conform to the requirements of this Agreement, or if the work exhibits poor workmanship, the city reserves the right to require that the Contractor correct all deficiencies in the work to bring the work into conformance without additional cost to the City, and/or replace any personnel who fail to perform in accordance with the requirements of this Agreement. The City is the sole judge of non-conformance and the quality of workmanship.

7. Waiver of Liens. Prior to final payment of the Contract Sum, a final waiver of lien must be submitted by all suppliers, subcontractors, and/or Contractors who worked on the project that is the subject of this Agreement.

8. Warranties.
   a. Warranty of Title. Contractor warrants to the City that all goods and materials furnished under the contract will be new unless otherwise specified and that Contractor possesses good, clear, and marketable title to said goods and there are no pending liens, claims, or encumbrances whatsoever against said goods. All work not conforming to these requirements, including substitutions not properly approved and authorized may be considered defective.
   b. Warranty of Specifications. The Contractor warrants that all goods, materials, workmanship furnished, whether by the Contractor or its subcontractors and suppliers, will comply with the specifications, drawings and other descriptions supplied or adopted.
   c. Warranty of Merchantability. The Contractor warrants all material and workmanship for a minimum of one (1) year from date of project completion and acceptance by the City. If within one (1) year after acceptance by the city, or within such larger period of time as may be described by law any of the work is found to be defective or not in accordance with the contract documents, the Contractor must after receipt of a written notice from the City to do so, promptly correct the work unless the City has previously given the Contractor a written acceptance of such condition.

9. Completion Date. Contractor shall provide the services, described herein to be completed within the first 12 months of the agreement.

10. Term. This Agreement will remain in effect for a period of (3) three years with (2) two, (1) one year extensions from the Effective Date.

11. Effective date. The "Effective Date" of this Agreement shall be the date this Agreement has been executed by all parties.

12. Termination. This Agreement may be canceled by the City when:
   a. Sufficient funds are not available to continue its full and faithful performance to the Agreement.
   b. Sub-standard or non-performance of Agreement.
   c. The City wishes to terminate the Agreement at any time and for any reason, upon giving thirty (30) days prior written notice to the Contractor.

13. Fiscal Non-funding. If funds for the requested services described herein are not appropriated via the annual budget adoption process, the City reserves the right to cancel the Agreement immediately upon written notice to the Contractor.

14. Non-Exclusivity. Contractor acknowledges that the City may enter into agreements with other consultants or may have its own employees complete the work for services similar to the services that are subject to this Agreement.

15. Compensation. Upon Contractor's satisfactory full performance of the services or in accordance with the payment schedule provided in the attached proposal, City shall pay

Contractor, as full consideration for services provided in this Agreement and more specifically in Exhibit B.

16. Insurance. To the extent that this Agreement requires Contractor to provide any services of any kind, Contractor and all of Contractor's subcontractors shall maintain public liability insurance in a combined single limit for bodily injury and property damage in the amount of not less than $1,000,000.00, satisfactory to the City Manager, naming the City as an additionally named insured and providing coverage up through and including the final performance of any services provided herein. Contractor and all of Contractor's subcontractors shall maintain in full force and effect a policy of worker's compensation insurance for all of Contractor's employees in accordance with applicable state and federal law. Said insurance coverage shall include employer's liability with a single limit of $100,000.00 per accident or occurrence. Contractor shall present City with a certificate for all the foregoing insurance, at the time of executing this Agreement and at such other times requested by the City.

The Contractor waives all rights against the City, its consultants, separate contractors, if any, and any of its subcontractors, agents and employees, for any and all damages caused to the extent covered by insurance described herein and obtained pursuant to this Section or other property insurance applicable to the services and product provided under this Agreement. The City shall require of the Contractor, Contractor's consultants, separate contractors, if any, and the subcontractors, sub-subcontractors, agents and employees of any of them, by appropriate agreements, written where legally required for validity, similar waivers each in favor of other parties enumerated herein. The policies shall provide such waiver of subrogation by endorsement otherwise. A waiver of subrogation shall be effective as to a person or entity even though that person or entity would otherwise have a duty of indemnification, contractual or otherwise, did not pay the insurance premium directly or indirectly, and whether or not the person or entity had an insurable interest in the property damaged.

17. Indemnification. In consideration of the payment of ten dollars as part of the compensation described herein, such sum being specifically found by Contractor to be sufficient consideration for this indemnification, Contractor shall indemnify, defend and hold the City harmless for itself, its past/present/future elected and appointed officials, its employees, agents and assigns, from and against any and all losses, claims, damages, suits, actions, liability or demands, including attorneys' fees and costs of litigation through all appellate proceedings, arising from the performance or non-performance of this Agreement, whether caused in part by the City or not, and in connection with violations of copyrighted or trademarked materials used by Contractor, loss of life, bodily or personal injury, or property damage, including loss of use thereof, directly or indirectly caused by, resulting from, arising out of or occurring in connection with the operations of the Contractor or its officers, employees, agents, subcontractors, or independent Contractors, excepting only such loss of life, bodily or personal injury, or property damage solely attributable to the gross negligence or willful misconduct of the City or its elected or appointed officials and employees. In any and all claims against the City, or any of their agents or employees by any employee of the Contractor any subcontractor, anyone directly or indirectly employed by any of them or anyone for whose acts any of them may be liable, the indemnification obligation under this paragraph is not limited in any way by any limitation in this amount or type of damages compensation or benefits payable by or for the Contractor or any subcontractor under Workers'

Compensation Acts, Disability Benefit Acts or other Employee Benefit Acts. Nothing contained herein is intended nor may it be construed, to waive City's rights and immunities under the common law or Section 768.28, Florida Statutes, as amended from time to time; nor will anything included herein be construed as consent to be sued by any third parties in any matter arising out of this Agreement. To the extent considered necessary by the Contract Administrator and the City Attorney, any sums due Contractor under this Agreement may be retained by the City until all of the City's claims subject to this indemnification obligation have been settled or otherwise resolved, and any amount withheld is not subject to payment of interest by the City. The above provisions will survive the termination or expiration of this Agreement and will pertain to any occurrence during the term of this Agreement, even though the claim may be made after the termination or expiration hereof.

18. Discriminatory Vendor List. Contractor hereby acknowledges its continuous duty to disclose to the City if the Contractor or any of its affiliates, as defined by Section 287.134 (1)(a), Florida Statutes, are placed on the Discriminatory Vendor List. Pursuant to Section 287-134 (2)(a), Florida Statutes: "An entity or affiliate who has been placed on the discriminatory vendor list may not submit a bid, proposal, or reply on a contract to a public entity; may not submit a bid or proposal, or reply on a contract with a public entity for the construction or repair of a public building or public work; may not submit bids, proposals, or replies 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."

19. Independent Contractor. This Agreement does not create an employee/employer relationship between the parties. It is the intent of the parties that the Contractor is an independent contractor under this Agreement and not the City's employee for any purposes, including but not limited to, the application of the Fair Labor Standards Act minimum wage and overtime payments, Federal Insurance Contribution Act, the Social Security Act, the Federal Unemployment Tax Act, the provisions of the Internal Revenue Code, the State Worker's Compensation Act, and the State Unemployment Insurance law. The Contractor will retain sole and absolute discretion in the judgment of the manner and means of carrying out Contractor's activities and responsibilities hereunder provided, further that administrative procedures applicable to services rendered under this Agreement will be those of Contractor, which policies of Contractor will not conflict with City, State, or United States policies, rules, or regulations relating to the use of Contractor's funds provided for herein. The contractor agrees that it is a separate and independent enterprise from the City, that it had full opportunity to find other business, that it has made its own investment in it business, and that it will utilize a high level of skill necessary to perform the work. This Agreement must not be construed as creating any joint employment relationship between the Contractor and the City and the City will not be liable for any obligation incurred by Contractor, including but not limited to unpaid minimum wages and/or overtime premiums.

20. Audit Rights. The City reserves the right to audit the records of the Contractor for the commodities and/or serves provided under the contract at any time during the performance and term of the contract and for a period of five (5) years after completion and acceptance by the City. If required by the City, the Contractor agrees to submit to an audit by an independent certified public accountant selected by the City. The Contractor must allow the City to inspect, examine

and review the records of the Contractor in relation to this Agreement at any an all times during normal business hours during the term of the Agreement.

21. Exhibits. The following Exhibits shall be attached, incorporated, and made a part of this Agreement:
    a. Standard Form Addendum (Exhibit "A")
    b. Request for Bid (Exhibit "B")
    c. Vendor Proposal (Exhibit C)

22. Notices. All notices sent pursuant to this Agreement shall be given in writing via certified mail or overnight courier and shall be delivered to the following addresses:

As to Contractor:	**As to City:** City Manager City of St. Pete Beach 155 Corey Avenue St. Pete Beach, FL 33706
With Copy To: Insert Vendor email address	**With Copy To:** cityattorney@stpetebeach.org

23. Conflicts and Severability. To the extent that any terms in the attached proposal conflict with the terms of this Agreement, the terms of this Agreement shall control and supersede such conflicting terms in the attached proposal, to the extent of such conflict. If any section, part of section, paragraph, clause, phrase, or word of this Agreement is declared invalid, the remaining provisions of this Agreement shall not be affected.

24. Amendments. This document and exhibits embody the entire Agreement of the parties. There are no promises, terms, conditions, or representations binding on either party hereto, other than those contained herein; and this document shall supersede all previous communications, representations, and/or agreements between the parties hereto, whether written or oral. This Agreement shall not be modified by any oral statement, communication, Agreement, course of conduct, or by anything other than a writing signed by the parties. This Agreement may be amended or modified only in writing signed by all parties hereto.

25. Jurisdiction, Venue, Attorney Fees. This Agreement shall be governed and construed according to the laws of Florida, and venue for any action arising herefrom shall be in Pinellas County, Florida. The prevailing party in any action to enforce or interpret this Agreement shall be entitled to reasonable attorney's fees incurred through all appellate proceedings.

26. Assignment. This Agreement shall be binding upon the parties, their successors, assigns, and legal representatives. Contractor shall not assign or otherwise transfer any of the rights or duties under this Agreement, without the express written consent of the City.

27. Counterparts. This Agreement may be executed and delivered in any number of counterparts, each of which so executed and delivered shall be deemed to be an original and all of

which shall constitute one and the same instrument. Facsimile, documents executed, scanned and transmitted electronically and electronic signatures shall be deemed original signatures for purposes of this Agreement and all matters related thereto, with such facsimile, scanned and electronic signatures having the same legal effect as original signatures.

28. Authority. Contractor hereby acknowledges that the person executing this Agreement on behalf of Contractor has the full authority to do so and to bind Contractor to the terms hereof.

IN WITNESS WHEREOF, the Parties have executed this Agreement on the day and year set forth below.

Under penalties of perjury, and pursuant to Sec. 92.525, Fla. Stat., Contractor declares that Contractor has read the Section 15 of the Standard Form Addendum, Exhibit "A", and that the facts stated in it are true.

City of St. Pete Beach:

Signature: _____

By: (Name)

Its: .Owner

Date: _____

Signature: _____

By: Frances Robustelli

Its: City Manager

Date: _____

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

_____
Ralf Brooks
City Attorney

ATTEST:

_____
Amber LaRowe
City Clerk

EXHIBIT "A"

CITY OF ST. PETE BEACH, FLORIDA
STANDARD CONTRACT ADDENDUM

THIS STANDARD CONTRACT ADDENDUM is made and entered into this _____ day of _____, 2025, by and between the CITY OF ST. PETE BEACH, a Florida municipality, hereinafter referred to as the "City", and _____, hereinafter referred to as "Contractor", concerning that certain agreement dated the ____ day of August, 2024 ("Agreement") and titled _____.

WITNESSETH:

WHEREAS, Section 119.0701, Fla. Stat., requires that certain public agency contracts must include certain statutorily required provisions concerning the contractor's compliance for Florida's Public Records Act; and

WHEREAS, Section 768.28, Fla. Stat., sets forth certain mandatory limitations on indemnification and liability for Florida public agencies; and

WHEREAS, Florida law requires that public agency contracts be subject to non-appropriation and thereby contingent upon appropriation during the public agency's statutorily mandated annual budget approval process; and

WHEREAS, Section 448.095, Fla. Stat., imposes certain obligations on public agencies with regard to the use of the E-Verify system by their contractors and subcontractors; and

WHEREAS, Section 287.133 and 287.135, Fla. Stat., provides restrictions on local governments contracting with companies that are on certain Scrutinized Companies lists or convicted vendor list; and

WHEREAS, additional terms required by Sections 282.3185(5) and (6) Fla. Stat. related to data management and Section 287.05701 Fla. Stat. related to social government and corporate activism are also added by virtue of this Addendum; and

WHEREAS, Section 286.101, Florida Statutes contains a list of "foreign countries of concern" including, the People's Republic of China, the Russian Federation, the Islamic Republic of Iran, the Democratic People's Republic of Korea, the Republic of Cuba, the Venezuelan regime of Nicolás Maduro, or the Syrian Arab Republic, including any agency of or any other entity under significant control of such "foreign country of concern". Any entity that does business with a state agency or political subdivision must disclose certain of their dealings with those "foreign countries of concern" to the Florida Department of Financial Services; and

WHEREAS, Section 787.06(13), Fla. Stat. provides that when a contract is executed, renewed, or extended between a nongovernmental entity and a governmental entity, the

nongovernmental entity must provide the governmental entity with an affidavit signed by an officer or a representative of the nongovernmental entity under penalty of perjury attesting that the nongovernmental entity does not use coercion for labor or services as defined in such statute;

NOW, THEREFORE, in consideration of the covenants set forth herein, the parties agree to this addendum as follows:

1. Amendment. This Addendum hereby amends and supplements the terms of the Agreement. In the event of a conflict between the terms of the Agreement and terms of the Addendum, the terms of the Addendum shall prevail.

2. Public Records Compliance. Contractor agrees that, to the extent that it may "act on behalf" of the City within the meaning of Section 119.0701(1)(a), Florida Statutes in providing its services under this Agreement, it shall:

(a) Keep and maintain public records required by the public agency to perform the service.

(b) Upon request from the public agency's custodian of public records, provide the public agency 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 in this chapter or as otherwise provided by law.

(c) Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the contract if the contractor does not transfer the records to the public agency.

(d) Upon completion of the contract, transfer, at no cost, to the public agency all public records in possession of the contractor or keep and maintain public records required by the public agency to perform the service. If the contractor transfers all public records to the public agency upon completion of the contract, the contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the contractor keeps and maintains public records upon completion of the contract, the contractor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the public agency, upon request from the City's custodian of public records, in a format that is compatible with the information technology systems of the City.

(e) Pursuant to Section 119.0701(2)(a), Fla. Stat., **IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT:**

Amber LaRowe
City Clerk/Public Records Custodian
cityclerk@stpetebeach.org

Phone: 727-363-9220
155 Corey Avenue
St. Pete Beach, FL 33706
Fax: 727-541-8040

3. Public Records Compliance Indemnification. Contractor agrees to indemnify and hold the City harmless against any and all claims, damage awards, and causes of action arising from the contractor's failure to comply with the public records disclosure requirements of Section 119.07(1), Florida Statutes, or by contractor's failure to maintain public records that are exempt or confidential and exempt from the public records disclosure requirements, including, but not limited to, any third party claims or awards for attorneys' fees and costs arising therefrom. Contractor authorizes the public agency to seek declaratory, injunctive, or other appropriate relief against Contractor in Pinellas County Circuit Court on an expedited basis to enforce the requirements of this section.

4. Compliance/Consistency with Section 768.28, Fla. Stat. Any indemnification or agreement to defend or hold harmless by City specified in the Agreement shall not be construed as a waiver of City's sovereign immunity, and shall be limited to such indemnification and liability limits consistent with the requirements of Section 768.28, Fla. Stat. and subject to the procedural requirements set forth therein. Any other purported indemnification by City in the Agreement in derogation hereof shall be void and of no force or effect.

5. Non-appropriation. City's performance and obligation to pay under this Agreement is contingent upon an appropriation during the City's annual budget approval process. If funds are not appropriated for a fiscal year, then the Contractor shall be notified as soon as is practical by memorandum from the City Manager or designee that funds have not been appropriated for continuation of the Agreement, and the Agreement shall expire at the end of the fiscal year for which funding has been appropriated. The termination of the Agreement at fiscal year end shall be without penalty or expense to the City subject to the City paying all invoices for services rendered during the period the Agreement was funded by appropriations.

6. E-Verify Compliance. By entering into this Agreement, the Contractor is obligated to comply with the provisions of Section 448.095, Fla. Stat. "Employment Eligibility," as amended from time to time. This includes but is not limited to register with and use the E-Verify System to verify the work authorization status of all newly hired employees, and requiring all subcontractors to provide an affidavit to Contractor attesting that the subcontractor does not employ, contract with, or subcontract with, an unauthorized alien. Contractor agrees to maintain a copy of such affidavit for the duration of this Agreement. Failure to comply with this paragraph will result in the termination of this Agreement as provided in Section 448.095, Fla. Stat., as amended and Contractor will not be awarded a public contract for at least one (1) year after the date on which the Agreement was terminated. Contractor will also be liable for any additional costs to the City as a result of the termination of this Agreement in accordance with this paragraph. Contractor affirmatively states, under penalty of perjury, that in accordance with Section 448.095, Fla. Stat., Contractor is registered with and uses the E-Verify system to verify the work authorization status of all newly hired employees, that in accordance with such statute, Contractor requires from each of its subcontractors an affidavit stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien, and that Contractor is otherwise in compliance with

Sections 448.09 and 448.095, Fla. Stat.

7. Compliance/Consistency with Scrutinized Companies Provisions of Florida Statutes. Section 287.135(2)(a), Fla. Stat., prohibits a company from bidding on, submitting a proposal for, or entering into or renewing a contract for goods or services of any amount if, at the time of contracting or renewal, the company is on the Scrutinized Companies that Boycott Israel List, created pursuant to Section 215.4725, Fla. Stat., or is engaged in a boycott of Israel. Section 287.135(2)(b), Fla. Stat., further prohibits a company from bidding on, submitting a proposal for, or entering into or renewing a contract for goods or services over one million dollars ($1,000,000) if, at the time of contracting or renewal, the company is on either the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, both created pursuant to section 215.473, Fla. Stat., or the company is engaged in business operations in Cuba or Syria. Contractor hereby certifies that Contractor is not listed on any of the following: (i) the Scrutinized Companies that Boycott Israel List, (ii) Scrutinized Companies with Activities in Sudan List, or (iii) the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List. Contractor further hereby certifies that Contractor is not engaged in a boycott of Israel or engaged in business operations in Cuba or Syria. Contractor understands that pursuant to section 287.135, Fla. Stat., the submission of a false certification may subject Contractor to civil penalties, attorney's fees, and/or costs. Contractor further understands that any contract with City for goods or services of any amount may be terminated at the option of City if Contractor (i) is found to have submitted a false certification, (ii) has been placed on the Scrutinized Companies that Boycott Israel List, or (iii) is engaged in a boycott of Israel. And, in addition to the foregoing, if the amount of the contract is one million dollars ($1,000,000) or more, the contract may be terminated at the option of City if the company is found to have submitted a false certification, has been placed on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or has been engaged in business operations in Cuba or Syria.

8. Disclosure Requirements for "Foreign Countries of Concern". CONTRACTOR shall comply with the disclosure requirements set forth is Section 286.101 (3) (a), Fla. Stat., which requires "Any entity that applies to a state agency or political subdivision for a grant or proposes having a contract value of $100,000 or more shall disclose to the state agency or political subdivision any current or prior interest of, any contract with, or any grant or gift received from a "foreign country of concern" if such interest, contract, grant or gift received from a "foreign country of concern" if such interest, contract, grant or gift has a value of $50,000 or more and such interest existed at any time or such contract, grant or gift was received or in force at any time during the previous five (5) years. Such disclosure shall contain the name and mailing address of the disclosing entity, the amount of the gift or the value of the interest disclosed, the applicable "foreign country of concern" and, if applicable the date of termination of the contract or interest, the date of receipt of the grant or gift and the name of the agent or controlled entity that is the source or interest holder. Within one (1) year before applying for any grant or proposing any contract, such entity must provide a copy of such disclosure to the Department of Financial Services". Pursuant to Section 268.101(7), Fla. Stat.: "In addition to any fine assessed under [section 286.101(7)(a), F.S.], a final order determining a third or subsequent violation by an entity other than a state agency or political subdivision shall automatically disqualify the entity from eligibility for any grant or contract funded by a state agency or any political subdivision until such ineligibility is lifted by the Administration Commission for good cause."

9. Venue and Jurisdiction. Notwithstanding any of other provision to the contrary, this Agreement and the parties' actions under this Agreement shall be governed by and construed under the laws of the State of Florida, without reference to conflict of law principles. As a material condition of this Agreement, each Party hereby irrevocably and unconditionally: i) consents to submit and does submit to the jurisdiction of the Circuit Court in and for Pinellas County, Florida for any actions, suits or proceedings arising out of or relating to this Agreement. Both parties waive any right to file an action, suit or proceeding in Federal Court or remove any action, suit or proceeding to Federal Court.

10. Attorneys' Fees and Costs. Notwithstanding any of other provision to the contrary, if litigation ensues regarding this Agreement, each party hereto shall bear its own attorneys' fee and costs.

11. Public Entities Crime or Convicted Vendor List. Contractor agrees and assumes a continuous duty to disclose to the City if the Contractor or any of its affiliates as defined by Section 287.133(1)(a), Florida Statutes are placed on the Convicted Vendor List or the Antitrust Violator Vendor List maintained by the Florida Department of Management Services.

12. Data Management; Notice of Breach. Contractor shall cooperate with the City and provide timely incident reporting, response activities/fact gathering, public and agency notification, severity level assessment, after-action reports, etc., which the City must report in accordance with Sections 282.3185(5) & (6), Florida Statutes in the event of a data breach.

13. Environmental and Social Government and Corporate Activism. The City has not given preference or requested documentation from the Contractor based on Contractor's social, political or ideological interest. Contractor agrees to similarly not request documentation or give preference to any subcontractor based on the subcontractor's social, political or ideological interests.

14. Taxes. The City shall not be liable for any taxes and assessments imposed by a federal, state or local governmental agency to the extent that the City is exempt from same by Florida law, including but not limited to any sales or use tax.

15. No coercion for labor or services. The Contractor swears under penalty of perjury that the Contractor does not use coercion for labor or services as defined as follows:

"Coercion" means:

1. Using or threatening to use physical force against any person;
2. Restraining, isolating, or confining or threatening to restrain, isolate, or confine any person without lawful authority and against her or his will;
3. Using lending or other credit methods to establish a debt by any person when labor or services are pledged as a security for the debt, if the value of the labor or services as reasonably assessed is not applied toward the liquidation of the debt, the length and nature of the labor or services are not respectively limited and defined;
4. Destroying, concealing, removing, confiscating, withholding, or possessing any actual or purported passport, visa, or other immigration document, or any other actual or purported government identification document, of any person;

5. Causing or threatening to cause financial harm to any person;
6. Enticing or luring any person by fraud or deceit; or
7. Providing a controlled substance as outlined in Schedule I or Schedule II of Sec. 893.03, Fla. Stat. to any person for the purpose of exploitation of that person.

16. Force Majeure. The City reserves the right to suspend, modify or terminate this contract in the event of an act of god or act of man beyond the control of the parties, including but not limited to a hurricane, tropical storm, tornado, or other destructive weather event, flooding, pandemic, plague, war, armed conflict, domestic or foreign terrorism, riot, labor condition, state or federal governmental action, and catastrophic Internet disturbance, making performance inadvisable, economically impracticable, illegal, or impossible.

17. Additional Terms. Notwithstanding any of other provision to the contrary, the parties agree as follows:

A. None.

EXHIBIT "B"

(Place Request for Bid behind this page)

EXHIBIT "C"

(Place Vendor's Proposal Behind this Page)

155 Corey Avenue
St. Pete Beach, FL 33706-1839
www.stpetebeach.org

ADDENDUM I
CCNA-Engineering and Design RFQ

Issued 03/27/2025

Note that this Addendum does not change the bid due date and time as stated in the above referenced RFB. Sealed bids still must be received by 9:00 AM on 04/23/2025, in the Office of the City Clerk, 155 Corey Avenue, St. Pete Beach Florida at which time they will be publicly opened and read. All bidders are invited to attend this bid opening, which will be held immediately following the closing time specified. Bids received after the deadline will not be accepted.

Attendees List (on Next Page)

Mandatory Pre-Bid Meeting
RFQ: Engineering and Consulting Services
Attendees List
March 26, 2025
11:00 AM

1. Dennis Kile – Greenman Pederson (GPI)
2. Alistair Brice – Halff
3. Alberto Miron – Applied Research Associates (ARA)
4. Teresa Beckham – Team Fishel
5. Brett Warner – NorthStar Contracting Group
6. Howard Hartung – Hyatt Survey Services, Inc.
7. Russell Hyatt – Hyatt Survey Services
8. Sarah Davenport – Traffic & Mobility Consultants
9. Farrah McBride – Tierra
10. Ernie Hoch – Jones Edmunds
11. Steve Darman – Team Fishel
12. Bonni Funt – TSFGeo
13. Chris Bridges – BCC Eng
14. Rosa Villarreal – Team Fishel
15. Lia Young – NorthStar Contracting Group,
16. Kai Belew – LJA Engineering,
17. Cat Olnick – Cummins Cederberg Coastal & Marine Engineering
18. Rob Rosner – Florida Design Consultants
19. Tracey Burghy - Willdan Engineering
20. Marilyn Etheridge - Master Consulting Engineers
21. Ronald Stein - Willdan Engineering
22. Victoria Haney - MES Group
23. Matthew Ivie - Ayres Associates Inc
24. Walter Nickel - Wright-Pierce,
25. Jonathan Langston - George F. Young
26. Christopher Gamache - Stantec
27. Mim Hall - Gahagan & Bryant Associates (GBA)
28. Terri Cook - Pennoni
29. Nick Charnas – Halff
30. Justin Keller – Advanced Engineering & Design, Inc.
31. Danielle Joyce - Transpology (WBE),
32. Kyle Matheny - Kimley-Horn and Associates
33. Herbert Raybourn - RESPEC
34. Sara Hoffman - LJA Engineering
35. Allison Shaw - David Mason
36. Robin Crawford - Bayer United Engineering Consultants
37. Dana Whitaker - CivilSurv Design Group
38. Daniel Hoeflich - Volkert
39. Michelle Eguia - Colliers Engineering & Design

40. Nick Harrison - American Structurepoint,
41. Cody Stewart - Advanced Engineering & Design, Inc.
42. Tim Harley - Weston & Sampson
43. Patrick O'Connor - American Structurepoint, Inc.
44. Dikran Kalaydjian - Land & Water Engineering Science
45. Brandyn Littleton – Halff
46. Nik Gervais - Gervais Ventures
47. Quinlyn Lally - CMTA, Inc.
48. Sean Lahav - Halff,
49. Gresham Neal - Ayres Associates,
50. Jason Collins - ADEAS-Q,
51. Sarah Head - Halff
52. Karina Tijerino - BCC Engineering
53. Rafal Kadaj - Advanced Engineering & Design, Inc
54. Mayur Patel - GPI, Inc.
55. Aaron Getchell - Halff Associates, Inc.
56. Elie Araj - Applied Sciences Consulting
57. Andrea Hall - Professional Service Industries, Inc.
58. Caitlin Caserta - Tectonic Engineering
59. Greg Stevens - Colliers Engineering & Design
60. Awet Tsegay- Pennoni
61. Leslie Cleveland - Stantec Consulting Services Inc
62. Kara Rider - Goodwyn Mills Cawood
63. Soctt Stannard - Goodwyn Mills Cawood
64. Tom Burke – Stantec
65. Christian Chandler – Atkins Realis
66. Greg Stannard - Goodwyn Mills Cawood, LLC
67. Martin Steffen - Halff
68. Jason Sheridan - Pennoni Associates, Inc
69. Joseph Foster - J Foster Consulting
70. Antonio Serbia - PE, Wright-Pierce
71. Bruno Arriola - DRMP
72. Daniel Rundle - Certa Building Solutions
73. Toni Farber - Master Consulting, Inc
74. Alisa Folden - Mead & Hunt
75. Awet Tsegay - Pennoni Associates,
76. Elaina Burton - DRMP
77. Codi Barron - Applied Sciences Consulting, Inc
78. Gabe Luger PE - Certa Building Solutions
79. Gustavo Llanos - BCC Engineering, LLC
80. Luis Mendez - Certa Building Solutions
81. Scott Garth - DRMP
82. Michael Gomez - Tectonic Engineering Consultants
83. Chris Albers - Wunderlich-Malec Engineering
84. Christina Newcomb - Applied Sciences

85. Adeola Adeyemi - George F Young
86. Chris McDaniel - Greenman-Pedersen, Inc
87. Hannah Atchison - Master Consulting Engineers

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ADDENDUM II
CCNA-Engineering and Design RFQ

Issued 03/31/2025

Note that this Addendum does not change the bid due date and time as stated in the above referenced RFB. Sealed bids still must be received by 9:00 AM on 04/23/2025, in the Office of the City Clerk, 155 Corey Avenue, St. Pete Beach Florida at which time they will be publicly opened and read. All bidders are invited to attend this bid opening, which will be held immediately following the closing time specified. Bids received after the deadline will not be accepted.

Conflicts: By entering into this agreement, the Contractor represents that it currently is not providing professional services to any third party person or entity on any project or development for which project or development approval is currently pending or proposed or for which an application is being prepared for submittal to the City of St. Pete Beach for review or approval and further agrees that during the term of this agreement, the Contractor will not provide professional services to any third party person or entity as to any project or development for which development or project approval is pending or proposed or for which an application is being prepared for submittal to the City of St Pete Beach for review or approval.

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ADDENDUM III
CCNA-Engineering and Design RFQ

Issued 03/31/2025

Note that this Addendum does not change the bid due date and time as stated in the above referenced RFB. Sealed bids still must be received by 9:00 AM on 04/23/2025, in the Office of the City Clerk, 155 Corey Avenue, St. Pete Beach Florida at which time they will be publicly opened and read. All bidders are invited to attend this bid opening, which will be held immediately following the closing time specified. Bids received after the deadline will not be accepted.

Information Technology Services (Letter J) under Scope of work-**Remove**

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ADDENDUM IV
CCNA-Engineering and Design RFQ

Issued 04/01/2025

Note that this Addendum does not change the bid due date and time as stated in the above referenced RFB. Sealed bids still must be received by 9:00 AM on 04/23/2025, in the Office of the City Clerk, 155 Corey Avenue, St. Pete Beach Florida at which time they will be publicly opened and read. All bidders are invited to attend this bid opening, which will be held immediately following the closing time specified. Bids received after the deadline will not be accepted.

Community Development and Planning Services Letter 'F" a-e) under Scope of work-**Remove**

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ADDENDUM V
CCNA-Engineering and Design RFQ

Issued 04/02/2025

Note that this Addendum does not change the bid due date and time as stated in the above referenced RFB. Sealed bids still must be received by 9:00 AM on 04/23/2025, in the Office of the City Clerk, 155 Corey Avenue, St. Pete Beach Florida at which time they will be publicly opened and read. All bidders are invited to attend this bid opening, which will be held immediately following the closing time specified. Bids received after the deadline will not be accepted.

Questions and Answer from Pre-Bid Meeting

Questions and Answers from Pre-Bid Meeting

Will the City elaborate on item "J. Information Technology Services" so the consultants can ensure the correct experiences and staff are included in their response? This has been taken off the RFQ per Addendum 3.

➢ You stated in the meeting that at least 5 companies will be awarded. Is that 5 companies total or 5 companies for each discipline? Total of 5 or more depending on the need of the City.

➢ Do you need to be able to provide all services listed under each category? I.e. Could an MEP Engineering Design firm just submit for just Category A, Subcategory h – 4. Plumbing; 5. HVAC; 7. Electrical; 8. Communications. We will look at this on an as needed basis in the needs of the City. If a category truly needs only one vendor, then that is what the City will strive for. In other areas, we may split a category depanding on the number of bidders we have.

➢ Is there more information regarding the evaluation and scoring? Are all the criteria of equal weight? In most scoring situations we look at years in business, background of staff, references, previous projects etc. They are not equal scoring. Some will be worth 50% others worth 5 % for instance.

➢ Can you tell us who were the previous RFQ winners? The last time this was bid was in 2020. Winners were Kimely Horn, Halff, Stantec, Hyatt, George F Young, Cardno

➢ Will SBE/DBE certifications be a factor in the grading criteria for this solicitation? No. SBE/DBE certification will not be a factor.

➢ If submitting for multiple services, do we need to submit a package for each service? Can be a combined Package as long as each section is noted.

➢ If submitting for multiple services, is the page limit for each service or the entire package? Each Service

➢ Is this meeting mandatory for attendance by subconsultants also, or just prime firms? Just Prime Firms

➢ Is there a forecast of anticipated upcoming projects? Projects are budgeted each year for the upcoming year starting the first of Oct. All projects are approved or disapproved by the Commission.

➢ Is this utilizing Florida's new Continuing Services limit of projects under $7.5 million? Yes

➢ Will any other municipalities piggy-back off of this contract? All of St. Pete Beaches Contracts can be Piggyback'd onto. There is no interest at this time from any municipality to do so.

➢ Is design build a desired category? No. design-build projects will be competitively bid separately from the CCNA contract.

➢ What City staff will be on the evaluation committee? It will be the Department Directors as well as the Acting Assist. City Manager

➢ Since the prime consultant has the opportunity to submit on select disciplines, does the City expect that subconsultants will be utilized on his contract? That is Correct

➢ Any bonding requirements for design build? N/A

➢ Will the addendum include a list of attendees to this presubmittal meeting? YES. It will be a separate addendum. This was posted on Addendum 1

Category F. Community Development and Planning Services has a workload management assistance section. Please provide a better description of what is required for this service. This has been taken off the RFQ per Addendum 4

155 Corey Avenue
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ADDENDUM V
CCNA-Engineering and Design RFQ

Issued 04/09/2025

Note that this Addendum does not change the bid due date and time as stated in the above referenced RFB. Sealed bids still must be received by 9:00 AM on 04/23/2025, in the Office of the City Clerk, 155 Corey Avenue, St. Pete Beach Florida at which time they will be publicly opened and read. All bidders are invited to attend this bid opening, which will be held immediately following the closing time specified. Bids received after the deadline will not be accepted.

Questions and Answer

1. Do tabs count toward the overall page count? – No.
2. Can we list continuing service contracts for project experience if the overall contract is ongoing but tasks underneath it are completed? – Yes.
3. Please confirm if the 10 pages for references and similar projects should be used for 10 projects, or if there is a certain number of projects the City would like to see. – There is not a certain number of projects the City would like to see. A minimum of (3) contracts to other local governments like this contract are required.

155 Corey Avenue
St. Pete Beach, FL 33706-1839
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ADDENDUM VII
CCNA-Engineering and Design RFQ

Issued 04/09/2025

Note that this Addendum does not change the bid due date and time as stated in the above referenced RFB. Sealed bids still must be received by 9:00 AM on 04/23/2025, in the Office of the City Clerk, 155 Corey Avenue, St. Pete Beach Florida at which time they will be publicly opened and read. All bidders are invited to attend this bid opening, which will be held immediately following the closing time specified. Bids received after the deadline will not be accepted.

Questions and Answer
Extension of due date on last page.

Please confirm which sections get increased page numbers based on the number of categories pursued. For example, if a firm pursues main categories A, B, C, D, are all section page limits increased to 4 times the original limit? Does this make the Letter of Interest 4 pages, Statement of Qualifications and Profile of Firm 24 pages, Services Approach 20 pages, and References 40 pages? Also, does this include the sub-categories (a, b, c, d, e, etc) or just the main categories (A, B, C, D, etc)?

Title Page = 1 page
Table of Contents = 1 page
Letter of Interest = 1 page
Statement of Qualifications and Profile of Firm = 8 pages
Services Approach = 5 pages per service category pursing (A, B, C, D, E, F, G, H, I, J, K).
References = 10 pages
Insurance Requirements = minimum necessary
Resumes = 2 pages per person

In regard to the latest addendum 6, Q#3, below, can you provide clarification on whether you are looking for one-off project examples or continuing contracts only for the reference section? The verbiage is a bit confusing. Also, do we need to be the prime firm on our references, or can we be a subconsultant? – One-off project examples or relevant continuing contract examples are both acceptable. If you're not the prime firm on your references, please specify that.

.Please confirm if the 10 pages for references and similar projects should be used for 10 projects, or if there is a certain number of projects the City would like to see. –
There is not a certain number of projects the City would like to see. A minimum of (3) contracts to other local governments like this contract are required."

Would the City please consider reissuing and replacing the sample contract with one which consists of terms and conditions relevant to design professional services and compliant with Florida Statutes? The sample agreement provided in this RFP has terms and conditions that are not in compliance with Florida Statutes, including Section 17 Indemnification which is in conflict with the Indemnification provision stated in the RFQ. The sample contract terms and conditions apply to construction contractor work and are not relevant to design professional services. – This will be updated and an amendment will be published under a separate Addendum #

Would the City please consider removing the Addendum II conflicts requirement, issued on 03/31/2025? We believe that this provision is unreasonable to comply with for all multidisciplinary engineering firms both presently or during the term of the contract that may work with the Florida Department of Transportation, Pinellas County Utilities, Forward Pinellas, Duke Energy, Frontier, Pinellas County Transportation, and City of St. Petersburg. The Addendum #2 will be changed. It will be added in another addendum

Can the organizational chart that is required to be included in Section d. Statement of Qualifications and Profile of the Firm be included on an 11" x 17" page in order to allow extra space in which to fully highlight the strengths of our project team? – Yes.

It seems like category K. Soil and Material Testing is part of Category A. General Engineering Design Services via item d. Geotechnical Soil Investigations. Are these two categories one and the same? Please disregard Category A.d. and only respond to Category K.

Extension of Due date: This RFQ has been extended two weeks. The due date for submissions will now be May 6th at 9:00 AM EST. Opening will be held on the same day at 10:00 AM

155 Corey Avenue
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ADDENDUM VIII
CCNA-Engineering and Design RFQ

Issued 04/21/2025

Note that this Addendum does not change the bid due date and time as stated in the above referenced RFB. Sealed bids still must be received by 9:00 AM on 05/06/2025, in the Office of the City Clerk, 155 Corey Avenue, St. Pete Beach Florida at which time they will be publicly opened and read. All bidders are invited to attend this bid opening, which will be held immediately following the closing time specified. Bids received after the deadline will not be accepted.

Change to Addendum 2 should read as follows:

Conflicts: By entering into this agreement, the Contractor represents that it currently is not providing professional services to any third party person or entity (other than to a governmental agency, quasi-governmental agency, or utility company), on any project or development for which project or development approval is currently pending or proposed or for which an application is being prepared for submittal to the City of St. Pete Beach for review or approval and further agrees that during the term of this agreement, the Contractor will not provide professional services to any third party person or entity (other than to a governmental agency, quasi-governmental agency, or utility company), as to any project or development for which development or project approval is pending or proposed or for which an application is being prepared for submittal to the City of St Pete Beach for review or approval.

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ADDENDUM IX

CCNA-Engineering and Design RFQ

Issued 04/22/2025

Note that this Addendum does not change the bid due date and time as stated in the above referenced RFB. Sealed bids still must be received by 9:00 AM on 05/06/2025, in the Office of the City Clerk, 155 Corey Avenue, St. Pete Beach Florida at which time they will be publicly opened and read. All bidders are invited to attend this bid opening, which will be held immediately following the closing time specified. Bids received after the deadline will not be accepted.

Corrected Sample Contract

CITY OF ST. PETE BEACH, FLORIDA
Continuing Contract for Professional Design Services

Insert consultant and/or purpose for contract

This is a Contract (the "Contract") entered into by and between the City of St. Pete Beach (hereinafter "CITY") and insert consultant's corporate name (hereinafter "CONSULTANT"). The CITY and CONSULTANT together shall be referred to as the "Parties."

WHEREAS, the CITY desires to retain the CONSULTANT to perform Continuing Professional Design Services for the CITY, more fully described below in the "scope of services" section.

WHEREAS, the CITY desires to employ the CONSULTANT for the Continuing Professional Design Services and other services upon the terms and conditions hereinafter set forth, and the CONSULTANT is desirous of performing such services upon such terms and conditions.

WHEREAS, the CONSULTANT has been selected to perform these professional services pursuant to the provisions of the "Consultants' Competitive Negotiation Act" in Section 287.055; Florida Statutes, and all applicable CITY rules, regulations and policies.

NOW, THEREFORE, in consideration of the mutual covenants and agreements hereinafter contained, it is agreed by and between the parties hereto as follows:

Sample Contract

SECTION 1 – GENERAL.

1.1 The above recitals are true and correct, and incorporated as part of this Contract.

1.2 CONSULTANT shall be defined herein to include all principals of the firm of, including full time employees, professionals or otherwise, and all servants, agents, employees and/or subconsultants retained by the CONSULTANT to perform its obligations hereunder. Subconsultants shall be reviewed and approved by the CITY prior to Notice to Proceed with their prospective work assignments.

1.3 "Professional services" means those services within the scope of the practice of architecture, professional engineering, landscape architecture, or registered surveying and mapping, as defined by the laws of the state, or those performed by any architect, professional engineer, landscape architect, or registered surveyor and mapper in connection with his or her professional employment or practice.

1.4 Prior to the start of any work under this Contract, the CONSULTANT will have submitted to the CITY a detailed resume of key engineering personnel that will be involved in performing services requested by the CITY. The CITY hereby acknowledges its acceptance of such personnel to perform services under this Contract. At any time hereafter that the CONSULTANT desires to change the key personnel in an active assignment, it shall submit the qualifications of the new personnel to the CITY for prior approval. Key personnel shall include principals-in- charge, project managers and project engineers. The provisions of this Section do not apply to personnel temporarily assigned to perform service under this Contract for durations of one (1) week or less.

1.5 The CONSULTANT acknowledges that the CITY has retained other consultants, engineering and otherwise, and the coordination between said consultants and the CONSULTANT may be necessary from time to time for the successful completion of the Assignments. The CONSULTANT agrees to provide such coordination as necessary within the Scope of Services.

1.6 The CONSULTANT acknowledges that the City may enter into agreements with other consultants or may have its own employees complete the work for services similar to the services that are subject to this Contract.

1.7 The CONSULTANT will maintain an adequate and competent staff of professionally qualified persons throughout the performance of this Contract to ensure acceptable and timely completion of the Assignment.

1.8 Requirements for sealing all plans, reports and documents prepared by the CONSULTANT shall be governed by the laws and regulations of the State of Florida and the requirements of any regulatory agency, if required.

1.9 This Contract may be executed by the parties in counterpart originals with the same force and effect as if fully and simultaneously executed as a single original document. The "Effective Date" of this Contract shall be the date this Contract has been executed by all parties.

Sample Contract

SECTION 2 – SCOPE OF SERVICES.

2.1 The CONSULTANT shall diligently and in a professional and timely manner perform the work included in the Scope of Services as listed generally in the Request for Qualifications (RFQ) attached and incorporated in this Contract as Exhibit A. Unless modified in writing by the parties hereto, duties of the CONSULTANT shall not be construed to exceed those services specifically set forth herein.

2.2 GENERAL. The CONSULTANT agrees to perform those services described in Exhibit A – RFQ, dated Click or tap to enter a date., which is attached hereto and made a part hereof.

2.3 ADDITIONAL SERVICE. The CITY and the CONSULTANT agree that there may be certain additional services required to be performed by the CONSULTANT during the

performance of the Scope of Services that cannot be defined sufficiently at the time of execution of this Contract. Such services shall be authorized in writing as Task Orders and shall be undertaken only under terms of formal amendments to this Contract.

2.4 TASK ORDERS. Additional services to be provided by the CONSULTANT shall be authorized in writing as Task Orders. Task Orders to be provided shall be prepared on the form delineated as Exhibit B - which is attached hereto and made a part hereof. [DON'T FORGET TO ATTACH YOUR TASK ORDER FORM AS EXHIBIT B. WE DISCUSSED THIS WITH MIKE WHO SAID YOU COULD PREPARE A STANDARD ASSIGNMENT LETTER AND THEN DELETE THIS SENTENCE]. Each Task Order shall include: a detailed description of the work to be performed; a schedule of completion (including phases) for the work authorized; and the amount and method of compensation. Task Orders shall be dated and serially numbered annually. The Task Orders may contain additional instructions or provisions specific to the authorized work for the purpose of expanding upon certain aspects of this Contract pertinent to the work to be undertaken. Such supplemental instructions or provisions shall not be construed as a modification of this contract.

2.5 The CITY Manager or his/her designee may authorize Task Orders for services under this continuing contract, which are equal to or less than limits prescribed for Continuing Contracts under the provision of F.S. 287.055(g) or limits set by the CITY's rules, regulations, and policies. Professional fees under such specified Task Orders shall be based on a written proposal from the CONSULTANT as may be requested in writing by the CITY's designated representative, who shall process the proposal through the appropriate departments at the CITY. A single unitary task may not be divided into more than one task for the purpose of qualifying for authorization hereunder. Nothing in this paragraph is intended to limit any other rights, responsibilities, and duties of the parties under any other provision of this continuing contract.

SECTION 3 – CITY'S RIGHTS AND RESPONSIBILITIES.

The CITY shall provide the service described below in a timely fashion at no cost to the CONSULTANT:

3.1 Furnish the CONSULTANT with existing data, records, maps, plans, specifications, reports, fiscal data and other information that is available in the CITY's files, necessary or useful to the CONSULTANT for the performance of the assignment. All of the documents conveyed by the CITY shall be and remain the property of the CITY and shall be returned to the CITY upon completion of the assignment to be performed by the CONSULTANT.

3.2 Make CITY personnel available when required and necessary to assist the CONSULTANT. The availability and necessity of said personnel to assist the CONSULTANT shall be determined solely at the discretion of the CITY.

3.3 Provide access to and make provisions for the CONSULTANT to enter upon the project lands as required for the CONSULTANT within a reasonable time, to perform surveys, observations and other work as necessary to complete the assignment.

Sample Contract

3.4 Examine all reports, sketches, drawings, estimates, proposals and other documents presented by the CONSULTANT and render written decisions indicating the CITY's approval or disapproval within a reasonable time so as not to materially delay the work of the CONSULTANT.

3.5 Transmit instructions, relevant information and provide interpretation and definition of CITY policies and decisions with respect to design, materials and other matters pertinent to the work covered by this Contract.

3.6 Give prompt written notice to the CONSULTANT whenever the CITY observes, or otherwise becomes aware of, any development that affects the scope of timing of the CONSULTANT's services or becomes aware of any defect or changes necessary in the work of the CONSULTANT.

3.7 Arrange for submission of necessary permits/applications to governmental bodies as prepared by the CONSULTANT.

3.8 Furnish approvals and permits from all governmental authorities having jurisdiction and such approvals and consents from others as may be necessary for completion of the assignment not covered under the assignment.

SECTION 4 – COMPENSATION.

4.1 GENERAL. Compensation to the CONSULTANT for services performed pursuant to this Contract shall be in accordance with the following method or compensation, as defined and indicated a the "Lump Sum Method."

The type and amount of compensation for each Task Order shall be described on the Task Order form included in "Exhibit B."

4.2 LUMP SUM METHOD.

a. Lump Sum compensation shall be the total fixed price amount payable under the Lump Sum Method (including all payroll costs, overhead costs, other direct costs, fees, subconsultants' and specialist costs), for the services to be provided in the Task Order unless there is a change in the scope of the work, or other conditions stipulated in the Task Order, and the Task Order is modified by both the CITY and CONSULTANT to reflect the change(s) by formal amendment to this Contract.

b. Payment to the CONSULTANT for services performed under a Task Order under the Lump Sum Method shall be monthly in proportion to the percentage of work completed during the month as proposed by the CONSULTANT and accepted by the CITY.

4.3 INVOICE PROCESSING. [YOU MAY WANT TO BE SURE FINANCE HANDLES YOUR PURCHASE ORDERS THIS WAY. PLEASE DELETE SENTENCE UPON COMPLETION OF DRAFTING.] Invoices received by the CITY will be processed for

Sample Contract

payment within thirty (30) days of receipt of invoice. CONSULTANT will be notified of questionable items contained in the invoices within fifteen (15) days of receipt by the CITY with an explanation of the deficiencies. The CITY will make an effort to resolve all questionable items contained in the CONSULTANT's invoices within thirty (30) days of receipt of the invoices by the CITY. At the end of the thirty (30) day period, the CITY shall pay the CONSULTANT the invoice amount less any unresolved questionable items. Invoices are to be forwarded directly to the initiating CITY representative.

4.4 PAYMENT IN THE EVENT OF CONTRACT TERMINANATION OR SUSPENSION. In the event that a Task Order or this Contract is terminated or canceled, or the CONSULTANT's services suspended on a Task Order or this Contract, prior to completion, payment shall be made in accordance with the provisions of this Contract.

4.5 ADDITIONAL COMPENSATION FOR CHANGE IN SCOPE OF ASSIGNMENT. If instructed to do so by CITY, the CONSULTANT shall change or revise work that has been performed, and if such work is not required as a result of error, omission or negligence of the CONSULTANT, the CONSULTANT may be entitled to additional compensation. The additional compensation shall be requested by the CONSULTANT on a revised fee quotation proposal which must be submitted to the CITY for prior approval. The additional compensation, if any, shall be agreed upon before commencement of any such additional work and shall be incorporated into the assignment by formal amendment or Task Order to this Contract.

SECTION 5 - WORK COMMENCEMENT/IMPLEMENTATION SCHEDULE/LENGTH OF CONTRACT.

5.1 WORK COMMENCEMENT. The CONSULTANT shall commence work on each authorized Task Order within ten (10) days after receipt by the CONSULTANT of a written Notice-To-Proceed from the CITY's Designated Representative. If the CONSULTANT fails to commence work within the ten (10) day period, then the CITY shall have the right to seek other firms for the Assignment, unless the delay is due to no fault of the CONSULTANT.

5.2 IMPLEMENTATION SCHEDULE. The CONSULTANT must complete its work in accordance with the time schedule specified in the applicable Task Order/Assignment. In the event the work of the CONSULTANT is delayed due to no fault of the CONSULTANT, which delays the completion of any Task Order of the Assignment, the CONSULTANT is entitled to an appropriate extension of the contract time for the specific Task Order. Additional compensation to the CONSULTANT will be negotiated to the mutual agreement of the CITY and the CONSULTANT in the event such delay causes any Task Order's costs to increase for reasons beyond the CONSULTANT's control.

5.3 TERM. This Contract shall expire three (3) years after the effective date of this Contract and may be extended for up to two (2) additional one (1) year periods, not to exceed five (5) years maximum, upon written mutual consent of the CITY and the CONSULTANT.

5.4 CONTINUING CONTRACT. In accordance with 287.055 (g), this is a "continuing contract" for professional services entered into in accordance with all procedures of this act between

Sample Contract

the CITY and the CONSULTANT, whereby the CONSULTANT shall provide professional services to the CITY for projects in which construction or professional costs do not exceed the statutory limitations imposed. Additionally, the CONSULTANT shall provide for work of a specified nature as outlined in Exhibit A of this Contract as required by the CITY.

SECTION 6 - CITY'S "DESIGNATED" REPRESENTATIVE.

6.1 GENERAL. The CITY hereby designates the CITY Manager or his/her designee to represent the CITY in all matters pertaining to and arising from the work and performance of this contract. The CITY Manager or designee shall have the following responsibilities:

a. Examination of all reports, sketches, drawings, estimates, proposals and other documents presented by the CONSULTANT and rendering, in writing, decisions indicating the CITY's approval or disapproval within a reasonable time so as not to materially delay the work of the CONSULTANT.

b. Transmission of instructions, receipt of information and interpretation and definition of CITY policies and decisions with respect to design, materials and other matters pertinent to the work covered by this Contract.

c. Giving prompt written notice to the CONSULTANT whenever the CITY observes, or otherwise becomes aware of, any defects or changes necessary in the project.

d. Following the CONSULTANT's preparation of any necessary applications to governmental bodies, to arrange for submission of all applications.

e. When appropriate, authorizing Task Orders equal to or less than limits prescribed for Continuing Contracts pursuant to the provisions of FS 287.055(g) and applicable rules, regulations, r policies of the City.

SECTION 7 - CHANGES IN SCOPE.

7.1 The CITY or the CONSULTANT may request changes in the Scope of Services of a Task Order. Such change(s), including any increase or decrease in the amount of the CONSULTANT's compensation for any Task Order pursuant to this Contract, which are mutually agreed upon by and between the CITY and the CONSULTANT, shall be incorporated by written formal amendment.

SECTION 8 - TERMINATION OF CONTRACT.

8.1 TERMINATION BY CITY FOR CAUSE. The CITY may terminate this Contract for any one or more of the following reasons:

a. If adequate progress on any phase of the assignment is not being made by the CONSULTANT as a direct result of the CONSULTANT's failure to perform.

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b. The quality of the services performed by the CONSULTANT is not in conformance with commonly accepted design codes and standards, standards of the CITY and the requirements of Federal and/or State regulatory agencies in effect as of the date of this Contract, and the particular services involved are considered by the CITY to be essential to the proper completion of any Assignment.

c. The CONSULTANT or any employee or agent of the CONSULTANT is indicted or has a direct charge issued against him/her for any crime arising out of or in conjunction with any work that has been performed by the CONSULTANT.

d. The CONSULTANT becomes involved in either voluntary or involuntary bankruptcy proceedings, or makes an assignment for the benefit of creditors.

e. The CONSULTANT violates the Standards of Conduct provisions of this Contract herein.

f. Sufficient funds are not available to continue its full and faithful performance to the Agreement.

g. Sub-standard or non-performance of Agreement.

h. The City wishes to terminate at any time and for any reason, upon giving sixty (60) days prior written notice to the CONSULTANT.

8.2 TERMINATION BY CONSULTANT FOR CAUSE. The CONSULTANT may cancel this Contract for the following reasons:

a. The CITY fails to meet its obligations and responsibilities as contained in the sections of this Contract describing the CITY's Rights and Responsibilities.

b. The CITY fails to pay the CONSULTANT in accordance with this Contract.

c. In the event of either of the causes described in this Contract, the CONSULTANT may send a certified letter requesting that the CITY show cause why the Contract should not be terminated. If adequate assurances are not given to the CONSULTANT within fifteen (15) days of the receipt by the CITY of said show cause notice, then the CONSULTANT may consider the CITY to be in default, and may immediately terminate this Contract.

8.3 TERMINATION BY CITY WITHOUT CAUSE. Notwithstanding any other provision of this Contract, the CITY shall have the right at any time to terminate this Contract in its entirety without cause, or terminate by specific Assignment without cause, provided that ten (10) days prior written notice is given to the CONSULTANT of the CITY's intent to terminate. In the event that a Task Order is terminated, The CITY shall identify the specific Task Order(s) being terminated and the specific Task Order(s) to be continued to completion pursuant to the provisions of this Contract. This Contract will remain in full force and effect

Sample Contract

as to all authorized Task Orders which are to be continued to completion under this type of arrangement.

8.4 PAYMENT IN THE EVENT OF TERMINATION. In the event this Contract or any Assignment is terminated or canceled prior to final completion without cause, payment for unpaid portion of the services provided by the CONSULTANT to the date of termination and any additional services thereafter will be determined by negotiation between the CITY and the CONSULTANT. No amount shall be allowed for anticipated profit on unperformed services or other work. In the event of termination for cause, the CITY may adjust any payment to take into account any additional direct costs to be incurred by the CITY due to such default.

8.5 ACTION FOLLOWING TERMINATION

a. Upon receipt of notice of termination, given by either party, the terminated party shall promptly discontinue all services and other work, unless the notice provides otherwise.

b. In the case of the CITY terminating the CONSULTANT, the CONSULTANT shall within ten (10) days or any extension thereto as may be mutually agreed to, deliver or otherwise make available to the CITY all reports, drawings, plans, specifications and other data and documents that have been obtained or prepared by the CONSULTANT in performing the Services under this Contract, regardless of whether the work on such documents has been completed or is in progress and said documents shall remain the property of the CITY. Notwithstanding the foregoing, the CONSULTANT shall not be held liable for the accuracy or reliability of any partially completed work delivered in accordance with this provision.

8.6 SUSPENSION

a. The performance of the CONSULTANT's service under any provision of this Contract may be suspended by the CITY at any time. In the event the CITY suspends the performance of the CONSULTANT's services hereunder, the CITY shall so notify the CONSULTANT in writing, such suspension becoming effective upon the date of its receipt by the CONSULTANT, and CITY shall promptly pay to the CONSULTANT all fees which have become due and payable to the CONSULTANT to the effective date of such suspension. The CITY shall thereafter have no further obligation for payment to the CONSULTANT for the suspended services unless and until the CITY notifies the CONSULTANT that the services of the CONSULTANT called for hereunder are to be resumed. Upon receipt of written notice from the CITY that the CONSULTANT's services hereunder are to be resumed, the CONSULTANT shall complete the services of the CONSULTANT called for in this Contract and the CONSULTANT shall, in that event, be entitled to payment of the remaining unpaid compensation which becomes payable to the CONSULTANT under this Contract, same to be payable at the times and in the number specified herein. In no event will the compensation or any part thereof become due or payable to the CONSULTANT

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under this Contract unless and until the CONSULTANT has attained that state of work where the same would be due and payable to the CONSULTANT under the provisions of this Contract.

b. If the aggregate time of the CITY's suspension(s) of the CONSULTANT's Services under any Task Order of this Contract exceeds sixty (60) days, then the CONSULTANT and the CITY shall, upon request of the CONSULTANT, meet to assess the services performed hereunder up to the time of such meeting, the services remaining to be performed and the total compensation paid to the CONSULTANT hereunder and, during such meeting, shall have the option of negotiating a change in compensation to be paid to the CONSULTANT for the balance of the Services to be performed hereunder. No increase in compensation to the CONSULTANT shall be allowed unless it is based upon clear and convincing evidence of an increase in the CONSULTANT's costs attributable to the aforesaid suspension(s).

SECTION 9 - CLAIMS AND DISPUTES/REMEDIES.

9.1 CLAIMS AND DISPUTES. Any claims, disputes and/or matters in question between the parties arising out of or relating to this Contract, including claims for extra compensation, shall be filed in writing by the aggrieved party to the other party within forty-five (45) days of its occurrence. Should such claims not be formally submitted within said forty-five (45) day period, the aggrieved party agrees not to make such claim against the other party at any time in the future. Should any claim or dispute not be mutually resolved between the parties within sixty (60) days thereafter, the aggrieved party shall then seek to resolve the matter in accordance with the "Remedies" provisions of this Contract.

9.2 REMEDIES. Except as provided in Section 9.1 herein, all claims, disputes and/or matters in question between the CITY and the CONSULTANT arising out of or relating to this Contract, or the breach of it will be decided by Mediation if the parties hereto mutually agree, or in a court of competent jurisdiction. Venue for any dispute or formal litigation concerning this contract shall be in the appropriate court with territorial jurisdiction over the City of St. Pete Beach, Florida. In the event of a dispute or litigation, each party to such dispute or litigation shall be solely responsible for its own attorneys' fees and costs. This contract shall not be construed for or against any party hereto, without regard to which party is wholly or partly responsible for its drafting.

SECTION 10 - INDEMNITY AND INSURANCE.

10.1 GENERAL. To the fullest extent permitted by Florida law, the CONSULTANT shall indemnify and hold harmless the CITY and its officers and employees from liabilities, damages, losses, and costs, including, but not limited to, reasonable attorneys' fees, to the extent caused by the negligence, recklessness, or intentionally wrongful conduct of the CONSULTANT and other persons employed or utilized by the Consultant in the performance of the contract.

10.2 INSURANCE. The CONSULTANT will possess or obtain and continuously maintain the following insurance coverage, from a company or companion authorized to do business in

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the State of Florida, and will provide Certificates of insurance to the CITY, evidencing such insurance, within fifteen (15) days following the CONSULTANT's receipt of Notice to Proceed on the Assignment from the CITY. The insurance coverage shall contain a provision, which requires that prior to any changes or material alterations in the coverage, except aggregate coverage, thirty (30) days prior written notice will be given to the CITY. Specific insurance requirements may include:

a. WORKER'S COMPENSATION. The CONSULTANT must provide Worker's Compensation for all employees at the site location, and in case any work is subcontracted, will require the Subcontractor to provide Worker's Compensation for all of its employees.

b. COMMERCIAL GENERAL LIABILITY. The CONSULTANT must provide coverage for all operations as detailed in the Scope of Services including, but not limited to, Contractual, Products and completed Operations and Personal Injury. The limits will be not less than $2,000,000 Combined Single Limit (CSL) or its equivalent.

c. AUTOMOBILE LIABILITY. The CONSULTANT must provide coverage for all owned and non-owned vehicles for limits of not less than $1,000,000 CSL or its equivalent.

d. PROFESSIONAL LIABILITY INSURANCE. Annual Professional Liability Insurance must be maintained with coverage in an amount as detailed in the City of St. Pete Beach Request for Qualifications (RFQ) titled "Engineering and Consulting Services". Said Professional Liability Insurance shall provide for all sums which the CONSULTANT shall be obligated to pay as damages for claims arising out of negligent performance by the CONSULTANT, or any person or subcontractor employed by the CONSULTANT, in conjunction with this Contract. This insurance shall also be maintained for a minimum of three (3) years after completion of the CONSULTANT's services and/or construction and acceptance of the facilities designed by the CONSULTANT under the scope of this Contract including any amendment thereto.

e. CERTIFICATES OF INSURANCE. The CONSULTANT shall furnish all Certificates of Insurance forwarded directly to the following:

City of St. Pete Beach
155 Corey Avenue
St. Pete Beach, FL 33706

with information copied to the Designated Representative identified in this Contract. The Certificates shall clearly indicate that the CONSULTANT has obtained insurance of the type, amount and classification required by these provisions.

SECTION 11 - NEGOTIATION DATA.

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11.1 The CONSULTANT hereby certifies, covenants and warrants that accounting documentation and supporting data which has established compensation provided for in this Contract are accurate, complete and current as of the date of negotiation of the compensation terms contained in this Contract. It is further agreed that the CONSULTANT's compensation under this Contract may be adjusted to exclude any significant sums where the CITY determines the CONSULTANT's compensation was increased due to inaccurate or incomplete wage rates and other factual unit costs. All such price adjustments shall be made prior to the end of this Contract. Records of costs incurred under the terms of this Contract shall be maintained and made available to the CITY during the period of this Contract and for five (5) years after final payment is made.

11.2 Copies of these documents and records shall be furnished upon request to the CITY at no cost. For the purpose of this Section, the end of this Contract shall be deemed to be the date of final acceptance of the work by the CITY.

SECTION 12 - OWNER OF DOCUMENTS.

12.1 It is understood and agreed that all documents, including detailed reports, plans, original drawings, survey field notebooks and all other data other than working papers, prepared or obtained by the CONSULTANT in connection with its services hereunder, shall be delivered to, or shall become the property of the CITY prior to final payment to the CONSULTANT. The CONSULTANT shall retain reproducible copies of all Documents for its files at Direct Reimbursable Cost. All Documents including drawings prepared by the CONSULTANT pursuant to this Contract are instruments of service in respect to the services described in the Assignment. Any reuse without written verification or adaptation by the CONSULTANT for the specific purpose intended will be at CITY's sole risk and without liability or legal exposure to the CONSULTANT; and the CITY shall indemnify to the maximum extent permitted by law and hold harmless the CONSULTANT from all claims, damages, losses and expenses including attorney's and expert's fees arising out of or resulting therefrom. Any such verification or adaptation by the CONSULTANT will entitle the CONSULTANT to further compensation at rates to be agreed upon by the CITY and the CONSULTANT.

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12.2 Any Documents given to or prepared or assembled by the CONSULTANT and its subcontractors under this Contract shall be kept solely as property of the CITY and shall not be made available to any individuals or organizations without the prior written approval of the CITY.

12.3 The CONSULTANT may maintain copies of all work performed under this Contract for the CITY.

12.4 The CONSULTANT shall not publish any information concerning this project without the prior written consent of the CITY.

12.5 The CONSULTANT should abide by the Florida Public Records law, more fully described in "Exhibit C."

SECTION 13 - STANDARDS OF CONDUCT.

13.1 CONSULTANT EMPLOYEES. The CONSULTANT warrants that it has not employed or retained any company or person, other than a bona fide employee working solely for the CONSULTANT, to solicit or secure this Contract and that the CONSULTANT has not paid or agreed to pay any person, company, corporation, individual or firm other than a bona fide employee working solely for the CONSULTANT any fee, commission, percentage, gift or any other consideration, contingent upon or resulting from the award of making of this Contract.

13.2 EMPLOYMENT ELIGIBILITY. The Consultant shall comply with all local, state and federal directives, orders and law as applicable to the contract. Beginning January 1, 2021, every public employer, contractor, and subcontractor shall register with and use the E-Verify system to verify the work authorization status of all newly hired employees. A public employer, contractor, or subcontractor may not enter into a contract unless each party to the contract registers with and uses the E-Verify system under 448.095, Fla. Stat.

a. Consultant agrees to comply with all applicable portions of Fla. Stat. 448.095. Contractor must use the U.S. Department of Homeland Security's E-Verify System, https://e-verify.uscis.gov/emp to verify the employment eligibility of all employees hired on or after January 1, 2021, during the term of this Agreement.

b. Subcontractors (i) Consultant shall also require all subcontractors performing work under this Agreement to use the E-Verify system for any employees they may hire during the term of this Agreement; (ii) Subcontractors shall provide Consultant with an affidavit stating the subcontractor does not employ, contract with, or subcontract with an unauthorized alien, as defined by Fla. Stat. 448.095; (iii) Consultant shall provide a copy of such affidavit to the City upon receipt and shall maintain a copy for the duration of the Agreement.

c. Consultant must provide evidence of compliance with Fla. Stat. 448.095 by January 1, 2021. Evidence may consist of, but is not limited to, providing notices of Consultant's E-Verify number.

d. Failure to comply with this provision is a material breach of the Agreement, and the City may choose to terminate the Agreement at its sole discretion. Consultant may be liable for all costs associated with the City securing the same services, inclusive, but not limited to, higher costs for the same services and rebidding costs, if necessary. Any challenge to termination under this provision must be filed in the Circuit Court no later than 20 calendar days after the date of termination. If this agreement is terminated for a violation of the statute by the Consultant, the Consultant may not be awarded a public agreement for a period of one (1) year after date of termination.

13.3 CONSULTANT COMPLIANCE WITH LAWS. The CONSULTANT shall comply with all Federal, State and local laws and ordinances in effect on the date of this Contract and applicable to the work or payment for work thereof, and shall not discriminate on the grounds of race, color, religion, sex or national origin in the performance of work under this Contract.

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13.4 CONFLICT OF INTEREST. The CONSULTANT hereby certifies that no undisclosed conflict of interest exists with respect to the present Contract, including any conflicts that may be due to representation of other clients, other contractual relationships of the CONSULTANT, or any interest in property which the CONSULTANT may have. The CONSULTANT further certifies that any apparent conflict of interest that arises during the term of the Contract will be immediately disclosed in writing to the CITY. Violation of this Section will be considered as Justification for immediate termination of this Contract under the provisions of Section 8.1.

13.5 REMOVAL OF EMPLOYEE. The CITY is empowered to require the CONSULTANT to remove any employee or representative of the CONSULTANT from working on this Assignment which the CITY determines is not satisfactorily performing his assigned duties or is demonstrating improper conduct. The CITY shall notify the CONSULTANT in writing of the CITY's objections prior to the CONSULTANT's removal of any employee or representative.

13.6 PUBLICATION. The CONSULTANT shall not publish any documents or release information to the media without prior approval of the CITY.

SECTION 14 - ACCESS TO RECORDS/AUDIT.

14.1 RECORDS MAINTENANCE. The CONSULTANT shall maintain books, records, documents, time and costs accounts and other evidence directly related to its performance of services under this Contract. All time records and cost data shall be maintained in accordance with generally accepted accounting practices. The CONSULTANT shall also maintain the financial information and data necessary to determine overhead rates in accordance with the requirements of Federal and State regulatory agencies and this Contract. The CITY, or any of its duly authorized representatives, shall have access within forty-eight (48) hours to such books, records, documents and other evidence for inspection, audit and copying. Copying of CONSULTANT's books, records, documents, time records and cost accounts and other evidence shall be at the CITY's expense.

14.2 ACCESS TO RECORDS. The CONSULTANT shall maintain and allow access to the records required under this Section for a period of five (5) years after the completion of the services provided under this Contract and date of final payment for said services, or date of termination of this Contract as may have been exercised under the terms of this Contract.

SECTION 15 - CODES AND DESIGN STANDARDS.

15.1 All of the services to be performed by the CONSULTANT shall in the minimum be in accordance with commonly accepted design codes and standards, standards of the CITY and the requirements of any Federal and/or State regulatory agencies in effect as of the date of this Contract. The CONSULTANT shall be responsible for keeping appraised of any changing codes or requirements, which requirements must be applied to the Assignment to be performed under this Contract. Any new codes or requirements becoming effective subsequent to the effective date of this Contract that require an additional level of effort to be performed by the CONSULTANT beyond that covered under the scope of this Contract

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shall be subject to negotiation for an increase in scope and compensation by an amendment to this Contract.

SECTION 16 - ASSIGNABILITY

16.1 The CONSULTANT shall not sublet, assign or transfer any interest in this Contract, without prior written approval of the CITY, provided that claims for the money due or to become due the CONSULTANT from the CITY under this Contract may be assigned to a bank, trust company or other financial institution without such CITY approval. Notice of any such assignment or transfer shall be furnished promptly to the CITY.

SECTION 17 - CONTROLLING LAWS

17.1 This Contract is to be governed by the laws of the State of Florida.

SECTION 18 - FORCE MAJEURE

18.1 Neither party shall be considered in default in performance of its obligations hereunder to the extent that performance of such obligations, or any of them, is delayed or prevented by Force Majeure. Force Majeure shall include, but not be limited to, hostility revolution, civil commotion, strike, epidemic, fire, flood, wind, earthquake, explosion, any law, proclamation, regulation or ordinance or other act of government, or any act of God or any cause whether of the same or different nature, existing or future; provided that the cause whether or not enumerated in this Section is beyond the control and without the fault or negligence of the party seeking relief under this Section.

SECTION 19 - EXTENT OF CONTRACT

19.1 This Contract, together with the RFQ titled "insert name of RFQ." (issued Click or tap to enter a date.), the proposal submitted Click or tap to enter a date., and the Exhibits hereinafter identified and listed in this Section 19, incorporated herein and made a part hereof by this reference, constitute the entire Agreement between the CITY and the CONSULTANT and supersede all prior written or oral understandings in connection therewith. This Contract may only be amended, supplemented or modified by a formal Amendment or Change Order to this Contract. The Exhibits supplemental to and made a part of this Contract are as follows:

Exhibit A: Scope of Services.
Exhibit B: Task Order Form.
Exhibit C: Addendum

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IN WITNESS WHEREOF, the Parties have executed this Contract on the day and year set forth below.

Corporate Consultant Name:	**City of St. Pete Beach:**
Signature: _____	Signature: _____
By: _____	By: Frances Robustelli
Its: _____	Its: City Manager
Date: _____	Date: _____

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

_____
Ralf Brookes
City Attorney

ATTEST:

_____
Ginny Bodkin
Acting City Clerk

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EXHIBIT "A"

SCOPE OF SERVICES

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EXHIBIT "B"

TASK ORDER FORM

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EXHIBIT "C"

Addendum

CITY OF ST. PETE BEACH, FLORIDA
STANDARD CONTRACT ADDENDUM

THIS ADDENDUM modifies the contract for services made and entered into this _____ day of _____, 2025, by and between the CITY OF ST. PETE BEACH, a Florida municipality, hereinafter referred to as the "City", and _____, hereinafter referred to as "Contractor" to include the following terms of this contract Addendum:

WITNESSETH:

WHEREAS, Section 119.0701, Fla. Stat., requires that certain public agency contracts must include certain statutorily required provisions concerning the contractor's compliance for Florida's Public Records Act; and

WHEREAS, Section 768.28, Fla. Stat., sets forth a limited waiver of sovereign immunity for tort liability for Florida public agencies; and

WHEREAS, Florida law requires that public agency contracts be subject to non-appropriation and thereby contingent upon appropriation during the public agency's statutorily mandated annual budget approval process; and

WHEREAS, Section 448.095, Fla. Stat., imposes certain obligations on public agencies with regard to the use of the E-Verify system by their contractors and subcontractors; and

WHEREAS, Section 287.133 and 287.135, Fla. Stat., provides restrictions on local governments contracting with companies that are on certain Scrutinized Companies lists or convicted vendor list; and

WHEREAS, additional terms required by Sections 282.3185(5) and (6) Fla. Stat. related to data management and Section 287.05701 Fla. Stat. related to social government and corporate activism are also added by virtue of this Addendum; and

WHEREAS, Section 286.101, Florida Statutes contains a list of "foreign countries of concern" including, the People's Republic of China, the Russian Federation, the Islamic Republic of Iran, the Democratic People's Republic of Korea, the Republic of Cuba, the Venezuelan regime of Nicolás Maduro, or the Syrian Arab Republic, including any agency of or any other entity under significant control of such "foreign country of concern". Any entity that does business with a state agency or political subdivision (subject to certain dollar amounts) must disclose certain of their dealings with those "foreign countries of concern" to the Florida Department of Financial Services; and

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WHEREAS, Section 787.06(13), Fla. Stat. provides that when a contract is executed, renewed, or extended between a nongovernmental entity and a governmental entity, the nongovernmental entity must provide the governmental entity with an affidavit signed by an officer or a representative of the nongovernmental entity under penalty of perjury attesting that the nongovernmental entity does not use coercion for labor or services as defined in such statute;

NOW, THEREFORE, in consideration of the covenants set forth herein, the parties agree to this addendum as follows:

1. Amendment. This Addendum hereby amends and supplements the terms of the Agreement. In the event of a conflict between the terms of the Agreement and terms of the Addendum, the terms of the Addendum shall prevail.

2. Public Records Compliance. City and Contractor agree that Contractor does not have the authority to contractually bind the City in any manner. Contractor agrees that, to the extent that it may "act on behalf" of the City within the meaning of Section 119.0701(1)(a), Florida Statutes in providing its services under this Agreement, it shall:

(a) Keep and maintain public records required by the public agency to perform the service.

(b) Upon request from the public agency's custodian of public records, provide the public agency 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 in this chapter or as otherwise provided by law.

(c) Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the contract if the contractor does not transfer the records to the public agency.

(d) Upon completion of the contract, transfer, at no cost, to the public agency all public records in possession of the contractor or keep and maintain public records required by the public agency to perform the service. If the contractor transfers all public records to the public agency upon completion of the contract, the contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the contractor keeps and maintains public records upon completion of the contract, the contractor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the public agency, upon request from the City's custodian of public records, in a format that is compatible with the information technology systems of the City.

(e) Pursuant to Section 119.0701(2)(a), Fla. Stat., **IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT:**
City Clerk/Public Records Custodian
cityclerk@stpetebeach.org
Phone: 727-363-9220

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155 Corey Avenue
St. Pete Beach, FL 33706
Fax: 727-541-8040

3. Public Records Compliance. Contractor authorizes the public agency to seek declaratory, injunctive, or other appropriate relief against Contractor in Pinellas County Circuit Court on an expedited basis to enforce the requirements of the previous section.

4. Compliance/Consistency with Section 768.28, Fla. Stat. Any indemnification or agreement to defend or hold harmless by City specified in the Agreement shall not be construed as a waiver of City's sovereign immunity, and shall be limited to such indemnification and liability limits consistent with the requirements of Section 768.28, Fla. Stat. and subject to the procedural requirements set forth therein. Any other purported indemnification by City in the Agreement in derogation hereof shall be void and of no force or effect.

5. Non-appropriation. City's performance and obligation to pay under this Agreement is contingent upon an appropriation during the City's annual budget approval process. If funds are not appropriated for a fiscal year, then the Contractor shall be notified as soon as is practical by memorandum from the City Manager or designee that funds have not been appropriated for continuation of the Agreement, and the Agreement shall expire at the end of the fiscal year for which funding has been appropriated. The termination of the Agreement at fiscal year end shall be without penalty or expense to the City, subject to the City paying all invoices for services rendered during the period the Agreement was funded by appropriations.

6. E-Verify Compliance. By entering into this Agreement, the Contractor is obligated to comply with the provisions of Section 448.095, Fla. Stat. "Employment Eligibility," as amended from time to time. This includes but is not limited to register with and use the E-Verify System to verify the work authorization status of all newly hired employees, and requiring all subcontractors to provide an affidavit to Contractor attesting that the subcontractor does not employ, contract with, or subcontract with, an unauthorized alien. Contractor agrees to maintain a copy of such affidavit for the duration of this Agreement. Failure to comply with this paragraph will result in the termination of this Agreement as provided in Section 448.095, Fla. Stat., as amended and Contractor will not be awarded a public contract for at least one (1) year after the date on which the Agreement was terminated. Contractor will also be liable for any additional costs to the City as a result of the termination of this Agreement in accordance with this paragraph. Contractor affirmatively states, under penalty of perjury, that in accordance with Section 448.095, Fla. Stat., Contractor is registered with and uses the E-Verify system to verify the work authorization status of all newly hired employees, that in accordance with such statute, Contractor requires from each of its subcontractors an affidavit stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien, and that Contractor is otherwise in compliance with Sections 448.09 and 448.095, Fla. Stat.

7. Compliance/Consistency with Scrutinized Companies Provisions of Florida Statutes. Section 287.135(2)(a), Fla. Stat., prohibits a company from bidding on, submitting a proposal for, or entering into or renewing a contract for goods or services of any amount if, at the time of contracting or renewal, the company is on the Scrutinized Companies that Boycott Israel List, created pursuant to Section 215.4725, Fla. Stat., or is engaged in a boycott of Israel. Section

Sample Contract

287.135(2)(b), Fla. Stat., further prohibits a company from bidding on, submitting a proposal for, or entering into or renewing a contract for goods or services over one million dollars ($1,000,000) if, at the time of contracting or renewal, the company is on either the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, both created pursuant to section 215.473, Fla. Stat., or the company is engaged in business operations in Cuba or Syria. The Contractor and City acknowledge that the amount of the contract is less than $1,000,000. Accordingly, Contractor hereby certifies that Contractor is not listed on the Scrutinized Companies that Boycott Israel List. Contractor further hereby certifies that Contractor is not engaged in a boycott of Israel or engaged in business operations in Cuba or Syria. Contractor understands that pursuant to section 287.135, Fla. Stat., the submission of a false certification may subject Contractor to civil penalties, attorney's fees, and/or costs. Contractor further understands that any contract with City for goods or services of any amount may be terminated at the option of City if Contractor (i) is found to have submitted a false certification, (ii) has been placed on the Scrutinized Companies that Boycott Israel List, or (iii) is engaged in a boycott of Israel. And, in addition to the foregoing, if the amount of the contract is one million dollars ($1,000,000) or more, the contract may be terminated at the option of City if the company is found to have submitted a false certification, has been placed on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or has been engaged in business operations in Cuba or Syria.

8. Disclosure Requirements for "Foreign Countries of Concern". If applicable, Contractor shall comply with the disclosure requirements set forth is Section 286.101 (3) (a), Fla. Stat., which requires "Any entity that applies to a state agency or political subdivision for a grant or proposes having a contract value of $100,000 or more shall disclose to the state agency or political subdivision any current or prior interest of, any contract with, or any grant or gift received from a "foreign country of concern" if such interest, contract, grant or gift received from a "foreign country of concern" if such interest, contract, grant or gift has a value of $50,000 or more and such interest existed at any time or such contract, grant or gift was received or in force at any time during the previous five (5) years. Such disclosure shall contain the name and mailing address of the disclosing entity, the amount of the gift or the value of the interest disclosed, the applicable "foreign country of concern", and, if applicable the date of termination of the contract or interest, the date of receipt of the grant or gift and the name of the agent or controlled entity that is the source or interest holder. Within one (1) year before applying for any grant or proposing any contract, such entity must provide a copy of such disclosure to the Department of Financial Services". Pursuant to Section 268.101(7), Fla. Stat.: "In addition to any fine assessed under [section 286.101(7)(a), F.S.], a final order determining a third or subsequent violation by an entity other than a state agency or political subdivision shall automatically disqualify the entity from eligibility for any grant or contract funded by a state agency or any political subdivision until such ineligibility is lifted by the Administration Commission for good cause."

9. Venue and Jurisdiction. Notwithstanding any of other provision to the contrary, this Agreement and the parties' actions under this Agreement shall be governed by and construed under the laws of the State of Florida, without reference to conflict of law principles. As a material condition of this Agreement, each Party hereby irrevocably and unconditionally: i) consents to submit and does submit to the jurisdiction of the Circuit Court in and for Pinellas County, Florida for any actions, suits or proceedings arising out of or relating to this Agreement. Both parties waive any right to file an action, suit or proceeding in Federal Court or remove any action, suit or

Sample Contract

proceeding to Federal Court.

10. Attorneys' Fees and Costs. Notwithstanding any of other provision to the contrary, if litigation ensues regarding this Agreement, each party hereto shall bear its own attorneys' fee and costs.

11. Public Entities Crime or Convicted Vendor List. Contractor agrees and assumes a continuous duty to disclose to the City if the Contractor or any of its affiliates as defined by Section 287.133(1)(a), Florida Statutes are placed on the Convicted Vendor List or the Antitrust Violator Vendor List maintained by the Florida Department of Management Services.

12. Data Management; Notice of Breach. Contractor shall cooperate with the City and provide timely incident reporting, response activities/fact gathering, public and agency notification, severity level assessment, after-action reports, etc., which the City must report in accordance with Sections 282.3185(5) & (6), Florida Statutes in the event of a data breach.

13. Environmental and Social Government and Corporate Activism. The City has not given preference or requested documentation from the Contractor based on Contractor's social, political or ideological interest. Contractor agrees to similarly not request documentation or give preference to any subcontractor based on the subcontractor's social, political or ideological interests.

14. Taxes. The City shall not be liable for any taxes and assessments imposed by a federal, state or local governmental agency to the extent that the City is exempt from same by Florida law, including but not limited to any sales or use tax.

15. No coercion for labor or services. The Contractor swears under penalty of perjury that the Contractor does not use coercion for labor or services as defined as follows:

"Coercion" means:

1. Using or threatening to use physical force against any person;
2. Restraining, isolating, or confining or threatening to restrain, isolate, or confine any person without lawful authority and against her or his will;
3. Using lending or other credit methods to establish a debt by any person when labor or services are pledged as a security for the debt, if the value of the labor or services as reasonably assessed is not applied toward the liquidation of the debt, the length and nature of the labor or services are not respectively limited and defined;
4. Destroying, concealing, removing, confiscating, withholding, or possessing any actual or purported passport, visa, or other immigration document, or any other actual or purported government identification document, of any person;
5. Causing or threatening to cause financial harm to any person;
6. Enticing or luring any person by fraud or deceit; or
7. Providing a controlled substance as outlined in Schedule I or Schedule II of Sec. 893.03, Fla. Stat. to any person for the purpose of exploitation of that person.

16. Force Majeure. The City reserves the right to suspend, modify or terminate this contract in the event of an act of god or act of man beyond the control of the parties, including but not limited to a hurricane, tropical storm, tornado, or other destructive weather event, flooding,

Sample Contract

pandemic, plague, war, armed conflict, domestic or foreign terrorism, riot, labor condition, state or federal governmental action, and catastrophic Internet disturbance, making performance inadvisable, economically impracticable, illegal, or impossible.

17. Conflicts. By entering into this agreement, the Contractor represents that it currently is not providing professional services to any third party person or entity on any project or development for which project or development approval is currently pending or proposed or for which an application is being prepared for submittal to the City of St. Pete Beach for review or approval and further agrees that during the term of this agreement, the Contractor will not provide professional services to any third party person or entity as to any project or development for which development or project approval is pending or proposed or for which an application is being prepared for submittal to the City of St Pete Beach for review or approval.

18. Additional Terms. Notwithstanding any of other provision to the contrary, the parties agree as follows:

A. None.

IN WITNESS WHEREOF, the parties hereto have executed and delivered this instrument on the days and year indicated below and the signatories below to bind the parties set forth herein.

Under penalties of perjury, and pursuant to Sec. 92.525, Fla. Stat., Contractor declares that Contractor has read the foregoing Section 15 above and that the facts stated in it are true.

Sample Contract

Stantec

Engineering and Consulting Services

City of St. Pete Beach
May 6, 2025



Title Page

1st Avenue Pier - City of St. Pete Beach



Section A | Title Page

CCNA-3/2025 Engineering and Consulting Services

Date:

May 6, 2025

Name of Firm:

Stantec Consulting Services Inc.
380 Park Place Blvd., Suite 300
Clearwater, FL 33759

Contact Person(s) Information:

Contract Manager: Chris Gamache, PE, QBI | Principal
Office: 727.431.1615
Mobile: 727.304.7346
Email: chris.gamache@stantec.com

Principal-in-Charge: Doug Stoker, PE | Senior Principal
Office: 727.431.1550
Mobile: 813.382.6668
Email: douglas.stoker@stantec.com

Deputy Contract Manager: Tom Burke, PE | Senior Principal
Office: 727.531.3505
Mobile: 727.294.0124
Email: tom.burke@stantec.com

Table of Contents

Waterfron Park Redevelopment - City of St. Pete Beach



Table of Contents

Professional Engineering and Consulting Services

City of St. Pete Beach | CCNA-3/2025

Section A – Title Page 1

Section B – Table of Contents 2

Section C – Letter of Interest 3

Section D – Statement of Qualifications and Profile of Firm 4

Section E – Services Approach 12

Section F – References 17

Section G – Insurance Requirements 27

Additional Requirements

- **Key Personnel Resumes** 29
- **Public Entity Criminal Affidavit Form** 41
- **Non-Collusion Affidavit Form** 43
- **Addenda Acknowledgements** 44
- **Proposed Contract Modifications** 53

Letter of Interest

Bridge Rehabilitation - City of St. Pete Beach



Stantec Consulting Services Inc.
380 Park Place Blvd.
Suite 300
Clearwater, Florida 33759

May 6, 2025

Attention:
John Taylor
City of St. Pete Beach
155 Corey Ave.
St. Pete Beach, FL 33706

CCNA-3/2025
Professional Engineering and Consulting Services

Dear Members of the Selection Committee

Stantec Consulting Services Inc. is pleased to submit our Statement of Qualifications to provide engineering and consulting services to the City of St. Pete Beach. As growth continues, the City of St. Pete Beach remains focused on maintaining safe and reliable physical and social infrastructure for its residents and visitors. We have provided responsive service to many local coastal communities, including the City of St. Pete Beach, on an as-needed basis for nearly 30 years. This vast experience affords us an unparalleled understanding of the unique challenges facing Florida's coastal communities, including sea level rise and uncertainty with respect to climate change, which includes impacts from storm events, and seasonal population changes.

Stantec has served the City of St. Pete Beach and desires to continue serving the City's needs as Engineer of Record while utilizing our proven skills and experience to achieve the City's vision for continued success. We also understand that as part of this contract, we may be called upon to provide emergency inspections following a natural disaster.

Your Contract Manager will be Chris Gamache, PE, QBI, and Deputy Contract Manager will be, Tom Burke, PE. You will benefit from their experience in general engineering, specifically relevant to Florida's coastal communities. Both Chris and Tom possess excellent leadership ability and local knowledge, combined with their current work experience with St. Pete Beach projects.

Stantec presents a full-service team capable of completing a variety of projects under this contract. We have chosen to pursue service lines with local staff available to assist the City immediately. For this contract, we propose providing services in the following categories, which are color-coded throughout this proposal:

- General Engineering Design Services
- Transportation Planning and Design Services
- Architectural Design Services
- Marine Facilities
- Urban Development Planning

Why the Stantec Team?

- ✓ **Small Team, Large Resources, Local Headquarters** – As your locally-based Engineer of Record, Stantec's Clearwater office is minutes from your offices, allowing for unprecedented response without the need for mobilization time.
- ✓ **Your Current Engineer of Record** – Having worked with the City for nearly 30 years, Stantec has successfully completed nearly 60 multi-disciplinary projects for the City. We are proud of our proven capabilities.
- ✓ **Grant Funding** – Stantec has previously obtained grant funding for the City and will work to identify project-specific funding sources. Our Certified Grant Specialist is committed to securing local, state, and federal grant money for you.
- ✓ **Cost-Conscious Measures** – Knowing that budgets are tight, we will continue to find innovative, cost-conscious, and sustainable solutions. Our experience with local governments and public institutions throughout West-Central Florida provides us with a unique understanding of cost processes and procedures for a variety of clients.

As one of St. Pete Beach's current General Engineering Service providers, we look forward to our continued positive relationship. We are proud to be a Pinellas County-based business and remain personally and professionally committed to the continued progress and development of the City. We are honored to commit the resources of Stantec to support in efficiently turning your vision into reality.

Doug Stoker PE
Firm Signatory, Principal-in-Charge
Phone: 727.431.1550
Mobile: 813.382.6668
douglas.stoker@stantec.com

Chris Gamache PE, QBI
Project Manager
Phone: 727.431.1615
Mobile: 727.304.7346
christopher.gamache@stantec.com

Statement of Qualifications and Profile Form

1st Avenue and 13th Street Intersection Improvements - City of St. Petersburg



Section D | Qualifications and Firm Profile

Stantec unites 31,000 specialists across 450+ locations to create buildings, infrastructure, and energy projects. Our services include project management, engineering, landscape architecture, historic preservation, and environmental sciences, all rooted in community and client relationships.

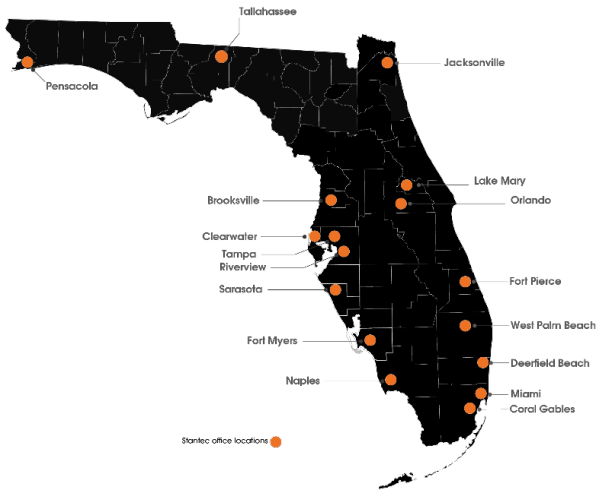
We tackle global challenges with expertise in sustainable engineering, architecture, and environmental consulting. Our diverse perspectives drive innovation on issues like climate change and digital transformation.

We are designers, engineers, scientists, project managers, and strategic advisors, working at the intersection of community, creativity, and client relationships to advance communities and redefine what's possible.

Location and Size of Staff

As one of the largest full-service civil design, planning, engineering, and environmental firms in the United States, Stantec has built a reputation for quality and cost-effective services. We have nearly 400 staff working in the Tampa Bay area, giving the Company a strong local focus with specialized teams positioned throughout the state.

This contract will be primarily supported by staff from our Clearwater and surrounding area offices. Depending on the specialized talent needed for each project, we can pull from our staff throughout Florida. We currently have 54 professionals assigned to this contract.



Primary Office Location

- 380 Park Place Blvd., Suite 300, Clearwater, FL 33759
  P: 727.531.3505

Supporting Office Locations

- 777 S. Harbor Island Blvd., Suite 600, Tampa, FL 33602
  P: 813.223.0009
- 3915 Crescent Park Dr. Riverview, FL 33578
  P: 813.664.4500

Communication Process to be Used with Project Team

Effective communication is crucial for business success, often determining the difference between success and failure or profit and loss. Stantec's project team recognizes this and adheres to strong communication protocols, detailed in Section E Services Approach, for General Engineering Service contracts.

Technical Background

Numerous agencies turn to Stantec for help navigating complex engineering challenges because of our reputation for integrity, responsiveness, and innovation. Our clients benefit from the wealth of knowledge and experience of our multi-disciplinary team of professionals. Stantec senior staff and management are highly regarded and respected throughout private and public sectors for their technical expertise, science-based approach, and ability to provide sustainable business solutions. For additional information, visit www.stantec.com/en.

- City of St. Pete Beach
- City of Gulfport
- City of Madeira Beach
- City of St. Petersburg
- City of Treasure Island
- City of Clearwater
- City of Dunedin
- City of Fort Myers
- City of Largo
- City of New Port Richey
- City of Oldsmar
- City of Pinellas Park
- City of Safety Harbor
- City of Seminole
- City of Tampa
- City of Tarpon Springs
- City of Temple Terrace
- Town of Belleair
- Collier County
- Hernando County
- Hillsborough County
- Manatee County
- Pasco County
- Pinellas County

We take pride in remaining at the forefront of technology with the ability to respond to the ever-changing needs of clients in the engineering, architectural, and construction industry. Stantec offers a broad range of professional services, including:

- Transportation Engineering and Planning
- Traffic Operations
- Structural Engineering Services
- Bridge and Roadway Design
- Environmental Services
- Grant Writing
- Civil/Site Design
- Architecture
- Landscape Architecture
- Water/Wastewater Facilities Design
- Water Resources
- Drainage & Stormwater Management
- Project Permitting
- GIS/Asset Management
- Construction Inspection and Administration
- Historic Preservation

Firm/Team Capabilities

As one of the largest civil design, planning, engineering, and environmental firms in the United States, Stantec has built a reputation for quality and cost-effective services. We have nearly 400 staff working in the Tampa Bay area, giving the Company a strong local focus with specialized teams positioned throughout the state.

Stantec's story is the story of our relationships with our clients. It's the story of how we've continued to improve the quality of life in communities around the world while working behind the scenes through our projects. We take pride in a long history of being part of the communities we serve. We started in 1954 as a one-person firm, and today, the Stantec community unites approximately 31,000 employees working in over 450 locations across 6 continents.

Our work—professional consulting in engineering, planning, landscape architecture, architecture, interior design, surveying, environmental sciences, project management, and project economics—begins at the intersection of community, creativity, and client relationships. With a long-term commitment to the people and places we serve, Stantec connects to projects on a personal level and advances the quality of life in communities across the globe.

With a roster of comprehensive services, our company supports clients at every stage, from initial concept and financial feasibility to project completion and beyond.

Our multidisciplinary approach to each project serves both public and private sector clients in a diverse range of markets and allows us to capitalize on our comprehensive experience and skills to develop innovative solutions that are responsive to community needs. Working with integrated teams, we can provide our clients with proven strategies to best achieve their goals.

Our Services

Transportation Engineering – Stantec specializes in transportation services, addressing challenges related to vehicular traffic, pedestrians, bicyclists, golf carts, scooters, buses, rail, airports, and ports. Our skilled highway and traffic engineers and planners stay current with the latest developments, technology, environmental issues, economic considerations, and regulations at all levels. We also excel in conducting feasibility studies for various transportation improvements. Our transportation experts provide tailored solutions to meet your project goals, offering comprehensive services from concept planning and environmental studies to final design and construction support.

Traffic and Intelligent Transportation Systems – Stantec's Traffic Operations Group offers comprehensive traffic engineering services, including planning, safety and traffic studies, signal, signing and pavement marking, Intelligent Transportation System (ITS), and lighting design. Their staff is well-versed in state and county policies and practices and can handle projects of any size with in-house drainage and structural design support.

Their investigative approach involves collecting various data, such as 24-hour approach volumes, turning movement counts, signal equipment inventory, intersection geometry, signal timings, controller settings, and crash reports. After data collection, they perform detailed analyses and provide design recommendations. Stantec utilizes the latest applications to ensure effective design solutions. Their team has extensive experience in ITS and Advanced Traffic Management System (ATMS) plan design.

Stormwater Services – Stantec specializes in stormwater and floodplain management, water quality improvements, Best Management Practices (BMPs), Low-impact Development (LID), Project Development and Environment Study (PD&E), and pump station design. We coordinate major infrastructure projects, focusing on design, permitting, modeling, plan/specification preparation, National Pollutant Discharge Elimination System (NPDES) activities, total maximum daily load (TMDL) analysis, Geographic Information System (GIS), civil and environmental engineering, utility coordination, and construction services.





Civil Engineering – Stantec's community development department offers a team of professionals who can provide you with advice, leadership, attention to detail, and the entrepreneurial spirit you need to complete your project successfully on time, on budget, and without compromise. Our civil engineering project managers and their teams are technical experts who specialize in providing various services. These include project reporting and updating, site dimensioning and geometry, site grading design and earthwork analysis, erosion control and NPDES permitting, street and roadway design, storm drainage and treatment facilities, sustainable and LEED design, sanitary sewer and water system design, value engineering strategies, project budgeting and schedules, private utility design and coordination, and permit expediting.

Our team of civil engineers has the expertise in a variety of specialties that will help develop your specific project. These specialties encompass health care facilities, renewable energy, institutional projects, worship centers, active adult communities, affordable housing, operation and maintenance facilities, tribal lands, distribution facilities, tourism/resort/hospitality projects, planned communities, brownfield development, higher education, K-12 education, mixed-use developments, franchise utilities, retail/commercial projects, multi-family residential developments, office/business parks, and design build projects.

Structural Engineering – Having engineered millions of square feet from small specialty buildings to multi-building campuses to high-rises, our role remains the same: to bring architectural designs to reality by exploring multiple structural systems to capture the maximum market value for our clients. We are committed to being a proactive team player in the collaborative process for all phases of building design and construction to successfully meet project goals. Our cost-effective, functional structural designs are readily constructible with little disruption to surrounding sites, as well as flexible to accommodate future needs or connect to existing structures.

Bridge Design, Repair, and Rehabilitation – Stantec's experienced bridge design team applies structural design expertise to both new and existing pedestrian and highway bridges made of concrete, steel, or timber. We offer design capabilities to help private and public sector clients achieve successful solutions for new construction, replacement, rehabilitation, and repair of existing structures. Given the growing concerns about deteriorating infrastructure, inspecting and evaluating the condition of existing bridges and structures is a vital part of Stantec's structural engineering services. To that end, we have helped many public sector clients find cost-effective solutions.

Coastal and Marine Engineering – Stantec has extensive experience in coastal and waterfront marine projects, including marinas, boating access facilities, coastal parks, boat ramps, boardwalks, piers, and fishing docks. Our coastal engineers offer services for dredging, beach renourishment, wind and wave mitigation, flushing studies, mooring fields, and larger port design projects. The focus of our marine design is on sea-level rise and resiliency, which benefits the coastal communities in selecting materials, hazard mitigation design, and developing sustainable concepts.

Parks and Recreation Facilities – Stantec has a long-standing history of excellence in parks and recreation and Community Redevelopment Agency (CRA) type work, having won awards from both the Florida Recreation and Park Association (FRPA) and National Recreation and Park Association (NRPA) over the last 5 years. Having a full-service team in-house allows not only for constant work sharing between our respective discipline groups but also fosters an atmosphere for "outside" thinking when it comes to the development of creative solutions for the client. Since many parks involve building structures, roadway and utility infrastructure, storm water considerations, landscape architecture, sport field design, lighting, and environmental issues, we feel that park work best describes Stantec's capabilities.

Architecture and MEP – One of the best resources of the Stantec team is having our in-house architecture and MEP services. With a seasoned team of both architects and engineers working under the same roof, projects are approached in a holistic view with all disciplines working in harmony to achieve the same goal. In addition, our architectural, structural, and MEP professionals work with state-of-the-art software, which allows for 3D modelling and better conflict detection and resolution capabilities.

Urban Development – Urban Places is more than just a collection of technical skills—it's an integrated approach that "connects the dots." Bringing together our best minds in multiple disciplines allows us to solve complex problems and unlock bigger urban opportunities. We've found that unexpected pairings can lead to great ideas, and we build project teams to capture those kinds of sparks while ensuring strong project management and effective working relationships. A company-wide commitment to designing with the community in mind unites the team in another keyway: our architects, engineers, planners, urban designers, and economists know how their active involvement improves their communities. That translates directly to their work and a commitment to improving your community.

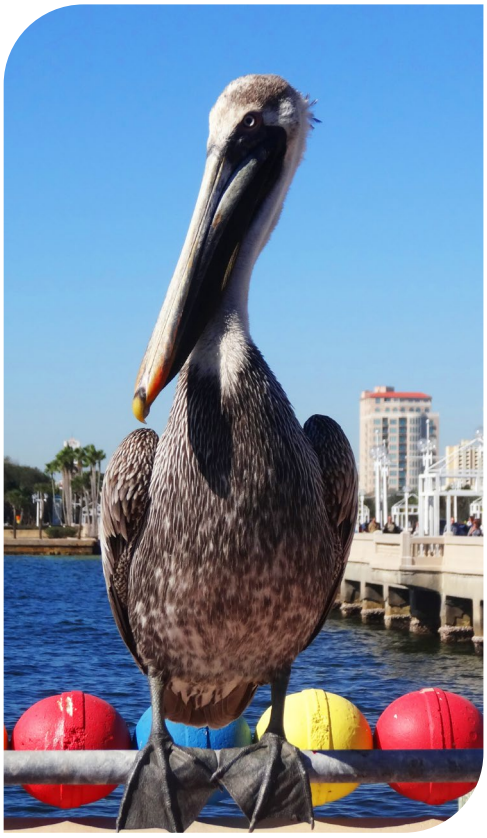
GIS Services – Stantec provides GIS services for modeling, mapping, and asset management. We can create plans or provide design projects in GIS format to be incorporated into the City's existing GIS or even act as a base on which additional layers could be added for asset management and operations of utility systems. We recently provided these services to the City of Riviera Beach for their entire citywide stormwater system.

Surveying / Geospatial / Geotechnical – Stantec offers comprehensive surveying and mapping services to define land boundaries, physical features, and the built environment. Utilizing advanced tools like GPS, GIS, 3D laser scanners, and aerial photogrammetry, Stantec provides innovative solutions for both remote and complex urban settings. Their projects span various sectors, including residential, industrial, highway, rail, aviation, utility and power, environmental, oil and gas, federal, and institutional.

Geospatial science involves the collection, analysis, display, and management of spatial information, while the art lies in interpreting this data for legal land definitions or supporting mapping, design, and construction activities. Stantec's experts address unique logistical and technical aspects of each project, offering services such as boundary and cadastral surveys, topographic mapping, construction staking, residential builder layout, ALTA/ACSM surveys, 3D laser scanning, geodetic and control surveys, route surveys, as-built surveys, aerial photogrammetric mapping, water rights surveys, hydrographic/bathometric mapping, and subsurface utility engineering.

Water Resources – We specialize in protecting and restoring sensitive water resources, exploring new water sources, and managing risks from sedimentation and flooding. Understanding the relationship between groundwater and surface water systems requires expertise in geology, geomorphology, hydrology, and hydrogeology. Our advanced modeling tools help analyze these complex systems, providing insights into the potential impacts of developments.

Landscape Architecture – Landscape architecture combines aesthetics, function, and human well-being to achieve sustainability. Through analysis, planning, and design, we create inspired landscapes that reflect context and user needs. Whether an urban park, a restored wetland, a town center, an athletic complex, a waterfront destination, or transportation facility enhancement, our landscape architects make valuable contributions to the quality of life in our communities.

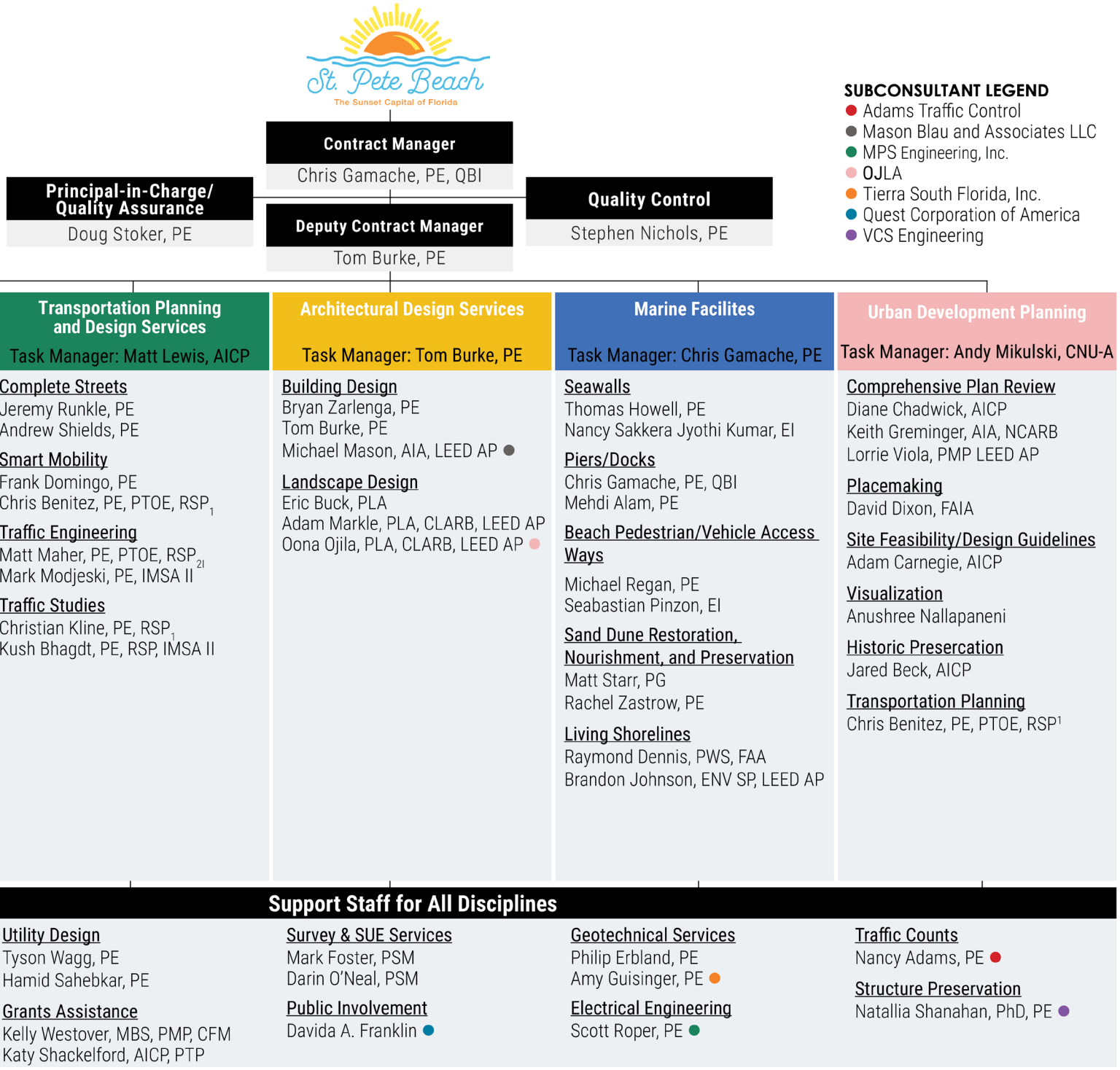


Utility Engineering Services – We have worked with public water & sewer utilities throughout Florida, in the areas of pump stations, water distribution, gravity collection systems, reclaimed water systems, telemetry and SCADA systems, and are familiar with the local, county, and regional regulatory requirements, permitting processes, and the typical conditions placed upon construction and operational permits. Stantec utility engineers are backed by longstanding relationships with other consultants with specialized expertise to support utility design.

Environmental Services – Stantec is dedicated to provide innovative and effective solutions to meet our clients' needs. We specialize in various technical areas such as due diligence, biological sciences (fish, wildlife, vegetation, water quality), noise and air quality, hydrology and hydrogeology, geomorphology, geotechnical engineering, contaminated sites engineering (assessment, remediation, risk assessment, etc.), archaeology and paleontology, environmental management, and public consultation.

We offer our services throughout all phases of a project, including acquisition, design, regulatory approvals, construction, operation, closure, and decommissioning. Our passion for environmental services drives our work, whether we are gathering data to permit a new facility or collaborating on a plan to remediate an old one. We strive to find the balance between progress and protection.

Organizational Chart



Stantec's Team of Professionals

Stantec has assembled a team of highly experienced professionals for the City of St. Pete Beach, leveraging their extensive knowledge and engineering/environmental expertise in West-Central Florida, particularly in St. Pete Beach and Pinellas County. Chris Gamache, PE, QBI, Stantec's Contract Manager, will lead the contract efforts, coordinating closely with Deputy Project Manager Tom Burke, PE. Both have significant experience with the City, bringing valuable local knowledge, project management, and leadership skills.

Chris and Tom will remain with the contract throughout the term of the Professional Services Agreement and will not be replaced without prior City approval. Brief overviews of Stantec's key personnel, highlighting their technical backgrounds and experience, are included below. Resumes for key personnel are provided in Section 5, Additional Requirements.



Principal-in-Charge/QA Manager

Florida PE #50659
32 years of Experience

Doug Stoker PE

Doug has extensive experience in all aspects of surface transportation analysis and design, including a long history of bridge and structure design as well as project management on conventional and design-build projects.

As a Principal-in-Charge and quality assurance manager, Doug plays a pivotal role in ensuring the highest standards of quality and excellence in transportation design projects. His involvement extends to all aspects of the project lifecycle, from initial planning and design to construction oversight. Doug's deep understanding of transportation engineering principles and industry best practices enables him to effectively guide project teams and identify potential issues.



Contract Manager/Marine Task Manager

Florida PE #82122
23 years of Experience

Chris Gamache PE, QBI

Chris has experience working on municipal General Engineering Service Contracts. Having served municipal, coastal clients in Florida, his experience is most notable on structural engineering projects, particularly single and multiple span bridges, deep and shallow foundations, seawall inspection, bridge rehabilitation and replacement, truss bridges, railroad bridges, staged construction, accelerated construction techniques, precast components, SPMT bridge moves, and PBU superstructures. Chris is well-versed with AASHTO LRFD Bridge Design Specifications, AASHTO Standard Specifications for Highway Bridges, AASHTO Manual for Bridge Evaluation, AREMA Manual for Railway Engineering. Chris is proficient with steel, concrete, timber, prestressed beam, cantilever abutment/retaining wall, deep foundation, reinforced elastomeric bearing, sheet pile/soldier pile wall, bulkhead, and substructure tieback design.



Deputy Contract Manager/ Architectural Task Manager

Florida PE #58566
34 years of Experience

Tom Burke PE

Tom has a strong background managing government General Engineering Contracts for Cities, Counties, Water Management District, U.S. Army Corps of Engineers, and Department of Defense clients. He is a Senior Project Engineer and Principal in the Community Development group situated in the Clearwater office. Tom has served as the Engineer of Record on numerous municipal projects including infrastructure buildings, Judicial Centers, City Halls, Detention Centers, Emergency Operation Centers, Fire Stations, Public Works facilities, Utilities, Master Planning, Park and Recreation (trails and sport courts/fields), stormwater design and inspections, and due diligence reporting. Tom's design experience includes programming, conceptual planning, schematic design, design development, construction documents, specifications, cost estimating, permitting, bid support, and post-design construction services. Tom also manages the quality assurance/quality control process within the group. Tom mentors the engineers in training and provides design and management assistance to mid-level and senior staff members.



General Engineering Design Services Task Manager

Florida PE #62449
25 years of Experience

Jason Yam PE

Jason will be responsible for the day-to-day oversight of each project assigned under this discipline to ensure the City's design, budget, and schedule goals are met. Jason has considerable experience in project management of a local government roadway design project. With 25 years of experience, his expertise ranges from small rural to large interstate systems. He is extremely knowledgeable in the preparation of roadway plans, signing and pavement marking plans and maintenance of traffic plans. Jason is very experienced with FDOT and Florida Greenbook standards and requirements.



Transportation Planning and Design Services Task Manager

AICP Certified Planner #020956
25 years of Experience

Matt Lewis AICP

Matt brings more than twenty years of professional experience in all aspects of planning—from federal entitlements to zoning to capital and comprehensive planning. He has held public sector leadership positions in long-range planning, current planning, and zoning, as well as in strategic capital planning. Matt has experience in Federal programs such as New Starts and HUD programs, as well as the development of Long-Range Transportation Plans, Transit Development Plans, Comprehensive Plans, and Land Development Regulations. He has an empathetic sense for the realities of building and operating planning agencies. His passion lies in creating policies, regulations, and plans where implementation is realized through smart capital investment or public/private partnerships. This passion has led to multiple award-winning planning innovations in the Tampa Bay Region.

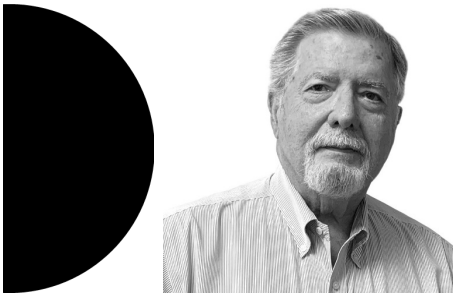


Urban Development Planning Task Manager

14 years of Experience

Andy Mikulski CNU-A

Andy is an experienced Urban Designer with work experience in both the public and private sectors. His private sector professional experience includes the full breadth of the built environment, where he has experience in project entitlement, master planning, landscape architecture, real estate development/finance, and military/defense planning. While with the City of Tampa, Andy served as the Urban Design Coordinator, managed the city's land development code amendment process, and developed vision plans for city-owned properties. Andy understands the interconnectedness of all the development disciplines and how the regulatory and financial spheres influence a project. He believes in using time-tested, cost-effective urban design techniques to bring long-lasting value to communities and clients.



Quality Control

50 years of Experience

Stephen Nichols PE

Stephen has over 50 years of transportation experience. At Florida's Turnpike Enterprise, he served as the Roadway Design Engineer, overseeing reviews and design issues for design-bid-build and design-build projects. He also managed Errors and Omissions actions, the Quality Control Program, and represented the Turnpike in Central Office initiatives and procedures. Stephen's expertise spans project management, roadway and bridge design, program management, and business development.

Currently at Stantec, Stephen manages Quality Control activities for Transportation projects statewide, ensuring thorough review and verification of client documents. He also coordinates work tasks and project schedules to facilitate timely reviews and control plan revisions.

Subconsultants

Overviews of our proposed subconsultants are detailed below. Additional subconsultants may be brought to the team, as required, by needs that might arise from this contract. We will always work with the City to determine the best and most appropriate subconsultants to complete projects that may arise from this contract.

Adams Traffic, Inc. **Adams Traffic, Inc**. has provided traffic data collection services in Florida for 24 years. AT serves as the traffic data collection subconsultant on numerous FDOT districtwide contracts, including traffic and safety studies, annual statistics counts, signal re-timing, and PD&E studies.

Mason Blau and Associates LLC is an architectural firm located in Clearwater, Florida. They excel in designing complex environments, including healthcare, education, government, and commercial buildings. MBA is renowned for its innovative consulting, planning, and design services, all while maintaining strict budget and schedule constraints. Their successful track record demonstrates their ability to integrate these services efficiently, resulting in time and cost savings on every project. Notably, their portfolio features LEED-certified spaces and hurricane-resistant buildings.

MBA

MPS ENGINEERING **MPS Engineering, Inc.** specializes in electrical engineering services and is particularly known for its detailed design plans for both new and renovated construction projects. Over the past 35 years, the company has successfully designed over 4000 projects. MPS Engineering, Inc.'s comprehensive design services include shop drawing and submittal reviews, construction administration, value engineering analysis, and the preparation of construction documents. The company oversees projects from the initial design phase through to the end of construction. Additionally, MPS Engineering, Inc. offers code compliance analysis, construction feasibility and planning studies, energy reviews, cost estimation, and financial analysis. The team comprises licensed professionals, electrical engineers, designers, and experienced cost estimators. The company adopts a team approach, with a lead project engineer supported by designers and CAD operators, ensuring every project is supervised by a licensed professional electrical engineer.

Tierra South Florida, Inc., doing business as TSFGeo, is a full-service consulting firm specializing in Geotechnical Engineering, Construction Materials Testing, and Inspections. The firm offers a wide range of services, including test borings, engineering analyses and reports, AutoCAD and MicroStation plan sheets, laboratory soils testing, and construction engineering inspection services. TSFGeo's professional team is dedicated to providing quality, responsive service, and has established a reputation for sound approaches and professional competence in various technically demanding areas. Their services also encompass threshold/special inspection and roofing inspection services. Additionally, TSFGeo is a certified DBE with the FDOT and a certified SBE.

tsf

OJLA **OJLA**, a leading landscape architecture subconsultant. OJLA designs functional, sustainable, and inviting public spaces, including parks, plazas, campuses, and urban green spaces. With over 20 years of experience, their projects span the Tampa Bay Area, Central California, the Pacific Northwest, and Central Europe. OJLA integrates natural surroundings with built environments, using local materials and preserving resources. Their collaborative approach ensures projects meet expectations, stay within budget, and foster community pride. OJLA offers comprehensive services from design to construction administration.

Quest Corporation of America, Inc. is an experienced team of public information professionals with a cutting-edge approach to community outreach, public awareness. Established in 1995, QCA is DBE-certified through the FDOT and WMBE-certified through the Florida Office of Supplier Diversity. With associates strategically located locally and throughout the state, QCA associates have successfully provided public involvement and public information, media relations, public meeting/hearing support, intergovernmental coordination, and issue resolution on hundreds of high-profile projects.

QUEST

VCS ENGINEERING **VCS Engineering, Inc.** is known for excellence in the field of non-destructive testing, concrete evaluation, and rehabilitation throughout North America. With deep roots in the region, VCS brings a thorough understanding of the unique durability challenges that structures face in Florida's demanding climate. From reinforcement corrosion due to direct marine exposure to aerosolized chlorides in the air to soil erosion due to tidal action and hurricanes. The VCS local expertise ensures that every project is evaluated with the long-term resilience and performance needed for Florida's built environment.

Services Approach

Jail Campus Improvements - Pinellas County



Section E | Approach

As demonstrated throughout this statement of qualifications, the Stantec team includes leading professionals, with a unique combination of general and specialized engineering experience, who plan, design, manage, and deliver sustainable projects and community programs. We have built our reputation on providing our clients with responsive, economical solutions under continuing services contracts.

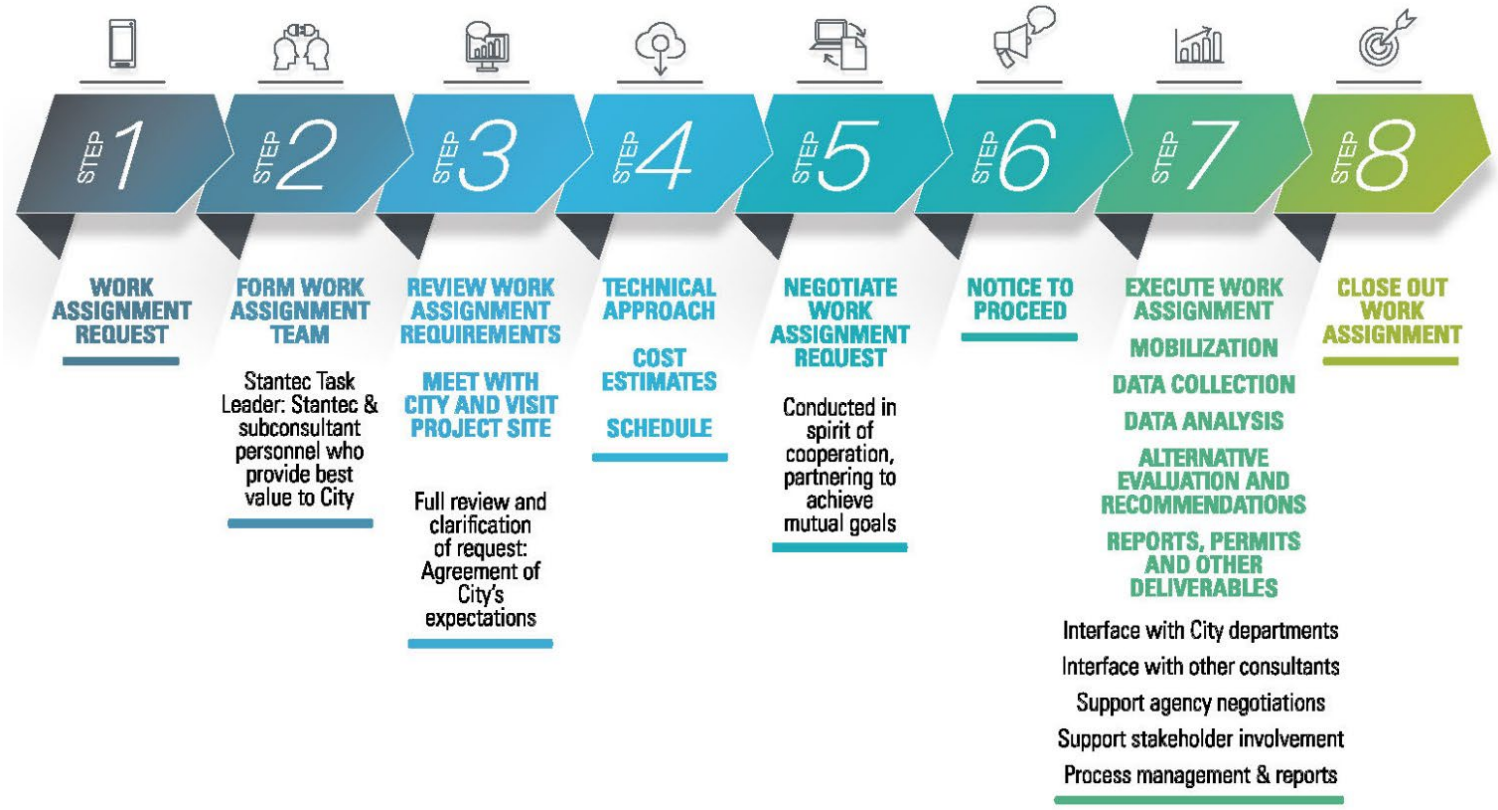
Project Management Plan

Stantec understands the aspects of design, coordination, and permitting involved in delivering successful engineering services. Our long history with analysis and design, coupled with our competent and dedicated staff, makes us the right choice for this contract. The first step is to draw from our lessons learned to develop a comprehensive project management plan. Our plan will ensure the project is:

- Completed on schedule
- Constructed at a cost that is within budget
- Correctly and promptly permitted
- Constructed without undue complications
- Easily operated and maintained once constructed

Approach to Work Assignments

Stantec's approach to work assignment execution is summarized below.



During the formation of work assignment teams, personnel from Stantec and its subconsultant organizations will be considered to best satisfy your technical and scheduling needs. Chris and Tom will oversee and maintain responsibility for the City for any specialty work assignments managed by a subconsultant.

- Each work assignment will likely have a unique set of client expectations that must be satisfied, particularly those involving multiple departments or a team effort with other sections/design consultants.
- As an early step in the work assignment process, we will meet with stakeholders to gain an understanding of the full breadth of goals and expectations in order to prepare a responsive technical scope, budget, and schedule, as well as to seek out opportunities for innovative approaches.
- Stantec's technical approach will be prepared by work assignment staff who will ultimately be responsible for each project's execution. The level of detail of our proposed approach and assumptions will be sufficient for the City to judge the adequacy and completeness of the work assignment plan as well as to support the accompanying cost estimate.

- A fee estimate will be prepared consistent with the proposed technical activities and related reporting requirements. The primary categories of cost (e.g., labor versus direct expenses versus subconsultant costs) will be segregated, providing a firm basis for discussions of scope and costs. Subconsultant costs will be solicited and documented as part of the cost estimating activity.
- A schedule will also be prepared to document key milestone dates for the assigned project. The schedule will be at an appropriate level of detail (e.g., at the principal task level) to allow the necessary operational flexibility while still documenting the critical endpoints.
- Execution of work in the field will commence upon Notice to Proceed, with the technical approach conforming to the approved scope of services. All work will be completed with appropriate Quality Assurance oversight.
- Upon successful completion of a work assignment, Stantec will proceed with project closeout in accordance with our established policy. The primary purposes of project closeout are to confirm there are no outstanding technical, contractual, financial, regulatory or legal issues, to retrieve and properly store all project information and files, including quality control documentation.

Effective Project Communication Management

Notice to Proceed (NTP) - Work will commence upon receipt of NTP, with the technical approach conforming to the approved scope of services.

Communication - A successful project hinges on the timely and accurate transfer of information between your Project Manager, Chris Gamache, PE, QBI, and Deputy Project Manager, Tom Burke, PE. Serving as the central point of contact, they will alleviate the City's burden and streamline interdisciplinary coordination. They will be responsible for disseminating information to the appropriate parties within Stantec and our subconsultants.

Ongoing Coordination – Similar to our previous contracts with the City, bimonthly project briefings will serve as a crucial method of coordination, where schedules, budgets, technical deliverables, and other project-related matters will be discussed. Chris will manage project activities to ensure that resources are appropriately allocated to meet budget, schedule, and quality expectations. Additionally, Chris will provide City staff with an accurate accounting of the overall project status.

Project Closeout - After completing each task assignment, Stantec will initiate the project closeout process. The main objective of project closeout is to ensure that there are no unresolved technical, contractual, financial, regulatory, or legal matters. Additionally, it involves retrieving and securely storing all project information and files, including quality control documentation.

Schedule Controls

Making and keeping schedule commitments in support of municipal projects is a must, not only to sustain the City's confidence in Stantec and to remain a viable business, but also to maintain the City's schedule commitments to the public on projects being supported by Stantec's work. With the manpower and resources available to the project team, we are confident that we can complete any project and meet all schedule commitments.

We will use our Microsoft Project and Primavera software to manage schedule performance and to plan resource utilization. Major work tasks will be planned as a series of subtasks, thereby accommodating a bottom-up approach at the schedule development stage; a proper linkage of predecessor and successor activities; and an effective management tool to track and adjust schedules as well as reallocate resources as the work proceeds. Weekly team meetings will be held throughout the project by the Contract Manager and Task Managers, with a major emphasis placed on reviewing progress and discussing upcoming milestones. Close coordination and working relationships between our Contract Manager, Work Assignment Managers, and their City counterparts will also help ensure timely project completion.

Responsiveness

Stantec knows that the applicable and relevant experience of our team is essential to the successful outcome of any project, but we also recognize that experience alone is not enough to ensure success. This experience must be innate to team members who are deeply committed, available to perform the task at hand, and employed by a firm ready to provide them the necessary tools and support the job requires. The Stantec team can attest that we have both the experience and commitment to make certain the assigned projects are one day reflected upon by the City. The proposed team's key personnel have been working together for many years. With the addition of new staff, we can expand our capabilities and knowledge base for years to come.

Our available resources will allow us to ensure schedule adherence with no gaps in labor commitment. The Stantec team offers the largest combination of pertinent resources available, with the depth and breadth of personnel to effectively service the City's needs under this contract in a timely and cost-effective manner. Our cross-trained staff allows us to remain flexible, such that full-time or part-time commitments of key staff to client projects can be accommodated.

Stantec's current and projected workload is consistent but not overwhelming, and we are planning to sustain steady growth over the next five years. The growth in personnel will blend with our long-term employees to offer the city a broader diversification of skills and the continuing commitment to the quality principles that have guided Stantec through the years.

During our years working with government agencies, we have completed projects ranging from small development planning projects to construction management for multi-million-dollar endeavors. Stantec firmly grasps and understands the unique requirements and strict protocols

involved when working with government clients and in the public sector. We believe that effective delivery that fosters long-term economic growth starts with the planning, feasibility, and pilot stages of any project. Our proven experience, systems, and processes can assist in delivering cost-effective projects that make a positive impact on the economy over the long term. We embrace these challenges and demands of servicing this market segment. We have the professional staff, expertise, and resources, and are ready to work with government agencies at all levels.

Interaction with the City

Stantec prides itself in our ability to deliver the resources of a larger firm while remaining nimble and responsive to client needs when called upon. This is the approach we have used in providing on-call services to our public agency clients, and we will continue to take that same approach when contacted by the City.

The purpose of a continuing contract is to have readily available resources to allow for a quick response. Stantec will respond immediately to task-order requests with a proposed scope and fee, typically within a day or two. We understand that changes to a project's scope or complexity occur during a project. By maintaining a frequent exchange of information between Stantec and the City's project manager, we ensure a no-surprises relationship. If scope changes are required, we will work with the City's project manager to prepare a detailed understanding of the additional work and the approximate time/budget to complete the work.

Coordination with Outside Groups

Stantec's coordination with other design consultants will typically take the form of technical information exchange. The Contract Manager will be primarily responsible for such intercompany coordination. Since we recognize that some future project scenarios could require more formal coordination efforts (e.g., if another company is assigned a specialty task by the City on a project being managed by Stantec), we are confident that such exceptional cases can be accommodated under the general scenario of having the Task Manager as the primary point of coordination. Stantec's involvement with outside stakeholders (including the public) will generally take the form of assistance to the City upon request, with presentations, workshops, newsletters, graphics, reports, etc. No direct communication will be made with outside groups without the approval of the City.

Budget Controls

Strict Cost Control – Stantec understands the need to be financially responsible and mindful of budget constraints. Once a scope of services has been agreed upon, Stantec will propose a reasonable fee that reflects the effort required to satisfy the scope, while meeting the City's expectations. The responsibility for cost control on projects lies with Chris Gamache, Stantec's Contract Manager.

Our advanced Oracle accounting system positions the company for sustained project management performance and compliance with Federal Cost Accounting Standards. The system provides all necessary information at the contract, project, and task levels for Chris to effectively manage the project budget. They receive monthly statements of all project charges and a monthly exception report for any project that exceeds certain performance measures.

Stantec is viewed as very competitive for the following reasons:

- Stantec provides nearly all services in-house, resulting in integrated services and cost savings. When subconsultants are necessary, Stantec provides no markup on their services.
- Our experienced staff develops comprehensive scopes of work the first time to identify all necessary services for your project. This avoids surprises from change orders for our services or unidentified obstacles during construction.
- Stantec uses small, focused work teams to complete your projects. Given our depth of resources, we are able to staff these teams with exactly the right mix of talent. Behind these small teams are nearly 450+ Florida associates specializing in all services necessary to meet your needs. Small teams and big resources save you money.
- The true value of Stantec services comes during construction when our projects are built. Experienced staff ensures our designs are correct the first time, resulting in fewer change orders and delays.
- Stantec helps clients identify, manage, and obtain grant funding for Brownfields redevelopment projects, again bringing added value to your bottom line.
- Over 85% of Stantec's work is from repeat clients who have evaluated Stantec's value compared to other engineering firms and continue to return to Stantec for the premier services we provide.

Construction Cost Estimating - As the construction industry continues to have ever-changing costs, it is imperative that your Engineer-of-Record provide accurate Engineer's Opinions of Cost to plan for upcoming work. Here are some of the steps Stantec has taken to ensure we address this for our clients:

- Stantec has developed an internal team of engineers and cost estimators who are tasked with monitoring changing construction costs. These individuals track past estimates compared to actual construction costs and provide necessary guidance to those preparing new estimates.
- Stantec routinely monitors construction industry journals, including Engineering News Record, Construction Industry News, and other publications for indicators of construction cost escalation.
- Stantec performs in-house constructability/bidability reviews and value engineering using our Construction Management division. This lets us

identify opportunities for savings and ensure a "buildable" design.

- Stantec often involves contractors prior to bidding to obtain input on specific construction cost elements that may impact the overall project bid. This further helps Stantec identify any obstacles that would prevent a contractor from bidding on the project, promoting a greater number of bidders and more competition.
- Finally, Stantec produces quality plans that help minimize construction change orders. While we may not be able to control rising industry prices, we can ensure you get the best value for your money because of our reputation and quality plans and specifications.

Stantec's Approach to Cost Control

We control engineering costs by being diligent and proactive. We look ahead to see if there are any issues that may delay the project or create extra work. We identify these items and take corrective action to maintain the project schedule and budget.

We manage construction costs by creating efficient plans. Our extensive experience collaborating with contractors on both conventional and design-build projects provides us with a keen eye for constructability. This emphasis reduces both construction duration and costs.

Unit Prices **-** Stantec has a deep understanding of the unit prices that control our clients' ability to construct projects within budget. We maintain a database of current unit prices from projects in surrounding areas. Our vast experience working with contractors on value engineering redesigns and design-build projects has given us a keen understanding of project elements that can cause costs to rise. We never want our cost estimate to be the "lowest bid", but we don't want to over-estimate costs and potentially cause critical project elements to be unnecessarily eliminated.

Project Specifications **-** Stantec's extensive construction and design-build experience gives us valuable insight to the importance of project specifications. Too often, an excellent set of design plans struggle to overcome inaccurate or incomplete specifications. Stantec has developed hundreds of specification packages for thousands of projects under professional engineering services contracts.

Quality Management Approach

The Quality Assurance/Quality Control (QA/QC) component of the organization is as important as the design and plans production process. Stantec has strong company policies on quality, employee workmanship, and error prevention. We know the City expects deliverables that have been thoroughly reviewed by highly qualified professionals. We believe the QA/QC component of our approach is a critical element of the design production process, so Stantec has robust QA policies in place.

Although our design professionals follow stringent internal QA/QC processes, it is our policy for senior professionals in each design discipline to perform independent reviews to ensure a quality product. These reviews focus not only on technical design standards and project scope requirements, but also on conflicts, cost, and constructability. Our QA/QC process emphasizes early identification of potential issues to minimize impacts to construction or the schedule.

The formal documentation process that Stantec will provide on every project will be detailed in a Quality Control Plan. This plan outlines the quality process and assures clear assignments of responsibilities to Stantec project team members. To summarize:

Quality Control (QC) Review - The purpose of the QC review is to check that the design criteria, reports, studies, calculations, plans, and other deliverables are in conformance with the contract and industry standards, procedures, and details.

Quality Assurance (QA) Review - The purpose of the QA review is to verify that the quality control procedure has been properly executed. Stantec will conduct in-house QA reviews on the project before each submittal.

Quality Assurance/Quality Control Process

Stantec uses a five-step QA/QC process to ensure that all reports, recommendations, and designs developed during the project are thoroughly checked and reviewed by qualified professionals. The plan is documented using a responsibility sign-off stamp and color-coded markups to track the checking and back-checking that occurs during the development of a project. All project deliverables are peer reviewed by staff members who have not been directly involved in their development. The level of review and processes is tailored to the individual work task. Each work task is thoroughly reviewed, and a QA/QC Plan is developed to meet the project-specific details, including the assignment of qualified staff. The project-specific QA/QC Plan will be submitted to the City Project Manager for review and comment.

STANTEC QUALITY CONTROL TRACKING STAMP		
PHASE I II III IV ___%	INITIAL	DATE
READY FOR QC (RP)		
QC REVIEW (QCR) YELLOW = OK, RED = CORRECTION, GRAPHITE = NOTES		
CONCURRENCE (RP) BLUE CHECK = OK, BLUE X-OUT = NO CHANGE		
CHANGES MADE ORANGE OVER RED		
VERIFIED (QCR) GREEN CHECK = OK, GREEN CIRCLE = FIX		

RESPONSIBLE PROFESSIONAL = (RP), QC REVIEWER = (QCR)

Before the Notice-to-Proceed meeting, Chris and Tom will verify that Stantec and its subconsultants have comparable QC Plans. Each subconsultant will follow approved procedures, document their QC activities, and make each document available for QA reviews and compliance audits. Subconsultants will certify that their work is being performed by the approved QC Plan prior to a phase submittal. Stantec will be responsible for its subconsultants' utilization of the QA/QC Plan.

- QC peer reviews will be coordinated on all work and documents prior to submittal. The reviewers will not be involved in the design process being evaluated and will serve as a "fresh set of eyes."
- Quality Reviewers will check for economy, constructability, maintainability, accuracy, adherence to standards and guidelines, adherence to project-specific requirements, completeness, and format.
- QC checking procedures will require documents to be marked for "QC Review," signed, and dated by the Quality Reviewers. All corrections/comments will be marked in red. Normally, correct information is noted by a red dot or highlighted in yellow.
- All deliverables will be checked for accuracy, presentation, form, format, and readability.
- The Task Assignment Manager and Responsible Professionals (Originators) will review all corrections and/or comments received from the Quality Reviewers.
- The Originator will indicate concurrence with a blue check mark at each correction and/or comment.
- Corrections that are appropriate will be transferred to the original production documents.
- Reviewers will back-check the production documents and verify each change for incorporation and correctness with a green checkmark to ensure that all corrections and/or comments have been incorporated within the documents.
- An independent final spot-check of the production documents will be performed prior to submittal to the QC Reviewers.
- Sufficiency checklists and other in-house checklists will be incorporated into all phase reviews to ensure that required information is provided with the submittal.
- All participants in the checking and back-checking procedure will utilize a responsibility sign-off stamp to organize and track the procedure and to signify the completeness and accuracy of each participant's part of the procedure.
- All QC-reviewed documents and checklists will be retained in an organized file until the end of each phase submittal or included with each submittal as required.
- The QC Reviewer will utilize Stantec's check and balance procedures to perform a final independent QC review prior to each submittal.

Plans-in-hand field reviews will be conducted by the Project Manager with the Originators for each work discipline. After each field review, the Program Manager will document, incorporate, and verify the applicability of comments and questions raised. The Project Manager will prepare minutes of the field review meeting and distribute them to applicable staff, with copies to the project files.

QA begins at the onset of the project with the establishment of a QA/QC Plan and the commitment of a highly qualified staff. Stephen Nichols, PE, will serve as the QA Coordinator and will ensure that all work complies with our Quality Control Plan throughout the duration of the project.

Subconsultant Services Approach

Although Stantec is not an MBE, Stantec is committed to supporting local communities and the growth of our economy through the use of minority, women, service-disabled, veteran-owned, and diverse firms during the execution of all of our contracts.

We take pride in supporting minority development and remain committed to expanding its growth. Stantec's corporate policy ensures a working environment that is equal, unbiased, fair, and productive for all members. Stantec will seek to utilize local tradesmen and women as applicable throughout the contract.

Stantec routinely manages subconsultants that offer expertise in certain specialty areas required under engineering service contracts. Stantec has proven relationships with MBE/DBE firms and will meet any requirements that St. Pete Beach establishes for projects within this contract.

An alternative to competitive procurement that carries less risk is the use of firms that have consistently provided excellent services on Stantec's projects in the past, and with whom Stantec has a long-standing relationship. In response, we have pre-selected our preferred subconsultants with whom we have a history of successful client service. The pre-selection of these firms does not commit Stantec to use their services if project-specific conditions or the City indicates a preference for competitive procurement.

For purposes of this contract, the specialty services include building design, landscape architecture, public involvement, geotechnical services, electrical engineering, and traffic counts. In many cases, Stantec provides better value to our clients by competitively procuring any necessary services on a project-by-project basis and then providing effective management of the subcontracted firms such that Stantec remains ultimately responsible to the client for all work performed.

Stantec recognizes that vendor and subcontractor work is a reflection of Stantec, and more importantly, would have an immediate impact on St. Pete Beach and the current contract. Stantec holds subcontractors to the highest standards, taking precautionary measures to scrutinize and verify their capabilities and performance history before they are selected as a teaming partner.

Stantec oversees the work products, technical approach, content, and results of our subcontractors. Work products provided by our subcontractors are reviewed for compliance with the project scope, project contract, and applicable project documents to ensure project compliance (e.g., quality assurance project plan, sampling and analysis plan, health and safety plan, and project management plan) prior to technical director or senior review and delivery to the client.

References

St. Pete Beach



Section F | References

Stantec is a provider of general engineering services throughout the State of Florida and has served the City of St. Pete Beach and other communities throughout West-Central Florida for more than 40 years. Illustrated in this section are selected project profiles consistent with the services requested in this Request for Qualifications.

As requested, we are including projects completed within the last five years and additional similar contracts for municipal clients that are ongoing. As required, each contains a reference/contact person, including telephone number and email address, description of work, dates, cost, and firm role. Please contact any of our listed references for details of Stantec's performance.

Project Profiles/Experience

Categories Related to this Contract
General Engineering Design Services
Transportation Planning and Design Services
Architectural Design Services
Marine Facilities
Urban Development Planning

St. Pete Beach Engineering and Consulting

Client Info: City of St. Pete Beach | 155 Corey Ave., St. Pete Beach, FL 33706
Reference Contact: Nicole L. Kurant, PMP | 727.363.9273 | nkurant@stpetebeach.org
Project Dates: 1998 – Ongoing
Project Cost and Professional Fees: Varies by task work order/project
Contract Role: Prime Consultant
Description: Stantec has provided professional services to the City of St. Pete Beach for nearly 30 years and currently holds this contract with the City. Selected, representative projects under this contract include:

Pass-a-Grille Way Seawall Evaluation and Recommendations - The task developed alternatives to address the damaged seawall and loss of backfill, considering cost, constructability, and serviceability. The project included inspecting and evaluating the seawall and two fishing piers, preparing a Basis of Design Report (BODR) and an Inspection Report, and presenting findings to the City. Additionally, an aquatic habitat assessment was conducted to determine required permits based on the chosen repair or replacement alternative.
Professional Fee: $180k



Vena Del Mar Bridge (No. 157501 – 21st Ave., over Little McPherson Bayou) Rehabilitation – This task included providing scour countermeasures for this scour-critical structure, prestressed beam repairs, spall and crack repairs, repairs to the cathodic protection system in the existing pile jackets, non-destructive testing of the embankment under the approach slabs, grout injection for soil stabilization, and permitting services. *Professional Fee: $107k*



46th Ave. over Boca Ciega Bay (No. 157503) – This task included repairs to the cracked abutment caps and repairs to the guardrail system.
Professional Fee: $34k

Water Threat Analysis and Recommended Mitigation Strategies for Pass-a-Gille Area – The project aimed to protect against King Tide and Sea Level Rise by mapping the study area and stormwater outfalls, and to protect against inland stormwater flooding by mapping flooding locations and developing a pump station mitigation plan.
Professional Fee: $50k

St. Pete Beach Waterfront Park Redevelopment – This redevelopment project transformed a former marine construction company site that had been contaminating a Florida Outstanding Waterway for decades into a state-of-the-art, sustainable community waterfront park that functions as the "Gateway" to the city.



St. Petersburg General Engineering Services

Categories Related to this Contract
General Engineering Design Services
Transportation Planning and Design Services
Architectural Design Services
Marine Facilities
Urban Development Planning

Client Info: City of St. Petersburg | One 4th Street North, St. Petersburg, FL 33701
Reference Contact: Evan Birk | 727.551.3499 | ebirk@stpetebeach.org
Project Dates: 1988 – Ongoing
Project Cost and Professional Fees: Varies by task work order/project
Contract Role: Prime Consultant
Description: Stantec has provided a variety of engineering services to the City of St. Petersburg since 1988. Some tasks under this contract include:

38th St. Bridge Culvert Rehabilitation – Stantec inspected and prepared repair plans for the 38th Street Bridge Culvert in St. Petersburg, which carries Minnow Canal. They provided design plans, technical specifications, bid documents, environmental permit applications, and post-design services.
Professional Fee: $334k



17th Street N. Bridge Culvert Replacement – Stantec replaced the bridge culvert over Booker Creek in St. Petersburg using federal funds. The project included concrete bridge culvert design, roadway design, utility coordination, environmental permitting, and NEPA documentation.
Professional Fee: $307k

Roser Park Downstream Creek Walls – Stantec rehabilitated seawalls along Booker Creek in Historic Roser Park using press-in type sheet pilings to minimize vibrations and noise. They also provided public involvement support. *Professional Fee: $31k*

Citywide Seawall Inspections – In 2017, Stantec conducted a Citywide Seawall Masterplan, inspecting and assessing approximately 12,000 linear feet of City-owned seawalls. They collaborated with Doug Timmons to create a GIS-based data set of wall assessments and photographs. *Professional Fee: $93k*

1st Ave. and 13th St. Intersection Improvements and Regionalization – Stantec improved safety and re-signalized the intersection of 1st Avenue North and 13th Street North in anticipation of a new police station. They recommended solar-powered RRFBs instead of relocating the signal, rebuilding pedestrian ramps, and designing bulb-outs for traffic calming and pedestrian visibility.
Professional Fee: $99k



Traffic Signal Design for 94th Ave. North and Dr. MLK Jr. Blvd. – Stantec retrofitted the intersection's existing span wire signal to mast arms, including survey, utility coordination, subsurface utility engineering, geotechnical and structural analysis, maintenance of traffic plans, and traffic signal design. The project was completed on schedule and within budget. *Professional Fee: $52k*

Southwest WRF Diesel Spill Emergency Response, Soil Remediation, and Assessment – Stantec responded to a diesel spill at the Southwest WRF, providing soil screening/sampling, direction to the contractor, and coordination of free product recovery.

St. Petersburg Pistol Range – Site assessment activities were completed in order to assess the soils located within portions of the site planned for building renovation and expansion and related site improvements. The structure onsite has been used as an enclosed firing range since it was built in 1985, and is being renovated and expanded for use by the City police department. Reportedly, the site has also been historically utilized as part of a landfill. Soil excavation activities successfully addressed petroleum and metals-related impacts in the vicinity of the proposed site improvements. *Professional Fee: $27k*

Post Storm Emergency Services - School Zone Assessments to capture the condition and operability of various school safety devices, markings, and signalization. This assessment will provide geographic locations and noted deficiencies to support City and local law enforcement officials in the repair and/or replacement of school zone devices.
Professional Fee: $20k

Pinellas County General Engineering Services

Categories Related to this Contract
General Engineering Design Services
Transportation Planning and Design Services
Architectural Design Services
Marine Facilities
Urban Development Planning

Client Info: Pinellas County | 14 S Ft. Harrison Avenue, Clearwater, FL 33756
Reference Contact: Rob Meador | 727.464.8731 | rmeador@pinellascounty.org
Project Dates: 1998 – Ongoing
Project Cost and Professional Fees: Varies by task work order/project
Contract Role: Prime Consultant
Description: Stantec has provided a variety of engineering services to Pinellas County since 1998. Some tasks under this contract include:

Nebraska Ave. Roadway and Sidewalk Improvement Study – Stantec collaborated with Pinellas County, City of Palm Harbor, and Forward Pinellas on the Nebraska Avenue. Roadway and Sidewalk Improvement Study, focusing on roadway, pedestrian/bike improvements, and parking between Alternate 19 and 12th Street. The project included a proposed mini-roundabout at 16th Street and improved pedestrian crossings to meet ADA standards. The scope involved public outreach, traffic and lighting design, and a comprehensive report. *Professional Fee: $71k*



Wall Springs Park – The Wall Springs Park project involved planning, engineering, and building design services for a coastal park. Elements included trails, shoreline protection, utility services, entry features, restrooms, picnic shelter, surveys, permitting, and public involvement. This project won the AWPA West Coast Branch 2019-2020 Project of the Year Award.
Professional Fee: $549k

Pinellas Trail Loop Alignment Study – Stantec completed the Alignment Study and Implementation Plan for the Pinellas Trail Loop, coordinating with Pinellas County and Forward Pinellas to secure funding. The team reviewed prior studies, met with stakeholders, analyzed data, and conducted field reviews. The plan addressed funding, project delivery, right-of-way acquisition, and coordination with other projects. Stantec also reviewed design documents to keep the project on track. *Professional Fee: $58k*



Jail Perimeter Road Modification – This project included drainage, roadway, and security improvements along the Pinellas County Detention Center Perimeter Road. The project area covered approximately 1000 feet of road, including pavement widening and channel regrading near the entrance gate to the loading dock area, enhancing vehicle maneuverability.
Professional Fee: $165k

Bee Branch Creek Channel Restoration Analysis – This project aimed to eliminate erosion and encroachment onto private properties. The project length was approximately 950 feet, from 15th Street to the CR1 Pond Site. A Preliminary Engineering Report assessed erosion, documented flood routing models, and recommended improvements, including land acquisition requirements. Extensive data was used for condition assessment and alternative analyses. *Professional Fee: $72k*



Mangrove Bay Middle School Crosswalk – Stantec developed plans for a crosswalk near Mangrove Bay Middle School, including a raised median, RRFB signage, sidewalk additions, and ramps. Adjustments were made to the existing sidewalk grade to meet ADA criteria. *Professional Fee: $16k*

Alt US 19 ATMS – Stantec's traffic operations design staff prepared advanced traffic management system plans for a 17-mile stretch along US Alt 19. Services included ITS design, fiber optic communications, surveying, subsurface utility engineering, structural and foundation engineering, soil boring exploration, utility coordination, traffic control plans, cost estimates, design documentation, project status reports, permitting, and meetings.
Professional Fee: $314k

Oakhurst Road Sidewalk and Drainage – The scope of the project included preparing drainage-related data for permit applications, locating water mains and telephone lines, conducting surveys, preparing quantity take-offs, and projecting a preliminary construction estimate based on unit costs provided by the County. *Professional Fee: $194k*

Lealman Wayfinding – This project aimed to enhance public spaces with gateway and wayfinding signage, developing a landscaping and signage program for the Lealman Community. The project included theme/brand development, determining signage locations and content, and landscaping concepts. *Professional Fee: $125k*

Safety Harbor Architectural & Engineering Services

Categories Related to this Contract
General Engineering Design Services
Transportation Planning and Design Services
Architectural Design Services
Marine Facilities
Urban Development Planning

Client Info: City of Safety Harbor | 750 Main Street, Safety Harbor, FL 34695
Reference Contact: Michelle Guiliani | 727.724.1555 | mguiliani@cityofsafetyharbor.com
Project Dates: 2002 – Ongoing
Project Cost and Professional Fees: Varies by task work order/project
Contract Role: Prime Consultant
Description: Stantec has been providing a variety of municipal engineering services to the City of Safety Harbor since 2002.

Safety Harbor Main Street Study – The purpose of the study was to explore and prioritize design alternatives for Main Street, Safety Harbor, including parking modifications, pedestrian facility design, signage, landscaping, and redevelopment opportunities and their proposed cost ranges to share with the community through engagement and feedback. The study included proposed project conceptual plans, rough estimated costs, and two (community and business) interactive workshop sessions. *Professional Fee: $69k*

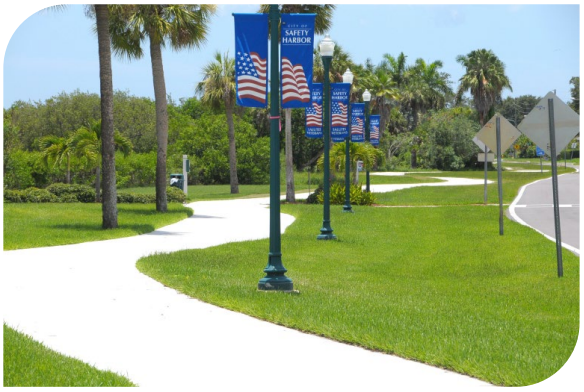


Marshall Street Pickleball Complex – Stantec converted two 3-wall racquetball courts into five lighted pickleball courts plus one half-court practice wall. Other associated park improvements included a dedication sign, information signs, paddle holders, benches, a drinking fountain, bicycle parking, and parking lot updates. The courts have been busy since opening day! *Professional Fee: $40k*

South Bayshore Boulevard – The City undertook to improve drainage along South Bayshore Boulevard, enhance water quality from the eight drainage outfalls into Tampa Bay, and implement roadway and linear park improvements. Stantec provided preliminary design, grant application, final design, and post-design services, including pollutant removal monitoring. A Basis of Design Report evaluated existing roadway, drainage, and traffic functionality, documented project constraints and objectives, and investigated funding opportunities. Grant applications were prepared, and matching funds were secured to cover 50 percent of total costs. Roadway improvements included approximately 5,000 ft of roadway resurfacing, widening or reconstruction, and shoulder stabilization: pedestrian improvements, including sidewalk, crosswalks, and 4,300 ft of 10-foot-wide multi-purpose trail and utility improvements, including water and sanitary sewer system upgrades. Reconstruction of the Main Street intersection was provided to install new drainage inlets and a pipe that would prevent flooding of the Safety Harbor Spa. The existing intersection included brick pavers set to preserve the existing curb lines at two corners. *Professional Fee: $97k*



2nd Street South – Stantec provided concept, design, permit, and construction services for on-street parking and streetscape improvements along 2nd Street South between 3rd Avenue South and 7th Avenue South. The project included conversion of existing angled to perpendicular parking, additional parking, modification of retention to underground exfiltration stormwater management systems, sidewalk, curb, and curb ramp replacement, landscaping, and pedestrian lighting. Utility relocations, including overhead electric, gas, water, and communications, were required within the right-of-way to accommodate parking and the underground stormwater systems. Utility and permit coordination was conducted early in the design phase to reduce design and construction modifications. Review of our GIS database for utilities, storm infrastructure, and topography provided valuable information during utility coordination and delineation of the project watershed. Surveying and geotechnical professional services were also performed within the right-of-way limits of the project. *Professional Fee: $49k*



Safety Harbor Fishing Pier Replacement – Stantec provided design and permitting services to remove and replace the timber fishing pier at the end of Veterans Memorial Lane in Safety Harbor, FL. The new pier will be comprised of a timber foundation and substructure with composite lumber decking and railing. It will include ADA accessible railing panels for fishing, a waterline for standpipes, rail-post-mounted lighting, and a pavilion with overhead lighting.
Professional Fee: $165k

City of Gulfport Miscellaneous Engineering Services

Client Info: City of Gulfport | 2401 53rd Street South, Gulfport, FL 33707
Reference Contact: James O'Reilly | 727.893.1009 | joreilly@mygulfport.us
Project Dates: 1992 – Ongoing
Project Cost and Professional Fees: Varies by work order/project
Contract Role: Prime Consultant
Description: Stantec provides a variety of miscellaneous engineering services to the City of Gulfport.

Categories Related to this Contract
General Engineering Design Services
Transportation Planning and Design Services
Architectural Design Services
Marine Facilities
Urban Development Planning

Grant Funding – Stantec has assisted the City in obtaining millions of dollars in grant funding, including $5.1 million in FDEP/SRF funding, with another $2.3 million pending. Additionally, we assisted the City in obtaining a $400,000 EPA Brownfields Community Assessment Grant and three Pinellas County Community Development Block Grants to support the Tangerine Greenway, Trolley Market Square Park, Shore Boulevard Phase I and Phase II, and funding for the City's recreational Skate Park.



Shore Boulevard Streetscape and Vinyl Seawall Improvements – Stantec collaborated with City staff to design streetscape and seawall improvements along Shore Boulevard. The project included a vinyl wall with a concrete cap and corrosion-resistant steel, and a streetscape design featuring traffic calming elements, a brick seawall, improved sidewalks, pedestrian-friendly lighting, and integrated landscaping. A 10-foot-wide multi-use trail and bioswales for stormwater management were also proposed. Stantec provided conceptual plans, renderings, and preliminary cost estimates. *Professional Fee: $182k*

Gulfport Reuse Plan – Stantec developed concept plans for the City of Gulfport through community and stakeholder outreach, visioning, and implementation strategies. These plans aim to encourage health in the built environment, strengthen neighborhoods, reinforce community identity, and ensure a sustainable future. The Veteran's Memorial Park Conceptual plans focus on improving and enhancing the natural environment and historical Veteran aspects, which are major themes of the park. Additional infrastructure addresses area drainage and water quality needs, while emphasizing historical information and pedestrian experiences with new interpretive signage, boardwalks, benches, and receptacles. The concept plan is sensitive to community wishes and aims to improve the site and the community as a whole. *Professional Fee: $67k*



Williams Pier Assessment and Rehabilitation – Williams Pier in Gulfport, Florida, built in 1987, showed corrosion from chloride intrusion. Stantec inspected the pier, created a report on its deficiencies, and provided rehabilitation plans and environmental permits. The project had two phases: the first addressed major superstructure repairs, and the second focused on substructure repairs. Stantec managed design plans, permits, bid documents, and construction oversight for both phases, with the second phase scheduled for bidding in Fall 2023. *Professional Fee: $86*

Manatee County Miscellaneous Engineering Services

Client Info: Manatee County | 1022 26th Avenue East, Bradenton, FL 34208
Reference Contact: Jeff Streitmatter | 941.708.7450 | jeff.streitmatter@mymanatee.org
Project Dates: 2008 – Ongoing
Project Cost and Professional Fees: Varies by task work order/project
Contract Role: Prime Consultant
Description: Stantec provides a variety of miscellaneous engineering services to Manatee County. Representative projects' experience includes:

Categories Related to this Contract
General Engineering Design Services
Transportation Planning and Design Services
Architectural Design Services
Marine Facilities
Urban Development Planning

SR 70A and 26th Ave. Reconstruction – Stantec's design included realigning 26th Ave. at 15th St. to add turn lanes and avoid property takes, adding turn lanes to SR 70A, signal replacements with mast arms, pedestrian crossing control enhancement, stormwater design, and permitting.

Cortez Rd. Intersection Upgrades – Stantec provided signal replacements, mast arms, pedestrian crossing control upgrades, ADA ramps, signing & pavement marking, and construction phase support for the intersection of 59th St. W in Bradenton and 43rd St. W in Bradenton. *Professional Fee: $75k*



44th Ave. East from US 41 to 15th St. West – For this project, Stantec provided supplemental traffic design (one-mile length). We supported Manatee County staff in the design of two intersection upgrades with signalization, plus ATMS conduits, roadway lighting, signing and pavement marking, and construction phase support. *Professional Fee: $198k*

Moccasin Wallow Rd. from US 41 to West of I-75 PD&E – Stantec was tasked with the evaluation and design of Moccasin Wallow Rd. from US 41 to West of I-75. The evaluation included comparison and recommendations for the most feasible and cost-effective alignment.



Rural Roads Program – Stantec served as the owner's representative and Engineer of Record for the four-year $20 million program, paving 53 miles of rural roads. We assisted with the selection of the Construction Manager by participating in interviews and reviewing the CM project approach and staff qualifications. The plan's development for this fast-tracked project benefited greatly from constant collaboration between Stantec's engineers, the County's staff, the Construction Manager, and subcontractors. *Professional Fee: $856k*

Wauchula Rd. over Youngs Creek Bridge Replacement – This project involved evaluating a replacement for the aging two-span flat slab bridge carrying Wauchula Road over Youngs Creek in Myakka City. The scope of work included a site inspection, topographical survey, and SPT borings to support the development of a Geotechnical Recommendations Report, a Preliminary Bridge Hydraulics Memorandum, and a Bridge Recommendation Memo. *Professional Fee: $385k*



Hernando County Professional Engineering Services

Categories Related to this Contract
General Engineering Design Services
Transportation Planning and Design Services
Architectural Design Services
Marine Facilities
Urban Development Planning

Client Info: Hernando County | 15365 Cortez Boulevard, FL 34613
Reference Contact: Scott Herring | 352.754.4060 | sherring@hernandocounty.us
Project Dates: 1998 – Ongoing
Project Cost and Professional Fees: Varies by task work order/project
Contract Role: Prime Consultant
Description: Stantec has been providing a variety of general engineering services to the County. Representative projects' experience includes:

Bayport Pier Replacement – Stantec provided design services and construction plans in preparation for the demolition and reconstruction of the Bayport Pier. The structural design services significantly increased the durability of the fishing pier, raised the superstructure above the wave heights, and made accommodations for ADA compliance. In addition to the structural services, we also performed environmental services, permitting, and a cultural resource assessment. *Professional Fee: $65k*



Palm Creek Culvert Replacement – Stantec provided design for the replacement of a culvert carrying Palm Creek Drive over Salt Creek in Weeki Wachee Gardens. Special consideration was given to the continuous water flow from Little Salt Spring. The structure consists of a single-barrel concrete box culvert with a span of 8 feet. *Professional Fee: $75k*

Peck Sink Preserve Repairs – Stantec evaluated and provided recommendations of temporary and permanent erosion control measures at Peck Sink Preserve in Brooksville. The County wished to implement temporary erosion control measures before the rainy season of 2019 and followed through with the permanent construction of erosion control measures. *Professional Fee: $39k*



Brooksville Master Drainage Plan – The primary objectives of the project were to develop and evaluate multiple alternatives, assess risk, determine implementation costs, and develop a capital improvements implementation plan for the proposed flood reduction and water quality improvement projects in Brooksville.

Coronado Drive Drainage Improvements – This project improved the stormwater collection and conveyance systems on Montego Street and reduced the flood level to the edge-of-pavement on Little Farms Drive at its intersection with Coronado Drive. Stantec's tasks included data collection, preliminary design (following FDEP, SWFWMD, USACE, and County requirements), a pond siting report, environmental permitting, utility coordination, final design, and post-design services. *Professional Fee: $128k*

Countywide Boat Ramp Master Plan – The Board of County Commissioners manages 10 boat launch facilities, offering watercraft access to both fresh and saltwater areas in Hernando County. To meet community needs and address current deficiencies, the County decided to develop a master plan for these facilities. Stantec was hired to create an updated Boat Ramp Master Plan for coastal access launch facilities and amenities. The Scope of Services concentrated on identifying necessary improvements to existing boat ramps, docks, and parking facilities at the County's parks.
Professional Fee: $150k

Mariner Blvd. Mast Arm Assessments – Stantec performed emergency damage assessments for the mast arms along Mariner Blvd. at Elgin Blvd. and Henderson St. after they were involved in separate vehicular collisions. The damage at the Elgin Blvd. mast arm was extensive due to the high speed of the crash and compromised the structural integrity of the structure. Repair recommendations were provided for that location.

School Zone Signal and Marking Plans – Stantec reviewed and updated school zone signing and marking for various schools throughout the County. They inventoried existing signs, markings, and school speed zone beacons, evaluating them against FDOT's latest standards. Stantec developed plans to bring school zones, crossings, and entrances into compliance, including designing and clearing subsurface utilities for overhead sign cantilever structures at two locations.
Professional Fee: $86k

Clearance Timing Development for 38 Intersections – Hernando County tasked Stantec with updating the yellow, all-red, and pedestrian clearance timings at select signalized intersections to meet current MUTCD and FDOT standards. Stantec provided updated timings for 38 intersections, ensuring consistency with the FDOT Traffic Engineering Manual (TEM) and formulas from the Institute of Transportation Engineers (ITE) Traffic Engineering Handbook. The pedestrian clearance interval was based on the 2009 MUTCD, Section 4E.06, using a walking speed of 3.5 feet per second.
Professional Fee: $17K

City of Sarasota General Engineering Services

Client Info: City of Sarasota | 1761 12th Street, Sarasota, FL 34236
Reference Contact: Georges Nicolas | 941.329.6136 | georges.nicolas@sarasotafl.gov
Project Dates: 2012 – 2021
Project Cost and Professional Fees: Varies by task work order/project
Contract Role: Prime Consultant
Description: Some task work orders include:

Categories Related to this Contract
General Engineering Design Services
Transportation Planning and Design Services
Architectural Design Services
Marine Facilities
Urban Development Planning

***Citywide Bridge Asset Management Program (BAMP)* –**As part of Stantec's Citywide Bridge Engineering Services Contract, we were tasked with initiating a BAMP for the City. We inspected, evaluated, provided repair recommendations, collected cost estimates, and prioritized repairs for the City's 19 bridges. BAMP is a bridge preservation program in which we identify the real issues of each bridge and recommend repair techniques that will help to prolong the life of each bridge. The BAMP led to a Citywide Bridge rehabilitation project. *Professional Fee: $62k*



Citywide Bridge Prioritization – Stantec provided the City of Sarasota with inspection, assessment, categorization, and an estimate of probable repair construction cost for the City's qualifying bridge structures. The bridges we inspected included flat slab bridges and prestressed concrete beam bridges with a combination of spans. An evaluation report was prepared outlining current issues, necessary repairs, remaining design life, as well as the estimated time and cost of repairs or future replacement.
Professional Fee: $180k

Boulevard of the Arts Living Shoreline – This project consisted of the design of a shoreline and rehabilitation along 1000 and 1001 Boulevard of the Arts. The work included partial removal of an existing concrete sheet pile wall, design of riprap slope protection, design of an undulating riprap breakwater and sheet pile wall, and the design of a living shoreline with native coastal plant species. Environmental surveys were conducted, and applications were prepared and submitted for USACE and FDEP permits. The project was grant funded through FDEP. *Professional Fee: $73k*



Citywide Shoreline Protection Rehabilitation/Reconstruction Program – This project included inventory and identification of over 20,000 linear feet of artificial shoreline protection within the public right-of-way, City-owned property, or part of the City's maintenance responsibility. Work included hands-on inspection of each linear foot of shoreline protection with measurements, photographs, and locations of all deficiencies, categorization of each location based on type, materials, construction, land use, utilities, ownership, presence of vegetation, and maintenance responsibility, along with a GIS file containing the physical location of each section of shoreline protection as well as fields for categorization. *Professional Fee: $83k*



***Saprito Pier Repair* –** Stantec worked with the City to replace the superstructure and repair the substructure of the 520-foot-long T.J. "Tony" Saprito Fishing Pier. The project included an analysis of alternatives, and preparing final construction plans and specifications to replace the deck and repair the substructure elements of the pier. Other improvements included replacing the existing pedestrian railings with ADA-compliant aluminium pedestrian rails (FDOT Index No. 682), new lighting, benches, shade structures, and aesthetic enhancements to make this a destination facility. *Professional Fee: $116k*

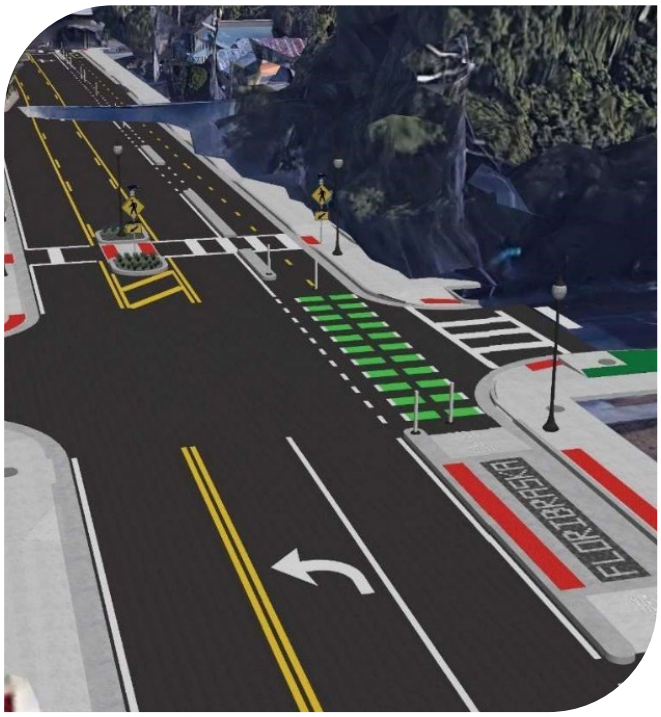


City of Tampa A/E Work Order Contracts As-Needed

Categories Related to this Contract
General Engineering Design Services
Transportation Planning and Design Services
Architectural Design Services
Marine Facilities
Urban Development Planning

Client Info: City of Tampa | 306 East Jackson Street, Tampa, FL 33602
Reference Contact: Kevin Henika | 813.785.5777 | kevin.henika@tampagov.net
Project Dates: 2001 – Ongoing
Project Cost and Professional Fees: Varies by task work order/project
Contract Role: Prime Consultant
Description: Stantec has been providing miscellaneous, task-based services to the City of Tampa since 2001. Some work orders include:

Floribraska Avenue Complete Streets – Stantec was tasked to provide engineering services for Floribraska Avenue Complete Streets. This project involved the reconfiguration of Floribraska Avenue from a four-lane road to a two-lane road with a center left-turn lane and a separated on-road cycle track. Services include modification of existing traffic signalization and design of new traffic signals for the cycle track. Associated with the proposed improvements, Stantec also provided SUE, utility coordination, and utility design as well as stormwater design and permitting services. Stantec will develop the required maintenance of traffic plans with considerations for bicycle and pedestrian users to ensure safe operation of the roadway and sidewalks during construction. *Professional Fee: $150k*



David L. Tippin WTP Laboratory Evaluation – Stantec provided management consulting to develop efficient laboratory processes for this state-certified, complete drinking water laboratory.

David L. Tippin WTP Filter Rehabilitation Oversight – Stantec provided engineering and construction oversight for the repair and rehabilitation of the existing gravity filters and developed recommendations regarding the best procedures and replacement equipment to repair the filters.
Professional Fee: $97k

Howard F. Curren WWTP Biogas Utilization Study – Stantec evaluated the feasibility of alternative methods to enhance biogas production, potential cost savings for biogas use alternatives, and recommended operational enhancements for the digestion process.

Channel District CRA Update – The scope includes the updates of both aforementioned documents, current condition assessment, public engagements, community outreach, progress presentations to the Channel District CRA Community Advisory Committee (CD CRA-CAC) and the Community Redevelopment Agency (CRA) Council. *Professional Fee: $81k*

Hampton Terrace Neighborhood Resurfacing and Traffic Calming – The existing roadways exhibited varying pavement distress, including cracking caused by age and surrounding tree root impacts. The project rehabilitated the existing roadway through resurfacing that addressed the pavement issues. Analysis of the profile along the edge of the pavement was conducted to improve positive drainage flow along the project corridor and alleviate areas of ponding with insufficient conveyance capacity. Stantec provided engineering design services, including utility coordination, public involvement, and tree mitigation for the project. Construction Plans were prepared in accordance with state and local city standards.



City of Tarpon Springs General Engineering Services

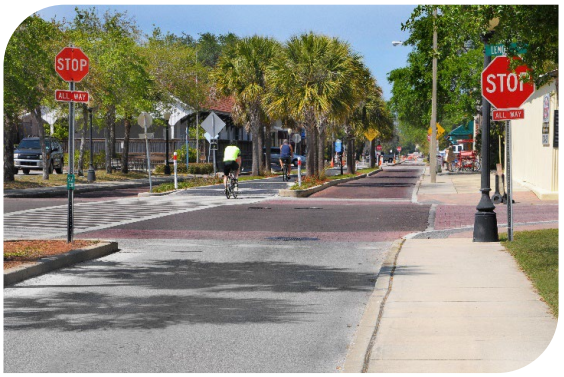
Client Info: City of Tarpon Springs | 324 E. Pine Street, Tarpon Springs, FL 34689
Reference Contact: Bob Robertson | 727.942.5638 | rrobertson@ctsfl.us
Project Dates: 2003 – Ongoing
Project Cost and Professional Fees: Varies by task work order/project
Contract Role: Prime Consultant
Description: Stantec has been providing a variety of general engineering services to the City. Representative projects' experience includes:

Categories Related to this Contract
General Engineering Design Services
Transportation Planning and Design Services
Architectural Design Services
Marine Facilities
Urban Development Planning

Elfer's Spur Trail – The Elfer's Spur Trail will connect with the Coastal Anclote Trail, providing safe access to nature and recreational opportunities while preserving habitats for birds and urban wildlife. The trail will feature oak trees, saw palmetto, and Spanish moss, with invasive species removed and native trees planted. The City of Tarpon Springs will manage the land and maintain the trail through its Public Works and Public Services Departments. *Professional Fee: $159k*



South Springs Boulevard Roundabout and Safety Improvements Study – The South Springs Boulevard Roundabout and Safety Improvements Study aims to improve traffic operations and safety by combining two closely-spaced intersections into one roundabout. Stantec conducted a feasibility and constructability analysis, investigating existing conditions, developing conceptual geometry, identifying potential impacts, and providing a preliminary construction cost estimate. The analysis considered constraints such as limited right-of-way, flooding, ADA compliance violations, and pavement deterioration.
Professional Fee: $158k



Street and Sidewalk Improvements – Improvements involved reconstructing brick streets, replacing granite curbs with concrete vertical curbs, ADA improvements, utility upgrades, and sidewalk replacement on Pine Street. Stantec prepared design criteria, plans, drainage layout, pavement markings, traffic control notes, construction plans, specifications, costs, permitting, utility adjustments, and coordination.

Stafford Avenue – Stantec designed 2,670 linear feet of roadway improvements and Pinellas Trail realignment, including a new six-foot sidewalk, stormwater treatment, landscape architecture, streetscaping, lighting, signage, benches, trash receptacles, brick crosswalks, traffic improvements, storm pipes, and structures. The project included conceptual, preliminary, and final construction drawings, landscape plans, utility coordination, field meetings, status meetings with City staff, quantity take-offs, and a probable construction cost estimate.

Hope Street Seawall – The new seawall consisted of FRP sheet pile with a concrete cap and helical tiebacks. Also included in this work was a drainage improvement with the installation of a new curb inlet with a backflow check valve and grating to prevent manatee entrapment at the outlet. *Professional Fee: $30k*



Marina Dredging and Dock Structural Timber Piling Evaluation/Design – This project addressed maintenance dredging and structural rehabilitation for the City of Tarpon Springs' public marina. Stantec designed structural pile jackets for the marina building's deteriorated timber piles and recommended replacing the dock system with floating docks. The redesign maximized the number of slips within the existing FDEP submerged land lease. Stantec prepared design plans, specifications, and obtained necessary permits, including maintenance dredging efforts and proper siltation controls. *Professional Fee: $43k*

Insurance Requiremnets

Wall Springs Park - Pinellas County



Section G | Insurance Requirements

ACORD®

CERTIFICATE OF LIABILITY INSURANCE

5/1/2026

DATE (MM/DD/YYYY) 4/28/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Lockton Companies, LLC 444 W. 47th St., Ste. 900 Kansas City MO 64112-1906 (816) 960-9000 kcasu@lockton.com	CONTACT NAME: PHONE (A/C, No, Ext): FAX (A/C, No): E-MAIL ADDRESS:
INSURED 1415077 STANTEC CONSULTING SERVICES INC. 410 17TH STREET SUITE 1400 DENVER CO 80202-4427 ~~GENERIC CERTIFICATE~~	INSURER(S) AFFORDING COVERAGE — NAIC # INSURER A : Travelers Property Casualty Company of America — 25674 INSURER B : Berkshire Hathaway Specialty Insurance Company — 22276 INSURER C : INSURER D : INSURER E : INSURER F :

COVERAGES CERTIFICATE NUMBER: 14193567 REVISION NUMBER: XXXXXXX

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
B	X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE [X] OCCUR X CONTRACTUAL/CROSS X XCU COVERED GEN'L AGGREGATE LIMIT APPLIES PER: POLICY [X] PRO-JECT [X] LOC OTHER:	N	N	47- GLO-307584 -07	5/1/2025	5/1/2026	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$ 2,000,000 $ 1,000,000 $ 25,000 $ 2,000,000 $ 4,000,000 $ 2,000,000
A A	AUTOMOBILE LIABILITY X ANY AUTO OWNED AUTOS ONLY HIRED AUTOS ONLY SCHEDULED AUTOS NON-OWNED AUTOS ONLY	N	N	TC2JCAP- 8E086819-TIL-25 TJBAP- 8E086820-TIL-25	5/1/2025 5/1/2025	5/1/2026 5/1/2026	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ 1,000,000 $ XXXXXXX $ XXXXXXX $ XXXXXXX
B	X UMBRELLA LIAB [X] OCCUR EXCESS LIAB [ ] CLAIMS-MADE DED [ ] RETENTION $	N	N	47- UMO-307585-07	5/1/2025	5/1/2026	EACH OCCURRENCE AGGREGATE	$ 5,000,000 $ 5,000,000
A A A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y/N: N / N/A If yes, describe under DESCRIPTION OF OPERATIONS below		N	UB- 3P635310-25-51-K (AOS) UB-3P533004-25-51-R(MA,WI) EXCEPT FOR OH ND WA WY	5/1/2025 5/1/2025	5/1/2026 5/1/2026	X PER STATUTE [ ] OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	$ 1,000,000 $ 1,000,000 $ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
THIS CERTIFICATE SUPERSEDES ALL PREVIOUSLY ISSUED CERTIFICATES FOR THIS HOLDER, APPLICABLE TO THE CARRIERS LISTED AND THE POLICY TERM(S) REFERENCED.
TO WHOM IT MAY CONCERN.

CERTIFICATE HOLDER	CANCELLATION
14193567 TO WHOM IT MAY CONCERN	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE Joseph M Agnello

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Additonal Requirements

St. Pete Beach



Section H | Additional Requirements

Section Contents

Key Personnel Resumes

- Doug Stoker, PE – Principal-in-Charge
- Chris Gamache, PE, QBI – Contract Manager and Marine Facilities Task Manager
- Tom Burke, PE – Deputy Project Manager and Architectural Design Services Manager
- Jason Yam, PE – General Engineering Design Services
- Matt Lewis, AICP – Transportation Planning and Design Services
- Andy Mikulski, CNU-A – Urban Development Planning

Forms

1. Public Entity Criminal Affidavit
2. Non-Collusion Affidavit

Addenda Acknowledgements

- Addendum #1 – Acknowledged: March 27, 2025
- Addendum #2 – Acknowledged: March 31, 2025
- Addendum #3 – Acknowledged: March 31, 2025
- Addendum #4 – Acknowledged: April 1, 2025
- Addendum #5 – Acknowledged: April 2, 2025
- Addendum #6 – Acknowledged: April 9, 2025
- Addendum #7 – Acknowledged: April 22, 2025
- Addendum #8 – Acknowledged: April 22, 2025
- Addendum #9 – Acknowledged: April 22, 2025

Proposed Contract Modifications

After a comprehensive review of your proposed RFP and contract terms, we are confident that, if selected for this assignment, we can finalize a contract that aligns with the needs and expectations of both parties. Enclosed is a markup by our legal team of the sample contract issued in addendum 9. This markup is provided for your review and future discussions.



Doug Stoker PE

Principal-in-Charge/QA Manager
32 years of experience

As Principal-in-Charge and quality assurance manager, Doug plays a crucial role in maintaining the highest standards of quality and excellence in transportation design projects. Doug's involvement spans the entire project lifecycle, from initial planning and design to construction oversight. With a profound understanding of transportation engineering principles and industry best practices, Doug effectively guides project teams and identifies potential issues.

Doug possesses extensive experience in all facets of surface transportation analysis and design, including a long history of bridge and structure design, as well as project management on both conventional and design-build projects. Doug collaborated with the FDOT Central Office to develop a quality assurance review process used to audit consultants and district offices. For over a decade, Doug has served as the QA manager for all transportation design efforts..

EDUCATION

MS, Civil Engineering, University of Florida, 1992

BS, Civil Engineering, University of Florida, 1991

REGISTRATIONS

Professional Engineer #50659, State of Florida

MEMBERSHIPS

American Society of Civil Engineers

Florida Engineering Society

PROJECT EXPERIENCE

General Engineering Services Contracts, West-Central Florida Region, FL

Principal-in-Charge for a variety of general engineering services contracts with public sector clients. Duties have ranged from site design, environmental management, hazardous materials, contract management, project oversight, technical support, urban planning, public involvement, traffic engineering, drainage design/permitting, roadway design, water/wastewater, development review, urban planning, master planning and construction coordination. Select clients include:

- City of St. Pete Beach
- City of St. Petersburg
- City of Safety Harbor
- City of Tarpon Springs
- City of Madeira Beach
- City of Treasure Island
- City of Dunedin
- City of Gulfport
- Pinellas County
- Hillsborough County
- Manatee County
- Hernando County

St. Pete Beach Pavement Condition Assessment, St. Pete Beach, FL

Principal-in-Charge. This project consisted of a condition assessment of St. Pete Beach-owned roadways. Stantec performed a visual inspection of the pavement condition by road segment, updating the PCI score/rating if there is any degradation or change in score/rating from the previous assessment. Stantec also performed a pavement condition assessment per road segment, using PAVER software & equipment, to determine a new PCI score per road segment.

40th Ave NE Bridge Repalcement, St. Petersburg, FL

Principal-in-charge. This project consisted of preparing PD&E, final designs, and biddable construction contract documents to replace the 40th Avenue NE Bridge. Key elements were a Bridge Development Report, a Bridge Hydraulic Report with coastal wave force analysis, public workshops, all NEPA-required documents, including a noise study, a cultural resources evaluation, sea level rise and sustainability considerations, and natural resources evaluations.

62nd Ave. Intersection Improvements, Pinellas County, FL

Principal-in-Charge. This project consists of intersection improvements at 62nd Avenue North and 58th Street North. Drainage improvements were required to accommodate sidewalk construction. The project required an Intersection Operational Traffic Analysis Report. Services included intersection design analysis, drainage analysis, environmental permitting, traffic, S&PM, and signalization design, as well as design of miscellaneous structures.

38th St. Culvert over Minnow Canal, St. Petersburg, FL

Principal-in-Charge. Stantec conducted an inspection and developed repair plans for the 38th Street Bridge Culvert in St. Petersburg. This double 10'x6' culvert, which spans about 2,030 feet, carries Minnow Canal beneath the city's streets. Stantec created design plans and technical specifications for the necessary concrete repairs identified during the inspection. Besides preparing the bid documents, Stantec also handled the environmental permit applications and is providing post-design services.

17th St. N. Bridge Culvert Replacement, St. Petersburg, FL

Principal-in-Charge for the bridge culvert replacement over Booker Creek in St. Petersburg, Florida with federal funds administered through FDOT. The project included the design of a concrete bridge culvert, roadway design, rehabilitation and design of City utilities including water, reclaimed, and sewer lines, utility coordination, environmental permitting and NEPA documentation.

Wall Springs Park Coastal Addition, Pinellas County, FL

Project Manager and Engineer of Record. Stantec provided planning, engineering and building design services to facilitate construction of this park on a 161-acre parcel of land in Pinellas County. Project elements included: trailhead, and parking, entry wall and sign, sidewalk along adjacent street, entry features/gates, two-lane paved roadway, restrooms (ADA-compliant), paved and unpaved trails, picnic shelter pavilion, and utility coordination.

Complete Streets Initiatives, Pinellas County, FL

Project Manager. Stantec defined a multimodal program of projects and strategies to improve the mobility, safety, and liveability within Pinellas County. This study coordinated with other recent and active planning studies to ensure consistency in planning and implementation. From this effort and coordination, the project identified corridors that demand accommodations for all transportation users, with a heavy emphasis on bicycles and pedestrians. Additionally, Stantec is drafting language required to modify the Zoning Code to include requirements that developers along the above-described Complete Streets corridors incorporate the appropriate bicycle and pedestrian features.

Curlew Creek Rehabilitation, Pinellas County, FL

Quality Control to investigate, design, permit, and prepare construction documents to resolve erosion issues, reduce flood impacts, and provide for water quality and environmental rehabilitation of Curlew Creek. Services included planning, watershed analysis, hydrology and hydraulic modeling, stream assessment and stability, survey and design, plans, permits, and construction documents.

Pinellas Floating Docks and Boat Ramp, Pinellas County, FL

Principal-in-Charge. Stantec was tasked with inspecting and evaluating all of the public dock and boat ramp facilities owned and maintained by Pinellas County. Inspection efforts include underwater inspection to verify the condition of piles and ramps, including measuring end-of-ramp drop offs and undermining.

Technical Specifications Rewrite, Pinellas County, FL

Project Manager and lead engineer for the update of the Pinellas County Standard Technical Specifications for Roadway and General Construction to make FDOT standard specifications (Division II – Construction Details and Division III – Materials) the primary basis of specifications for the County. This project also seeks o identify the differences between the County specifications and the latest FDOT specifications and update them as required.

Pinellas Trail Loop Alignment Study/Implementation Strategy, Pinellas County, FL

As Project Manager for the Pinellas Trail Loop Alignment Study, Doug helped with the County's 2015 Tiger Grants submission. The study found the best way to close two gaps in the Pinellas Trail Loop, completing the trail from Tarpon Springs to St. Petersburg. This will improve recreational and commuter options in the area. The plan included funding, project delivery, acquiring land, easement access, and coordinating with other projects. It also prioritized construction issues and suggested a construction sequence.

137th Lane Area Improvements, Largo, FL

Principal-in-Charge. The project included roadway and drainage improvements on 137th St, 137th Lane, 138th St, 138th Lane, and 139th St, all between Wilcox Road and 126th Avenue in the City of Largo. The project called to rehabilitate the existing roadway with improvements to address the pavement issues. The existing drainage system also required analysis to address improvements. The project also included evaluating the existing roadway to provide traffic calming along the neighborhood streets connecting Wilcox Road and 126th Ave.

30th Street Complete Streets Sidewalk and Safety Improvements, Tampa, FL

Principal-in-Charge for safety enhancements of roadway, bicycle, and pedestrian facilities along 30th Street from Yukon Drive to Fowler Avenue. The project includes two phases from conceptual to final design involving alternatives for roundabouts, multi-use trail, pedestrian-activated refuge islands, and low impact development applications to improve mobility and safety for all users while provided a green infrastructure. The project will include public involvement, interagency/rail/transit coordination, surveying, subsurface utilities exploration, traffic analysis, roadway and drainage design, utilities design and coordination, environmental permitting, miscellaneous structures, signing and pavement markings, pedestrian signalization, landscaping and irrigation, geotechnical, and construction and cost estimating.



Chris Gamache PE, QBI

Contract Manager and Marine Facilities Task Manager
23 years of experience

Chris has experience working on municipal General Engineering Service Contracts. Having served municipal, coastal clients in Florida, his experience is most notable on structural engineering projects, particularly single and multiple span bridges, deep and shallow foundations, seawall inspection, bridge rehabilitation and replacement, truss bridges, railroad bridges, staged construction, accelerated construction techniques, precast components, SPMT bridge moves, and PBU superstructures. Chris is well-versed with AASHTO LRFD Bridge Design Specifications, AASHTO Standard Specifications for Highway Bridges, AASHTO Manual for Bridge Evaluation, AREMA Manual for Railway Engineering. Chris is proficient with steel, concrete, timber, prestressed beam, cantilever abutment/retaining wall, deep foundation, reinforced elastomeric bearing, sheet pile/soldier pile wall, bulkhead, and substructure tieback design.

EDUCATION

MS, Civil Engineering, University of Maine, 2001

BS, Civil Engineering, University of Maine, 1999

REGISTRATIONS

Professional Engineer #82122, State of Florida

Safety Inspection of In-Service Bridges, National Highway Institute

MEMBERSHIPS

Florida Engineering Society

PROJECT EXPERIENCE

62nd Ave. Intersection Improvements, Pinellas County, FL

Structures Engineer. The project consists of intersection improvements at 62nd Avenue North and 58th Street North. Drainage improvements were required to accommodate sidewalk construction. The project required an Intersection Operational Traffic Analysis Report. Services included intersection design analysis, drainage analysis, environmental permitting, traffic, S&PM, and signalization design, as well as design of miscellaneous structures.

40th Ave NE Bridge Replacement, St. Petersburg, FL

Engineer of Record. This project consisted of preparing PD&E, final designs, and biddable construction contract documents to replace the 40th Avenue NE Bridge. Key elements were a Bridge Development Report, a Bridge Hydraulic Report with coastal wave force analysis, public workshops, all NEPA-required documents including a noise study, a cultural resources evaluation, sea level rise and sustainability considerations, and natural resources evaluations.

US 19A South from US 19 to SR 60, Pinellas County, FL

Engineer of Record for the design and detailing of 4 cantilever sign structures and butterfly sign structures.

38th St. Culvert over Minnow Canal, St. Petersburg, FL

Project Manager. Stantec conducted an inspection and developed repair plans for the 38th Street Bridge Culvert in St. Petersburg. This double 10'x6' culvert, which spans about 2,030 feet, carries Minnow Canal beneath the city's streets. Stantec created design plans and technical specifications for the necessary concrete repairs identified during the inspection. Besides preparing the bid documents, Stantec also handled the environmental permit applications and is providing post-design services.

St. Petersburg Bridge, Transportation, and Stornwater General Engineering Contract, St. Petersburg, FL

Engineer of Record. Tasks include Citywide Seawall Evaluations, Rehabilitation of the 2nd Ave. Seawall, Replacement of the Marina Bulkhead Wall at the St Pete PierTM, Repairs to the Comfort Station seawall at the Downtown Pier Approach, Roser Park Downstream Creek Wall Replacement, Mast Arms for the City's New Police Station, Overlook Drive Bridge BDR, 38th St. Culvert Rehabilitation.

Treasure Island Design Services, Treasure Island, FL

Engineer of Record. Stantec is providing civil engineering review and inspection services, as required by the City for subdivision plats, site plans, site modifications, seawall applications and permit submissions in conformance with the City's Land Development Regulations. As part of this project, Stantec is investigating 22 seawall locations with a total approximate length of 5,120 linear feet. Services performed will include public meetings, site observations, GIS data in support of the final report. The final report will include the summary of findings, discussion of sea level rise (SLR) predictions, wall repair/replacement discussions, living shoreline recommendations, construction cost estimates and a prioritization plan.

Mast Arm Signalization, Pinellas County, FL

Project Manager and Engineer of Record for the preparation of construction plans, specifications and cost estimate to upgrade three signalized intersections from span wire to mast arms. Efforts included design of 4-section flashing yellow signal heads for protected/permitted phasing, mast arm design, upgrades to pedestrian facilities, design of video vehicle detection, electrical infrastructure design and routing to the new mast arms and pedestrian signals and development of necessary right-of-way acquisition.

Citywide Seawall Inspection, St. Petersburg, FL

Structural Engineer for inspecting, assessing and categorizing the entire length of the City-owned seawall. Phase I of the seawall project included approximately 13,000 linear feet of the City's overall 75,000 linear feet of seawall. Stantec structural engineers collaborated with its in-house asset management staff to provide the City with a GIS-based data set of the wall assessments.

Tarpon Springs General Engineering Consulting Services, Tarpon Springs, FL

Engineer of Record. Tasks include Citywide Seawall Masterplan including detailed conditions, construction cost estimates, and a multi-year prioritization plan for the City's 5,000 LF of existing seawalls, replacement of the Hope Street Seawall with SLR considerations, Replacement of Craig Park Seawalls with raised-cap structures (HUD Economic Development Initiative), restoration of the City's Public Marina.

Citywide Bridge Maintenance Repairs, Sarasota, FL

Engineer-of-Record for the preparation of maintenance repair plans for 19 bridges owned by the City of Sarasota. Design plans detailed maintenance repairs necessary to address all the issues identified during inspections as well as the preparation of technical specifications and construction cost estimates. Bid service and construction phase services were also provided.

Bridge and Other Structure Evaluation and Rehabilitation, Largo, FL

Engineer of Record and inspection lead for the evaluation and rehabilitation of five (5) culverts supporting the City of Largo's public roadways. All five culverts are classified as non-qualifying structures since they have spans less than 20 feet and therefore are not part of FDOT's biennial bridge inspection program. The scope of work included data collection and inspection, preparation of evaluation reports, and preparation of design and construction documents.

9th Street North and 64th Avenue North Emergency Traffic Signal, St. Petersburg, FL

Engineer of Record for the design and detailing of a 2 concrete strain poles and a single span wire.

Fort DeSoto Fishing Pier Replacement, Pinellas County, FL

Deputy Project Manager and Engineer of Record. As a result of excessive deterioration, the current structure had served its useful life and Stantec designed a $3.7 million replacement structure. The Federal Transit Administration awarded a grant for the design of the new facility that required the project to meet all requirements of the National Environmental Policy Act. In addition to the pier's prime role of supporting fishing, the structure serves as a docking point for multiple agencies and users. The replacement structure was designed to withstand the aggressive environment and significant coastal wave forces and included the needs for all dock users while meeting requirements of the Americans with Disabilities Act.

Roser Park Downstream Creek Wall Replacement, St. Petersburg, FL

Structural Engineer for creek wall evaluation and design. Performed the inspection and assessment of the existing deteriorating walls and developed replacement plans for the downstream section of the channel. The walls will be replaced with sheet pile walls to limit excavation, reduce impacts to adjacent utilities, and maintain traffic. Due to the proximity of residences, sheet installation was only allowed with the press-in method. Vibrating and driving methods were prohibited. The final construction of the walls matched the existing geometry and aesthetics in order to fit within the historic neighborhood. Specific tasks included condition assessment/evaluation and detailed design of demolition and construction. Also providing bidding, on-site monitoring, and construction phase services.

Shore Boulevard Vinyl Wall and Streetscape, Gulfport, FL

Structural Engineer for seawall design improvements and complete streetscape along Shore Boulevard. Provided full structural design services and oversight of construction and installation of the vinyl sheet piling. This wall was used to extend the existing concrete sheet pile walls for roadway approach embankment control proposed in the construction plans. This vinyl sheet pile wall has a concrete cap with corrosion resistant MMFX reinforcing steel.

Boulevard of the Arts Shoreline, Sarasota, FL

Structural Engineer for the shoreline restoration at the City of Sarasota's park along the Boulevard of the Arts. The project included the removal of a deteriorated concrete sheet pile wall, the installation of a riprap embankment, the construction of an undulating riprap breakwater, the planting of a living shoreline, and the installation of a vinyl sheet pile end wall. Bid services and construction phase services were also provided.



Tom Burke PE

Deputy Contract Manager and Architectural Design Task Manager
34 years of experience

Tom has a strong background managing government General Engineering Contracts for Cities, Counties, Water Management Districts, U.S. Army Corps of Engineer's and Department of Defense clients. He is a Senior Project Engineer and Principal in the Community Development group situated in the Clearwater office. Tom has served as the Engineer of Record on numerous municipal projects including infrastructure buildings, Judicial Centers, City Halls, Detention Centers, Emergency Operation Centers, Fire Stations, Public Works facilities, Utilities, Master Planning, Park and Recreation (trails and sport courts/fields), stormwater design and inspections, and due diligence reporting. Tom's design experience includes programming, conceptual planning, schematic design, design development, construction documents, specifications, cost estimating, permitting, bid support, and post-design construction services. Tom also manages the quality assurance/quality control process within the group. Tom mentors the engineers in training and provides design and management assistance to mid-level and senior staff members.

EDUCATION

BS, Environmental Engineering, University of Florida, 1990

REGISTRATIONS

Professional Engineer #58566, State of Florida

Qualified Stormwater Management Inspector #4899, FDEP

PROJECT EXPERIENCE

North County Service Center, Pinellas County, FL

Project Engineer. This project's scope is to provide a Feasibility Study and proposed Concept Site Plan for a new three-story, 68,975 GSF building, which will replace the existing NCSC and associated parking located at 29582 U.S. 19 North, Clearwater, Florida. The existing 1-story NCSC is an 18,000 GSF building located at this site and will be demolished. The three end-users involved include the Pinellas County Tax Collector, the Pinellas County Property Appraiser, and the Pinellas County Clerk. Because of the density of this site, parking and operational requirements will require a two or three-level free-standing parking garage of approximately 356 parking spaces to address the total parking needs of 384 parking spaces at this facility.

Court Consolidation Campus Improvements, Pinellas County, FL

Project Engineer for the design and construction of a 76,540-sf annex building housing a unified family court complex and renovations to the existing County Justice Center Building along with associated site work. Stantec is providing civil/site development services including utilities, general parking, secured parking for the judges, covered walkways, and stormwater/drainage modifications.

Jail Campus Improvements Design-Build, Pinellas County, FL

Project Engineer. Stantec, working as the civil/site/landscape and environmental subconsultant to the design-build team comprised of Moss & Associates (General Contractor) and CGL RicciGreene and Mason Blau & Associates, Inc. (Lead Architects), is providing civil/site development services for the Pinellas County Jail Campus that will feature a new 73,000-square-foot infrastructure building as well as a new 63,000-square-foot warehouse building. The infrastructure building, in addition to housing a new central energy plant, will provide space for inmate programming, inmate worker processing, a kitchen facility with staff dining and the campus central control area. The entire jail campus improvements will include campus-wide security upgrades, new utilities and building renovations.

Public Works Master Plan and Feasibility Study, Pinellas County, FL

Project Engineer for the master planning and site feasibility of a 29-acre public works campus. The project included the master concept planning for the 5, 10 and 20-year buildout of future buildings, roadways, utilities and stormwater management systems, in coordination with the Project Architect. Specific services provided include Zoning and Land Use Analysis, Utility Corridor Analysis, Transportation Concurrency Study, Stormwater Conceptual Planning, Parking Demand Analysis, Parking Lot Layouts, Floodplain Concept Planning, Engineer's Opinion of Cost and Client Meetings and Presentations.

Pinellas County and City of Clearwater Joint-Use Facility Feasibility Study, Clearwater, FL

Project Engineer assisting Williamson Dacar Associates Architects with developing a site civil/planning Feasibility Report for three independent sites located in downtown Clearwater. This joint effort with the City of Clearwater and Pinellas County involves evaluating the various site civil related components within the program massing of the property including, but not limited to: zoning, land use, setbacks, utilities, stormwater, landscape buffers, and related items. Responsibilities include collecting data from available web-based resources, coordinating with local planning and engineering staff, and preparing a due diligence feasibility report for each site. Stantec will support WDA in preparing the Massing Conceptual Plans, such as access connections, utility service locations, parking and setbacks for each of the three sites.

Government Center Entrance and Parking Improvements, Hernando County, FL

Project Engineer for a Schematic Design package for the Hernando County Government Center Entrance and Parking Improvements project. The tasks included the evaluation of the architectural and engineering potential of relocating the main building entrance, the evaluation of significant interior renovations associated with the relocation of the main entrance, the consideration of additional disabled parking adjacent to the new entrance, and the consideration of the realignment and widening of the entrance drive to Magnolia Street. Following Schematic Design, the project team was retained to develop full architectural and engineering plans, permitting and construction services. Civil design included widened entrance driveway, new sidewalks, landscaping, disabled parking facilities, new parking lot lighting, and storm drain and utility systems modification. Architectural design elements included new ground floor building entrance, security stations, large canopy over the entrance, and renovation of the Law Library mailroom, storage, and ADA entrance, ramps and elevator hallway.

Countywide Boat Ramp Master Plan, Hernando County, FL

The Board of County Commissioners operates 10 boat launch facilities providing for watercraft access to both fresh and salt water areas within the County. The County has deemed it necessary to provide a master plan for the boat ramp facilities that will outline improvements and upgrades necessary to meet the needs of the community as well as address any existing deficiencies currently existing within the system.

Nottingham Public Works Facility, Pasco County, FL

Project Engineer assisting Mason Blau Architects and Pasco County to develop a 100+ acre wooded site in western Pasco County into a new Campus-Wide Operations Facility. The site will house a 90,000 +/- SF Public Works Administration Building, a 30,000+/- SF Fleet Maintenance Building, a 6,000 SF Pole Barn, Fueling Depot, and several wash buildings throughout the property. Our team is providing full-service Civil Engineering, Surveying, Landscape Architecture, Off-Site Roadway and Utility Improvements for the overall development, which also includes the design of a master stormwater pond for the overall property with a walking trail around the site for the employees. All permitting, bidding and construction administrative services will be provided as part of the development.

As-Needed Civil Engineering Plan Review and Inspection Services, Treasure Island, FL

Project Manager. Engineer of Record and Project Manager providing civil engineering review and inspection services, as required by the City for subdivision plats, site plans, site modifications, seawall applications and permit submissions in conformance with the City of Treasure Island Land Development Regulations. Mr. Burke is currently serving as the Project Manager for evaluating and updating the City's Chapter 69 Marine Structures and Commercial Fishing and associated referenced sections of the Land Development Code.

"Come as You Are" Homeless Shelter, Sarasota County, FL

Project Engineer who performed due diligence, conducted a feasibility study, and provided environmental services on two potential locations (1800 N. East Avenue and 1330 N. Osprey Avenue) for the "Come as You Are" homeless shelter in Sarasota County.

Upper Tampa Bay Trail Phase IV, Hillsborough County, FL

Project Manager. UTBT is a major recreational paved trail in Northwest Hillsborough County, with rest areas, parking, and equestrian activities along various sections. Phase IV, a 4.3 mile addition to the popular mile existing trail system, spans from Van Dyke Road to Lutz Lake Fern Road where it connects to the Suncoast Parkway Trail. Included is a new trailhead complete with permeable paver parking, restroom, and picnic shelter. Trail alignment meanders through a former rail corridor, upland and protected species habitat, wetlands, headwaters preserve, floodplains and remnant citrus fields. A multifaceted and complex project, UTBT Phase IV was completed on time and under budget while receiving high praise from both the client and public.



Jason Yam PE

General Engineering Design Services Task Manager
25 years of experience

Jason will be responsible for the day-to-day oversight of each project assigned under this discipline to ensure the City's design, budget, and schedule goals are met. Jason has considerable experience in project management of a local government roadway design project. With 25 years of experience, his expertise ranges from small rural to large interstate systems. He is extremely knowledgeable in the preparation of roadway plans, signing and pavement marking plans, and maintenance of traffic plans. Jason is very experienced with FDOT and Florida Greenbook standards and requirements.

EDUCATION

BS, Civil Engineering, Florida State University, 1999

REGISTRATIONS

Professional Engineer #62449, State of Florida

AWARDS

2020 ACEC of Florida – Outstanding Roadway Project, SR 61 & CR 2204 Roundabout

PROJECT EXPERIENCE

62nd Ave. Intersection Improvements, Pinellas County, FL

Project Manager. This LAP project includes intersection improvements at 62nd Avenue North and 58th Street North. Drainage improvements were required to accommodate sidewalk construction. The project required an Intersection Operational Traffic Analysis Report. Services included intersection design analysis, drainage analysis, environmental permitting, traffic, S&PM, and signalization design, as well as the design of miscellaneous structures.

1st Ave. North and 13th St. Intersection Improvements, St. Petersburg, FL

Project Manager. The City tasked Stantec with designing a bulb-out at the northeast and southeast corners of this intersection. The intent was to match the proposed buildout at the northwest corner. New ADA ramps were included with connections to the existing sidewalks. Services also included drainage modifications, S&PM, MOT, engineer's estimate, and utility coordination.

40th Ave. NE Bridge Replacement, St. Petersburg, FL

Roadway Engineer of Record. This LAP project consisted of preparing PD&E, final designs, and biddable construction contract documents to replace the 40th Avenue NE Bridge. Key elements were a Bridge Development Report, a Bridge Hydraulic Report with coastal wave force analysis, public workshops, all NEPA-required documents including a noise study, a cultural resources evaluation, sea level rise and sustainability considerations, and natural resources evaluations.

30th St. Complete Streets Sidewalk and Safety Improvements, Tampa, FL

Quality Control for safety enhancements of roadway, bicycle, and pedestrian project. The project includes two phases from conceptual to final design involving alternatives for roundabouts, multi-use trail, pedestrian-activated refuge islands, and low-impact development applications to improve mobility and safety for all users while providing a green infrastructure. The project will include public involvement, interagency/rail/transit coordination, surveying, subsurface utility exploration, traffic analysis, roadway and drainage design, utilities design and coordination, environmental permitting, miscellaneous structures, signing and pavement markings, pedestrian signalization, landscaping and irrigation, geotechnical, and construction and cost estimating.

SR 682 (Pinellas Bayway) from East of SR 679 to East of 41st Street, Pinellas County, FL

Project Manager for this project located along SR 682 (Pinellas Bayway) in Pinellas County. The approximate project length is 1.928 miles and is classified as an Urban Minor Arterial and is on the State Highway System. The project includes milling and resurfacing, safety improvements, addition of new sidewalk facilities, ADA upgrades, lighting, signing, and signalization. Significant coordination with other agencies and stake holders was required for the design of this corridor. The adjacent project was a Design Build project where both projects overlapped at the SR 679 intersection. The City of St. Petersburg was heavily involved with tree impacts and community involvement and Florida Turnpike Enterprise operates a toll facility within the project limits. Stantec was able to assist the Department PM in ensuring all parties were satisfied with the outcome of this design.

Pinellas Trail Loop Alignment Study, Pinellas County, FL

Project Engineer for the Pinellas Trail Loop Alignment Study in support of the County's 2015 Tiger Grant submission. This study explored and identified the preferred alignment for two missing gaps in the existing Pinellas Trail Loop. Areas are located near the center of urbanized Pinellas County and completes the multi-use trail link from Tarpon Springs to St. Petersburg. The corridor will provide a significant recreational and commuter feature.

SR 688 (Ulmerton Road) from 49th Street to the East Roosevelt Boulevard Interchange, Pinellas County, FL

Project Engineer for milling and resurfacing of this six-lane to eight-lane facility in the densely populated area between Clearwater and St. Petersburg, south of the St. Petersburg-Clearwater International Airport. Services included roadway construction plans, typical sections, stormwater permitting, drainage modifications, ADA compliance, signing and pavement markings, signalization, construction estimates and final quantities.

46th Ave & 58th St Roundabout, Pinellas County, FL

Project Manager. The overall objective for this project is to evaluate feasibility of converting the signalized intersection at 46th Avenue N and 58th Street N to a modern roundabout. The Stantec team determined the required horizontal geometry based on the FHWA's NCHRP Report 672, FDOT Design Manual, and the most recent Pinellas County Standards. This intersection is unique due to the fire station located directly on the northeast corner as well as a side road connection within 50 feet of the main intersection that created additional conflict points. Our team identified potential options that would eliminate the additional turning movements while still maintaining access and connectivity.

60th Street Complete Streets Improvements from 102nd Ave. N to 110th Ave. N, Pinellas Park, FL

Project Manager. Jason serves as Project Manager for this project that consists of the final design of the Complete Streets improvements along 2nd Avenue East from 14th Street East to 24th Street East in the City of Pinellas Park. This 0.5-mile section of roadway is currently a 22' wide roadway with limited segments of existing 5-ft sidewalk. The proposed typical section is a two-lane undivided section with bike lanes and raised curb and gutter on the outside with a continuous concrete sidewalk on both sides with a sodded utility strip. Left-turn lanes will be provided at the intersections of 102nd Ave N and at 110th Ave N.

Pedestrian Safety Program Project Development Support Feasibility Study, Hillsborough County, FL

Project Manager. Analysis of 46 locations of potential pedestrian safety projects within Hillsborough County. This phase of development included a detailed analysis that will include field reviews, feasibility reports, concept designs and preliminary estimates to assist the County in developing a priority list of construction projects. The feasibility reports provided critical information such as identification of major pedestrian generators, crash analysis, right of way constraints, minimum design standards, potential maintenance issues and possible environmental impacts. Stantec's team met the very aggressive four-month schedule, which includes draft and final submittals at all 46 locations.

Pavement Asset Management Support for Resurfacing/Reconstruction Development, Hillsborough County, FL

Project Manager and Engineer of Record. The County provided a prioritized list of roads in need of pavement rehabilitation. Stantec prepared a detailed scope of services for each road that included project limits, milling and resurfacing, pavement design, areas requiring pavement reconstruction, ancillary improvements such as curb and sidewalk replacement, replacement of loop detectors and ADA curb ramp improvements. Once the scope was agreed to, Stantec prepared a final design for each roadway. Jason was specifically the EOR for the Broadway Avenue improvements which included detailed construction plans for the rehabilitation of the existing pavement, improved operations near the fire station and safety improvements that included pedestrian accessibility. In addition to the roadway improvements, Stantec's design team also provided a list of drainage improvements to the County to be constructed under another contract.

Mort Elementary Safe Routes to School Sidewalk Improvements, Hillsborough County, FL

Project Engineer. Project Engineer for design of approx. 1.5 miles of sidewalk network to establish safer and fully accessible crossings and walkways for nearly 60% of the student population as part of Safe Routes to School Tampa Bay Program. The project also involved ADA upgrades, curb ramp design, drainage modifications, signing and pavement markings, utility coordination, and permitting.



Matt Lewis AICP

Transportation Planning and Design Services Task Manager
25 years of experience

Matt brings more than twenty years of professional experience in all aspects of planning—from federal entitlements to zoning to capital and comprehensive planning. He has held public sector leadership positions in long-range planning, current planning, and zoning as well as in strategic capital planning. Matt has experience in Federal programs such as New Starts and HUD programs, as well as the development Long-Range Transportation Plans, Transit Development Plans, Comprehensive Plans, and Land Development Regulations., He has an empathetic sense for the realities of building and operating planning agencies. His passion lies in creating policies, regulations, and plans where implementation is realized through smart capital investment or public/private partnerships. This passion has led to multiple award-winning planning innovations in the Tampa Bay Region.

EDUCATION
BA, Sociology, University of Oklahoma, 1999

REGISTRATIONS
American Institute of Certified Planners, #020956

MEMBERSHIPS
Florida Redevelopment Association

American Planning Society

PROJECT EXPERIENCE

Wimauma Revitalization Strategy, Hillsborough County, FL

Wimauma, Florida, has experienced significant economic distress over the past several generations. Hillsborough County recently finished a community plan and Land Development Code regulations to support the revitalization of Downtown Wimauma. Matt led a planning effort that included a fiscal impact analysis of the creation of a main street in the community, an infrastructure investment strategy that would support the implementation of the goals of the plan, and bilingual community outreach. Matt developed partnerships with multiple community civic agencies, including the CDC and Enterprising Latinas. Outreach activities included an online presence, multiple bilingual community meetings, and the community's first founders' day parade.

Forever Bradenton, Bradenton, FL

Project Manager. Led a vision team that organized the city into seven districts, each with its own downtown core linked to the surrounding community and each other through a mobility network. From new ways to envision and fund transportation, to the use of a mobility network to organize land uses, to a means to invigorate older commercial districts, planning strategies served to unify land use, transportation, and economic development plans.

Hillsborough County Context Classification System, Hillsborough County, FL

Managing a land area approximately the size of Rhode Island, Hillsborough County is responsible for building and maintaining streets that traverse urban, suburban, and rural areas. However, design standards and land development regulations do not reflect this reality. Furthermore, areas throughout the County are frequently planned to evolve beyond the standard street designs for arterials and collectors. Matt led a multidisciplinary team of planners, engineers, and landscape architects to develop a context-based classification system that utilizes community plans, future land use plans, and current development patterns to design roadways in a way that prioritizes the type of users that will ultimately be on them. This system was adopted into the mobility section of the comprehensive plan and is now used to direct the design of roadways as well as land development regulations for access management.

Palm River 20-minute Community, Hillsborough County, FL

Community to identify infrastructure improvements that improve walkability and bikeability around a critical community node. As lead planner on the project, Matt led an innovative community outreach program that included regular interaction with the Community Development Corporation, office hours at the Palm River Community Library, a community design workshop, guest appearances at local elementary and middle schools, and interactive booths at community festivals.

131st Ave Preliminary Land Use Assessment & Transportation Study, Hillsborough County, FL

The 1.5-mile 131st Avenue is an urban roadway located in the Innovation Place innovation district. The street is in a high-poverty area that is designated a federal Opportunity Zone. It was slated to be widened to four lanes on the Long Range Transportation Plan. Matt led a multidisciplinary team of planners and engineers to implement the revitalization and redevelopment goals of the community plan while maintaining housing opportunities for the existing low-income population. The team developed a road design that respected the character of the community and recommended integrated stormwater, missing middle form-based coding, a park and trail network, affordable housing, and economic development incentives that work together to protect the community's disadvantaged population while attracting innovative talent to the neighborhood.

Hillsborough County Complete Streets Guide, Hillsborough County, FL

The Hillsborough County Complete Streets Guide addresses the type, scale, and form of development that a street traverses. It includes instruction on how to interpret future land use plans, community plans, and market forces to decide on the proper complete street cross-section. It also defines different expected street user mixes depending on the type, scale, and form of development and provides guidance on appropriate street, traffic calming, and green infrastructure elements.

Hillsborough County Interlocal Agreement for School Facilities Planning, Siting, and Concurrency, Hillsborough County, FL

Executive Planner. Integral to conceptualizing and negotiating an amended interlocal agreement for School Facilities Planning. This includes the addition of a process to evaluate potential school sites prior to their inclusion in the Five-Year Facilities Plan, better linking Long Range School Planning with Capital Programming.

Fruitville Initiative, Sarasota County, FL

The interchange at I-75 and Fruitville Road was one of the last undeveloped major employment centers in Sarasota County. The available 320 acres of developable land were covered with significant floodplain and were immediately adjacent to the rural service area, limiting the ultimate development potential. The Celery Fields, a regional stormwater facility and Audubon bird habitat, where nearly 250 species of birds have been recorded. In his role as Sarasota County's General Manager for Long Range and Strategic Planning, Matt negotiated a public-private partnership between Sarasota County and five property owners to design and build a new town at the I-75/Fruitville Road Interchange, using capacity created in the expansion of the Celery Fields as floodplain mitigation. He led a multidisciplinary team of consultants to complete a charrette, form-based code, and comprehensive plan amendments that designed and set the regulatory and planning framework for the future development of the area as a signature gateway to Sarasota County. The area is currently being developed according to the charrette plan.

19th Ave Preliminary Land Use Assessment And Transportation Study, Hillsborough County, FL

19th Avenue is a key east-west street in southern Hillsborough County, passing through ranchland and subdivisions. It was planned for widening to four lanes. Matt led a team to assess land use and transportation integration, considering community plans, greenway master plans, development plans, and market forces. They recommended a roadway design respecting the local character: a two-lane urban section in the west, a partial widening near Interstate 75, and a two-lane suburban section east of the interstate. They also suggested changes to land development regulations for better connectivity and urban form.

Public Sector Planning Management, Sarasota, FL

Project Manager. Public Sector Planning Management, responsible for budgeting, staffing, programming, and project development for Sarasota County's Long Range and Strategic Planning Division. Focus areas included small area planning, review and development of comprehensive plan amendments, and management of public/private partnerships. Provided expert testimony on all matters related to comprehensive planning at public hearings and workshops with appointed and elected officials.

Energy Economic Zone Pilot Program, Sarasota County, FL

Project Manager. Sarasota County, Florida was one of three communities selected by the Florida Department of Community Affairs to develop greenhouse gas reduction strategies for implementation by planning departments. The project was funded by the US Department of Energy. Matt was responsible for overall project management for a public/private partnership between the county and three property owners. This public/private partnership involved coordinating Future Land Use changes and policy development for greenhouse gas reduction, low-impact design, and multimodal transportation, including development of a low-speed electric vehicle network. The project also involved an extensive stakeholder outreach program.



Andy Mikulski CNU-A

Urban Development Planning Task Manager
14 years of experience

Andy is an experienced Urban Designer with work experience in both the public and private sectors. His private sector professional experience includes the full breadth of the built environment, where he has experience in project entitlement, master planning, landscape architecture, real estate development/finance, and military/defense planning. While with the City of Tampa, Andy served as the Urban Design Coordinator, managed the city's land development code amendment process, and developed vision plans for city-owned properties. Andy understands the interconnectedness of all the development disciplines and how the regulatory and financial spheres influence a project. He believes in using time-tested, cost-effective urban design techniques to bring long-lasting value to communities and clients.

EDUCATION

BS, Urban and Regional Planning, University of Florida, 2006

MA, Landscape Architecture, Florida International University, 2012

REGISTRATIONS

Congress for the New Urbanism

PROJECT EXPERIENCE

City-Owned Properties Master Plan, City of Tampa, FL

Collaborated with the City of Tampa's Community Redevelopment Agency (CRA) to lead a neighborhood charrette and create a master plan for a three-acre site in the Seminole Heights neighborhood. The final design addressed community concerns by proposing contextually sensitive housing typologies, neighborhood commercial uses, and included an improved public realm and streetscape. Led visioning exercises for various other city-owned properties by creating conceptual master plans and 3D graphics.

Station Area Joint Development Plans, Washington Metropolitan Area Transit Authority, Washington, DC

Designer. Developed alternative conceptual plans for transit-oriented development at the Brookland-CUA and Grosvenor Metro stations. Program elements included the creation of new civic spaces, reconnecting the street grid, accommodating bus circulation, and reconfiguring Kiss and Ride layouts, while maximizing the amount of developable land.

The Wave Streetcar, Fort Lauderdale, FL

Planner/Designer. Urban Planner/Designer on a multi-agency team for the successful bid for an $18 million TIGR IV grant for Phase 1 of the Wave Streetcar. Conducted development potential analysis for each station and created renderings, maps, and information graphics for use in public meetings and media reports.

Tremaine Boyd Mixed Use Building, Winter Garden, FL

Owner Representative. Part of the joint venture team for a new $4.7 million, 26,000 SF mixed-use building in downtown Winter Garden, FL. Assembled winning RFP (graphics, text, layout). Responsible for tracking and paying all project invoices/expenses during the pre-development and construction administration phase; assisted with project budgeting and accounting; the project was awarded Orlando Business Journal's "2019 Community Impact Award."

Central Madison Townhomes, New Port Richey, FL

Owner. Personal real estate development project; negotiated the purchase of a prime 1/3 acre site in downtown New Port Richey, completed the due diligence, and closed on the land in 2018. Central Madison is a New Urbanist infill project in a walkable neighborhood that brings some much-needed "missing middle" housing to downtown New Port Richey. I completed the conceptual design and site plan, entitled the project, managed the architecture/engineering, obtained construction financing, selected the general contractor, and managed the construction loan draw process. I designed and self-built some of the exterior site elements and all the landscaping. The first two of six units were recently completed and sold.

Orange Lake Apartments, New Port Richey, FL

Project Manager/Owner Representative. Project manager for a $7.3 million, 42-unit apartment project located in downtown New Port Richey, FL. Performed all tasks associated with the development to include: pro-forma financial modelling; conceptual project design; drafted new zoning code for the project; landscape design; coordinated water management district permitting; vetting and selecting consultants; rezoning process and building permitting; tracking construction draws; marketing; and standing up property management.

Pentagon Reservation Master Plan Update, Arlington, VA

Urban Planner/Designer. Existing conditions analysis and concept diagrams for master plan update. Unique site conditions included balancing the needs of a regional transit center with Pentagon security requirements. Designed proposed improvements to the existing pedestrian connection between the Pentagon Metro Station and the 9/11 Memorial. Design elements include integrating low-impact development/green infrastructure with anti-terrorism/force protection measures, wayfinding improvements, and traffic calming.

Fort Bliss Visioning Charrette, United States Army

Urban Planner. Part of a joint venture to create a vision plan for the Fort Bliss community. Created and led a visual preference survey and discussion. Led presentations on design standards and used community input and existing requirements to create installation landscape standards.

5 Year Master Plans: U.S. Naval Facilities Mediterranean, Souda Bay NSA Air Terminal, Eparchiaki Odos Moni Agias Triados-Perivolitsas, Mouzouras, Greece

Urban Planner. Planner for a 25-year master planning effort for two U.S. Navy installations located in the Mediterranean. The master plan laid out the phasing of both new and upgraded mission-critical facilities as well as quality of life improvements for installation residents. Conducted stakeholder interviews, data gathering/analysis, GIS inventory mapping. Participated in multi-day visioning charrette; planned and led three visioning session exercises with stakeholders. Helped produce final site plan and master planning report to include text, graphics, tables, and GIS files.

Crescent City Mixed Use Development, Baku, Azerbaijan

Designer for a $120 million mixed-use project located on the shores of the Caspian Sea. Responsible for creating various graphics to include alternative planting concepts, emergency vehicle access, tree planting concepts, and lighting concepts.

IV. PUBLIC ENTITY CRIMINAL AFFIDAVIT

SWORN STATEMENT – PUBLIC ENTITY CRIMES

PURSUANT TO SECTION 287.133(3)(a), FLORIDA STATUTES, ON PUBLIC ENTITY CRIMES
THE FORM MUST BE SIGNED AND SWORN TO IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS.

1. This sworn statement is submitted to: City of St. Pete Beach

   by: Douglas Stoker, Senior Principal/Principal-in-Charge
   (Print individual's name and title)

   for: Stantec Consulting Services Inc.
   (Print name of entity submitting sworn statement)

   at: 380 Park Place Blvd., Suite 300, Clearwater, FL 33759
   (Business address)

   and (if applicable), its Federal Employer Identification Number (FEIN):

   11-2167170
   (FEIN)

   or, if the entity has no FEIN, include the Social Security Number:

   N/A
   (SSN)

   by the individual signing this sworn statement:

   (Signature)

2. I understand that a "public entity crime" as defined in Section 287.133 (1)(g), Fla. Stat., means a violation of any State or Federal law by a person with respect to and directly related to the transaction of business with any public entity or with an agency or political subdivision of any other state or of the United States including, but not limited to, any bid, proposal, reply, or contract for goods or services, any lease for real property, or any contract for the construction or repair of a public building or public work, involving antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy, or material misrepresentation.

3. I understand that "convicted" or "conviction" as defined in Section 287.133 (1)(b), Fla. Stat., means a finding of guilt or a conviction of public entity crime with or without an adjudication of guilt in any Federal or State trial court of record relating to charges brought by indictment or information after July 1, 1989, as a result of a jury verdict, non-jury trial, or entry of a plea of guilty or nolo contendere.

4. I understand that an "affiliate" as defined in Section 287.133 (1)(a), Fla. Stat., means:
   a. A predecessor or successor of a person convicted of a public entity crime or
   b. An entity under the control of any natural person who is active in the management of the entity and who has been convicted of a public entity crime. The term "affiliate" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in the management of an affiliate. The ownership by one (1) person of shares constituting a controlling interest in another person or a pooling of equipment or income among persons when not for fair market value under the arm's length agreement, shall be a prima facie case that one (1) person controls another person. A person who knowingly enters into a joint venture with a person who has been convicted of a public entity crime in Florida during the preceding thirty-six (36) months shall be considered an affiliate.

5. I understand that a "person" as defined in Section 287.133 (1)(e), Fla. Stat., means any natural person or any entity organized under the laws of any state or of the United States with the legal power to enter into a binding contract and which bids or applies to bid on contracts let by a public entity, or which otherwise transacts or applies to transact business with a public entity. The term "person" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in management of an entity.

6. Based on information and belief, the **statement which I have marked below is true** in relation to the entity submitting this sworn statement (indicate which statement applies).

☑ Neither the entity submitting this sworn statement, nor any of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity nor any affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989.

☐ The entity submitting this sworn statement or one (1) or more of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity or an affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989.

☐ The entity submitting this sworn statement or one (1) or more of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity or an affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989. However, there has been a subsequent proceeding before a Hearing Office of the State of Florida, Division of Administrative Hearings and the Final Order entered by the Hearing Officer determined that it was not in the public interest to place the entity submitting this sworn statement on the convicted vendor list (attach a copy of the final order).

I UNDERSTAND THAT THE SUBMISSION OF THIS FORM TO THE CONTRACTING OFFICE FOR THE PUBLIC ENTITY IDENTIFIED IN PARAGRAPH 1 ABOVE IS FOR THE PUBLIC ENTITY ONLY AND THAT THIS FORM IS VALID THROUGH DECEMBER 31 OF THE CALENDAR YEAR IN WHICH IT IS FILED. I ALSO UNDERSTAND THAT I AM REQUIRED TO INFORM THE PUBLIC ENTITY PRIOR TO ENTERING INTO A CONTRACT IN EXCESS OF THE THRESHOLD AMOUNT PROVIDED IN SECTION 287.017, FLA. STAT., FOR CATEGORY TWO OF ANY CHANGE IN THE INFORMATION CONTAINED IN THIS FORM.

STATE OF FLORIDA
COUNTY OF Pinellas

The foregoing instrument was sworn to (or affirmed), subscribed, and acknowledged before me **by means of ☑ physical presence or ☐ online notarization**, this 17 day of April, 2025, by Douglas Stoker, who is personally known to me or has produced _____ as identification.

(SEAL)

Notary Public State of Florida
Caroline Patricia Gouveia
My Commission HH 284159
Expires 7/5/2026

Caroline Gouveia
Notary Public – State of Florida

Caroline Gouveia
(Print, Type, Stamp, or Commissioned Name of Notary Public)

V. NON-COLLUSION AFFADAVIT

STATE OF Florida

COUNTY OF Pinellas

I state that I, Douglas Stoker (Name and Title) of Stantec Consulting Services Inc. (Name of Firm), am authorized to make this affidavit on behalf of my firm and its owner, directors and officers. I am the person responsible in my firm for the price(s) and amount(s) of this Response, and the preparation of the Response. I state that:

1. The price(s) and amount(s) of this Response have been arrived at independently and without consultation, communication, or agreement with any other Provider, potential provider, Proposal, or potential Proposal.

2. Neither the price(s) nor the amount(s) of this Response, and neither the approximate price(s) nor approximate amount(s) of this Response, have been disclosed to any other firm or person who is a Provider, potential Provider, Proposal, or potential Proposal, and they will not be disclosed before Proposal opening.

3. No attempt has been made or will be made to induce any firm or persons to refrain from submitting a Response for this contract, or to submit a price(s) higher that the prices in this Response, or to submit any intentionally high or noncompetitive price(s) or other form of complementary Response.

4. The Response of my firm is made in good faith and not pursuant to any agreement or discussion with, or inducement from, any firm or person to submit a complementary or other noncompetitive Response.

5. Stantec Consulting Services Inc. (Name of Firm), its affiliates, subsidiaries, officers, director, and employees are not currently under investigation, by any governmental agency and have not in the last three years been convicted or found liable for any act prohibited by State or Federal law in any jurisdiction, involving conspiracy or collusion with respect to Proposal, on any public contract, except as follows:

I state that I and the named firm understand and acknowledge that the above representations are material, important, and will be relied on by the State of Florida for which this Response is submitted. I understand and my firm understands that any misstatement in this affidavit is, and shall be treated as, fraudulent concealment from the State of Florida of the true facts relating to the submission of responses for this contract.

Name of Organization: Stantec Consulting Services Inc.

Signed By: [signature]

Print Name: Douglas Stoker, Senior Principal/Principal-in-Charge

The foregoing instrument was sworn to (or affirmed), subscribed, and acknowledged before me **by means of ☑ physical presence or ☐ online notarization**, this 17 day of April, 2025, by Douglas Stoker, who is personally known to me or has produced _____ as identification.

(SEAL)

Notary Public State of Florida
Caroline Patricia Gouveia
My Commission HH 284159
Expires 7/5/2026

Caroline Gouveia
Notary Public – State of Florida

Caroline Gouveia
(Print, Type, Stamp, or Commissioned Name of Notary Public)

155 Corey Avenue
St. Pete Beach, FL 33706-1839
www.stpetebeach.org

ADDENDUM I
CCNA-Engineering and Design RFQ

Issued 03/27/2025

Note that this Addendum does not change the bid due date and time as stated in the above referenced RFB. Sealed bids still must be received by 9:00 AM on 04/23/2025, in the Office of the City Clerk, 155 Corey Avenue, St. Pete Beach Florida at which time they will be publicly opened and read. All bidders are invited to attend this bid opening, which will be held immediately following the closing time specified. Bids received after the deadline will not be accepted.

Attendees List (on Next Page)

Leslie Cleveland addenda acknowledged 3/27/2025

155 Corey Avenue
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ADDENDUM II
CCNA-Engineering and Design RFQ

Issued 03/31/2025

Note that this Addendum does not change the bid due date and time as stated in the above referenced RFB. Sealed bids still must be received by 9:00 AM on 04/23/2025, in the Office of the City Clerk, 155 Corey Avenue, St. Pete Beach Florida at which time they will be publicly opened and read. All bidders are invited to attend this bid opening, which will be held immediately following the closing time specified. Bids received after the deadline will not be accepted.

Conflicts: By entering into this agreement, the Contractor represents that it currently is not providing professional services to any third party person or entity on any project or development for which project or development approval is currently pending or proposed or for which an application is being prepared for submittal to the City of St. Pete Beach for review or approval and further agrees that during the term of this agreement, the Contractor will not provide professional services to any third party person or entity as to any project or development for which development or project approval is pending or proposed or for which an application is being prepared for submittal to the City of St Pete Beach for review or approval.

Leslie Cleveland addenda acknowledged 3/31/2025

155 Corey Avenue
St. Pete Beach, FL 33706-1839
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ADDENDUM III
CCNA-Engineering and Design RFQ

Issued 03/31/2025

Note that this Addendum does not change the bid due date and time as stated in the above referenced RFB. Sealed bids still must be received by 9:00 AM on 04/23/2025, in the Office of the City Clerk, 155 Corey Avenue, St. Pete Beach Florida at which time they will be publicly opened and read. All bidders are invited to attend this bid opening, which will be held immediately following the closing time specified. Bids received after the deadline will not be accepted.

Information Technology Services (Letter J) under Scope of work-**Remove**

Leslie Cleveland addenda acknowledged 3/31/2025

155 Corey Avenue
St. Pete Beach, FL 33706-1839
www.stpetebeach.org

ADDENDUM IV
CCNA-Engineering and Design RFQ

Issued 04/01/2025

Note that this Addendum does not change the bid due date and time as stated in the above referenced RFB. Sealed bids still must be received by 9:00 AM on 04/23/2025, in the Office of the City Clerk, 155 Corey Avenue, St. Pete Beach Florida at which time they will be publicly opened and read. All bidders are invited to attend this bid opening, which will be held immediately following the closing time specified. Bids received after the deadline will not be accepted.

Community Development and Planning Services Letter 'F" a-e) under Scope of work-**Remove**

Leslie Cleveland addenda acknowledged 4/1/2025

155 Corey Avenue
St. Pete Beach, FL 33706-1839
www.stpetebeach.org

ADDENDUM V
CCNA-Engineering and Design RFQ

Issued 04/02/2025

Note that this Addendum does not change the bid due date and time as stated in the above referenced RFB. Sealed bids still must be received by 9:00 AM on 04/23/2025, in the Office of the City Clerk, 155 Corey Avenue, St. Pete Beach Florida at which time they will be publicly opened and read. All bidders are invited to attend this bid opening, which will be held immediately following the closing time specified. Bids received after the deadline will not be accepted.

Questions and Answer from Pre-Bid Meeting

Leslie Cleveland addenda acknowledged 4/2/2025

155 Corey Avenue
St. Pete Beach, FL 33706-1839
www.stpetebeach.org

ADDENDUM V
CCNA-Engineering and Design RFQ

Issued 04/09/2025

Note that this Addendum does not change the bid due date and time as stated in the above referenced RFB. Sealed bids still must be received by 9:00 AM on 04/23/2025, in the Office of the City Clerk, 155 Corey Avenue, St. Pete Beach Florida at which time they will be publicly opened and read. All bidders are invited to attend this bid opening, which will be held immediately following the closing time specified. Bids received after the deadline will not be accepted.

Questions and Answer

Leslie Cleveland addenda acknowledged 4/9/2025

155 Corey Avenue
St. Pete Beach, FL 33706-1839
www.stpetebeach.org

ADDENDUM VII
CCNA-Engineering and Design RFQ

Issued 04/09/2025

Note that this Addendum does not change the bid due date and time as stated in the above referenced RFB. Sealed bids still must be received by 9:00 AM on 04/23/2025, in the Office of the City Clerk, 155 Corey Avenue, St. Pete Beach Florida at which time they will be publicly opened and read. All bidders are invited to attend this bid opening, which will be held immediately following the closing time specified. Bids received after the deadline will not be accepted.

Questions and Answer
Extension of due date on last page.

Leslie Cleveland addenda acknowledged 4/22/2025

155 Corey Avenue
St. Pete Beach, FL 33706-1839
www.stpetebeach.org

ADDENDUM VIII
CCNA-Engineering and Design RFQ

Issued 04/21/2025

Note that this Addendum does not change the bid due date and time as stated in the above referenced RFB. Sealed bids still must be received by 9:00 AM on 05/06/2025, in the Office of the City Clerk, 155 Corey Avenue, St. Pete Beach Florida at which time they will be publicly opened and read. All bidders are invited to attend this bid opening, which will be held immediately following the closing time specified. Bids received after the deadline will not be accepted.

Change to Addendum 2 should read as follows:

Conflicts: By entering into this agreement, the Contractor represents that it currently is not providing professional services to any third party person or entity (other than to a governmental agency, quasi-governmental agency, or utility company), on any project or development for which project or development approval is currently pending or proposed or for which an application is being prepared for submittal to the City of St. Pete Beach for review or approval and further agrees that during the term of this agreement, the Contractor will not provide professional services to any third party person or entity (other than to a governmental agency, quasi-governmental agency, or utility company), as to any project or development for which development or project approval is pending or proposed or for which an application is being prepared for submittal to the City of St Pete Beach for review or approval.

Leslie Cleveland addenda acknowledged 4/22/2025

155 Corey Avenue
St. Pete Beach, FL 33706-1839
www.stpetebeach.org

ADDENDUM IX

CCNA-Engineering and Design RFQ

Issued 04/22/2025

Note that this Addendum does not change the bid due date and time as stated in the above referenced RFB. Sealed bids still must be received by 9:00 AM on 05/06/2025, in the Office of the City Clerk, 155 Corey Avenue, St. Pete Beach Florida at which time they will be publicly opened and read. All bidders are invited to attend this bid opening, which will be held immediately following the closing time specified. Bids received after the deadline will not be accepted.

Corrected Sample Contract

Leslie Cleveland addenda acknowledged 4/22/2025

After a comprehensive review of your proposed RFP and contract terms, we are confident that, if selected for this assignment, we can finalize a contract that aligns with the needs and expectations of both parties. Enclosed is a markup by our legal team of the sample contract issued in addendum 9. This markup is provided for your review and future discussions.

CITY OF ST. PETE BEACH, FLORIDA
Continuing Contract for Professional Design Services

Insert consultant and/or purpose for contract

This is a Contract (the "Contract") entered into by and between the City of St. Pete Beach (hereinafter "CITY") and insert consultant's corporate name (hereinafter "CONSULTANT"). The CITY and CONSULTANT together shall be referred to as the "Parties."

WHEREAS, the CITY desires to retain the CONSULTANT to perform Continuing Professional Design Services for the CITY, more fully described below in the "scope of services" section.

WHEREAS, the CITY desires to employ the CONSULTANT for the Continuing Professional Design Services and other services upon the terms and conditions hereinafter set forth, and the CONSULTANT is desirous of performing such services upon such terms and conditions.

WHEREAS, the CONSULTANT has been selected to perform these professional services pursuant to the provisions of the "Consultants' Competitive Negotiation Act" in Section 287.055; Florida Statutes, and all applicable CITY rules, regulations and policies.

NOW, THEREFORE, in consideration of the mutual covenants and agreements hereinafter contained, it is agreed by and between the parties hereto as follows:

Sample Contract

SECTION 1 – GENERAL.

1.1 The above recitals are true and correct, and incorporated as part of this Contract.

1.2 CONSULTANT shall be defined herein to include all principals of the firm of, including full time employees, professionals or otherwise, and all servants, agents, employees and/or subconsultants retained by the CONSULTANT to perform its obligations hereunder. Subconsultants shall be reviewed and approved by the CITY prior to Notice to Proceed with their prospective work assignments.

1.3 "Professional services" means those services within the scope of the practice of architecture, professional engineering, landscape architecture, or registered surveying and mapping, as defined by the laws of the state, or those performed by any architect, professional engineer, landscape architect, or registered surveyor and mapper in connection with his or her professional employment or practice.

1.4 Prior to the start of any work under this Contract, the CONSULTANT will have submitted to the CITY a detailed resume of key engineering personnel that will be involved in performing services requested by the CITY. The CITY hereby acknowledges its acceptance of such personnel to perform services under this Contract. At any time hereafter that the CONSULTANT desires to change the key personnel in an active assignment, it shall submit the qualifications of the new personnel to the CITY for prior approval. Key personnel shall include principals-in- charge, project managers and project engineers. The provisions of this Section do not apply to personnel temporarily assigned to perform service under this Contract for durations of one (1) week or less.

1.5 The CONSULTANT acknowledges that the CITY has retained other consultants, engineering and otherwise, and the coordination between said consultants and the CONSULTANT may be necessary from time to time for the successful completion of the Assignments. The CONSULTANT agrees to provide such coordination as necessary within the Scope of ~~Services.~~ [1]

1.6 The CONSULTANT acknowledges that the City may enter into agreements with other consultants or may have its own employees complete the work for services similar to the services that are subject to this Contract.

1.7 The CONSULTANT will maintain an adequate and competent staff of professionally qualified persons throughout the performance of this Contract to ensure acceptable and [2] ~~timely~~ completion of the ~~Assignment.~~ [3]

1.8 Requirements for sealing all plans, reports and documents prepared by the CONSULTANT shall be governed by the laws and regulations of the State of Florida and the requirements of any regulatory agency, if required.

1.9 This Contract may be executed by the parties in counterpart originals with the same force and effect as if fully and simultaneously executed as a single original document. The "Effective Date" of this Contract shall be the date this Contract has been executed by all parties.

Sample Contract

SECTION 2 – SCOPE OF SERVICES.

2.1 The CONSULTANT shall diligently and in a professional [4] ~~and timely~~ manner perform the work included in the Scope of Services as listed generally in the Request for Qualifications (RFQ) attached and incorporated in this Contract as Exhibit A. Unless modified in writing by the parties hereto, duties of the CONSULTANT shall not be construed to exceed those services specifically set forth herein.

2.2 GENERAL. The CONSULTANT agrees to perform those services described in Exhibit A – RFQ, dated Click or tap to enter a date., which is attached hereto and made a part hereof.

2.3 ADDITIONAL SERVICE. The CITY and the CONSULTANT agree that there may be certain additional services required to be performed by the CONSULTANT during the

Summary of Comments on StnMod - Addendum 9 - Engineering and Consulting Services RFQ (003).pdf

Page: 3

Number: 1 Author: gdeshpande Subject: Inserted Text Date: 4/29/2025 2:38:01 AM

Services. Notwithstanding the foregoing, in no event shall CONSULTANT be responsible for quality assurance of the work of such other consultants or subcontractors, nor shall CONSULTANT be liable for any errors or omissions in such work.

Number: 2 Author: gdeshpande Subject: Cross-Out Date: 4/29/2025 2:45:53 AM

Number: 3 Author: gdeshpande Subject: Inserted Text Date: 4/29/2025 2:46:21 AM

Assignment in accordance with mutually agreed upon time schedule.

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performance of the Scope of Services that cannot be defined sufficiently at the time of execution of this Contract. Such services shall be authorized in writing as Task Orders and shall be undertaken only under terms of formal amendments to this Contract.

2.4 TASK ORDERS. Additional services to be provided by the CONSULTANT shall be authorized in writing as Task Orders. Task Orders to be provided shall be prepared on the form delineated as Exhibit B - which is attached hereto and made a part hereof. [DON'T FORGET TO ATTACH YOUR TASK ORDER FORM AS EXHIBIT B. WE DISCUSSED THIS WITH MIKE WHO SAID YOU COULD PREPARE A STANDARD ASSIGNMENT LETTER AND THEN DELETE THIS SENTENCE]. Each Task Order shall include: a detailed description of the work to be performed; a schedule of completion (including phases) for the work authorized; and the amount and method of compensation. Task Orders shall be dated and serially numbered annually. The Task Orders may contain additional instructions or provisions specific to the authorized work for the purpose of expanding upon certain aspects of this Contract pertinent to the work to be undertaken. Such supplemental instructions or provisions shall not be construed as a modification of this contract.

2.5 The CITY Manager or his/her designee may authorize Task Orders for services under this continuing contract, which are equal to or less than limits prescribed for Continuing Contracts under the provision of F.S. 287.055(g) or limits set by the CITY's rules, regulations, and policies. Professional fees under such specified Task Orders shall be based on a written proposal from the CONSULTANT as may be requested in writing by the CITY's designated representative, who shall process the proposal through the appropriate departments at the CITY. A single unitary task may not be divided into more than one task for the purpose of qualifying for authorization hereunder. Nothing in this paragraph is intended to limit any other rights, responsibilities, and duties of the parties under any other provision of this continuing contract.

SECTION 3 – CITY'S RIGHTS AND RESPONSIBILITIES.

The CITY shall provide the service described below in a timely fashion at no cost to the CONSULTANT:

3.1 Furnish the CONSULTANT with existing data, records, maps, plans, specifications, reports, fiscal data and other information that is available in the CITY's files, necessary or useful to the CONSULTANT for the performance of the assignment. All of the documents conveyed by the CITY shall be and remain the property of the CITY and shall be returned to the CITY upon completion of the assignment to be performed by the CONSULTANT.

3.2 Make CITY personnel available when required and necessary to assist the CONSULTANT. The availability and necessity of said personnel to assist the CONSULTANT shall be determined solely at the discretion of the CITY.

3.3 Provide access to and make provisions for the CONSULTANT to enter upon the project lands as required for the CONSULTANT within a reasonable time, to perform surveys, observations and other work as necessary to complete the assignment.

Sample Contract

3.4 Examine all reports, sketches, drawings, estimates, proposals and other documents presented by the CONSULTANT and render written decisions indicating the CITY's approval or disapproval within a reasonable time so as not to materially delay the work of the CONSULTANT.

3.5 Transmit instructions, relevant information and provide interpretation and definition of CITY policies and decisions with respect to design, materials and other matters pertinent to the work covered by this Contract.

3.6 Give prompt written notice to the CONSULTANT whenever the CITY observes, or otherwise becomes aware of, any development that affects the scope of timing of the CONSULTANT's services or becomes aware of any defect or changes necessary in the work of the CONSULTANT.

3.7 Arrange for submission of necessary permits/applications to governmental bodies as prepared by the CONSULTANT.

3.8 Furnish approvals and permits from all governmental authorities having jurisdiction and such approvals and consents from others as may be necessary for completion of the assignment not covered under the assignment.

SECTION 4 – COMPENSATION.

4.1 GENERAL. Compensation to the CONSULTANT for services performed pursuant to this Contract shall be in accordance with the following method or compensation, as defined and indicated a the "Lump Sum Method."

The type and amount of compensation for each Task Order shall be described on the Task Order form included in "Exhibit B."

4.2 LUMP SUM METHOD.

a. Lump Sum compensation shall be the total fixed price amount payable under the Lump Sum Method (including all payroll costs, overhead costs, other direct costs, fees, subconsultants' and specialist costs), for the services to be provided in the Task Order unless there is a change in the scope of the work, or other conditions stipulated in the Task Order, and the Task Order is modified by both the CITY and CONSULTANT to reflect the change(s) by formal amendment to this Contract.

b. Payment to the CONSULTANT for services performed under a Task Order under the Lump Sum Method shall be monthly in proportion to the percentage of work completed during the month as proposed by the CONSULTANT and accepted by the CITY.

4.3 INVOICE PROCESSING. [YOU MAY WANT TO BE SURE FINANCE HANDLES YOUR PURCHASE ORDERS THIS WAY. PLEASE DELETE SENTENCE UPON COMPLETION OF DRAFTING.] Invoices received by the CITY will be processed for

Sample Contract

payment within thirty (30) days of receipt of invoice. CONSULTANT will be notified of questionable items contained in the invoices within fifteen (15) days of receipt by the CITY with an explanation of the deficiencies. The CITY will make an effort to resolve all questionable items contained in the CONSULTANT's invoices within thirty (30) days of receipt of the invoices by the CITY. At the end of the thirty (30) day period, the CITY shall pay the CONSULTANT the invoice amount less any unresolved questionable items. Invoices are to be forwarded directly to the initiating CITY representative.

4.4 PAYMENT IN THE EVENT OF CONTRACT TERMINANATION OR SUSPENSION. In the event that a Task Order or this Contract is terminated or canceled, or the CONSULTANT's services suspended on a Task Order or this Contract, prior to completion, payment shall be made in accordance with the provisions of this Contract.

4.5 ADDITIONAL COMPENSATION FOR CHANGE IN SCOPE OF ASSIGNMENT. If instructed to do so by CITY, the CONSULTANT shall change or revise work that has been performed, and if such work is not required as a result of error, omission or negligence of the CONSULTANT, the CONSULTANT may be entitled to additional compensation. The additional compensation shall be requested by the CONSULTANT on a revised fee quotation proposal which must be submitted to the CITY for prior approval. The additional compensation, if any, shall be agreed upon before commencement of any such additional work and shall be incorporated into the assignment by formal amendment or Task Order to this Contract.

SECTION 5 - WORK COMMENCEMENT/IMPLEMENTATION SCHEDULE/LENGTH OF CONTRACT.

5.1 WORK COMMENCEMENT. The CONSULTANT shall commence work on each authorized Task Order within ten (10) days after receipt by the CONSULTANT of a written Notice-To-Proceed from the CITY's Designated Representative. If the CONSULTANT fails to commence work within the ten (10) day period, then the CITY shall have the right to seek other firms for the Assignment, unless the delay is due to no fault of the CONSULTANT.

5.2 IMPLEMENTATION SCHEDULE. The CONSULTANT must complete its work in accordance with the time schedule ~~specified in the applicable Task Order/Assignment.~~ In the event the work of the CONSULTANT is delayed due to no fault of the CONSULTANT, which delays the completion of any Task Order of the Assignment, the CONSULTANT is entitled to an appropriate extension of the contract time for the specific Task Order. Additional compensation to the CONSULTANT will be negotiated to the mutual agreement of the CITY and the CONSULTANT in the event such delay causes any Task Order's costs to increase for reasons beyond the CONSULTANT's control.

5.3 TERM. This Contract shall expire three (3) years after the effective date of this Contract and may be extended for up to two (2) additional one (1) year periods, not to exceed five (5) years maximum, upon written mutual consent of the CITY and the CONSULTANT.

5.4 CONTINUING CONTRACT. In accordance with 287.055 (g), this is a "continuing contract" for professional services entered into in accordance with all procedures of this act between

Sample Contract

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mutually agreed upon by the Parties

the CITY and the CONSULTANT, whereby the CONSULTANT shall provide professional services to the CITY for projects in which construction or professional costs do not exceed the statutory limitations imposed. Additionally, the CONSULTANT shall provide for work of a specified nature as outlined in Exhibit A of this Contract as required by the CITY.

SECTION 6 - CITY'S "DESIGNATED" REPRESENTATIVE.

6.1 GENERAL. The CITY hereby designates the CITY Manager or his/her designee to represent the CITY in all matters pertaining to and arising from the work and performance of this contract. The CITY Manager or designee shall have the following responsibilities:

a. Examination of all reports, sketches, drawings, estimates, proposals and other documents presented by the CONSULTANT and rendering, in writing, decisions indicating the CITY's approval or disapproval within a reasonable time so as not to materially delay the work of the CONSULTANT.

b. Transmission of instructions, receipt of information and interpretation and definition of CITY policies and decisions with respect to design, materials and other matters pertinent to the work covered by this Contract.

c. Giving prompt written notice to the CONSULTANT whenever the CITY observes, or otherwise becomes aware of, any defects or changes necessary in the project.

d. Following the CONSULTANT's preparation of any necessary applications to governmental bodies, to arrange for submission of all applications.

e. When appropriate, authorizing Task Orders equal to or less than limits prescribed for Continuing Contracts pursuant to the provisions of FS 287.055(g) and applicable rules, regulations, r policies of the City.

SECTION 7 - CHANGES IN SCOPE.

7.1 The CITY or the CONSULTANT may request changes in the Scope of Services of a Task Order. Such change(s), including any increase or decrease in the amount of the CONSULTANT's compensation for any Task Order pursuant to this Contract, which are mutually agreed upon by and between the CITY and the CONSULTANT, shall be incorporated by written formal amendment.

SECTION 8 - TERMINATION OF CONTRACT.

8.1 TERMINATION BY CITY FOR CAUSE. The CITY may terminate this Contract for any one or more of the following reasons:

a. If adequate progress on any phase of the assignment is not being made by the CONSULTANT as a direct result of the CONSULTANT's ~~failure~~ [1] perform.

Sample Contract

Page: 7

Number: 1 Author: gdeshpande Subject: Inserted Text Date: 4/29/2025 3:49:15 AM
negligent failure

b. The quality of the services performed by the CONSULTANT is not in conformance with commonly accepted design codes and standards, standards of the CITY and the requirements of Federal and/or State regulatory agencies in effect as of the date of this Contract, and the particular services involved are ~~considered~~ by the CITY to be essential to the proper completion of any Assignment.

c. The CONSULTANT or any employee or agent of the CONSULTANT is indicted or has a direct charge issued against him/her for any crime arising out of or in conjunction with any work that has been performed by the CONSULTANT.

d. The CONSULTANT becomes involved in either voluntary or involuntary bankruptcy proceedings, or makes an assignment for the benefit of creditors.

e. The CONSULTANT violates the Standards of Conduct provisions of this Contract herein.

f. Sufficient funds are not available to continue its full and faithful performance to the Agreement.

g. ~~Sub-standard or~~ non-performance of Agreement.

h. The City wishes to terminate at any time and for any reason, upon giving sixty (60) days prior written notice to the CONSULTANT.

8.2 TERMINATION BY CONSULTANT FOR CAUSE. The CONSULTANT may cancel this Contract for the following reasons:

a. The CITY fails to meet its obligations and responsibilities as contained in the sections of this Contract describing the CITY's Rights and Responsibilities.

b. The CITY fails to pay the CONSULTANT in accordance with this Contract.

c. In the event of either of the causes described in this Contract, the CONSULTANT may send a certified letter requesting that the CITY show cause why the Contract should not be terminated. If adequate assurances are not given to the CONSULTANT within fifteen (15) days of the receipt by the CITY of said show cause notice, then the CONSULTANT may consider the CITY to be in default, and may immediately terminate this Contract.

8.3 TERMINATION BY CITY WITHOUT CAUSE. Notwithstanding any other provision of this Contract, the CITY shall have the right at any time to terminate this Contract in its entirety without cause, or terminate by specific Assignment without cause, provided that ~~ten (10)~~ days prior written notice is given to the CONSULTANT of the CITY's intent to terminate. In the event that a Task Order is terminated, The CITY shall identify the specific Task Order(s) being terminated and the specific Task Order(s) to be continued to completion pursuant to the provisions of this Contract. This Contract will remain in full force and effect

Sample Contract

Page: 8

Number: 1 Author: gdeshpande Subject: Inserted Text Date: 4/29/2025 3:52:17 AM
reasonably considered

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thirty (30)

as to all authorized Task Orders which are to be continued to completion under this type of arrangement.

8.4 PAYMENT IN THE EVENT OF TERMINATION. In the event this Contract or any Assignment is terminated or canceled prior to final completion without cause, payment for unpaid portion of the services provided by the CONSULTANT to the date of termination and any additional services thereafter will be determined by negotiation between the CITY and the CONSULTANT. No amount shall be allowed for anticipated profit on unperformed services or other work. In the event of termination for cause, the CITY may adjust any payment to take into account any additional direct costs to be incurred by the CITY due to such default.

8.5 ACTION FOLLOWING TERMINATION

a. Upon receipt of notice of termination, given by either party, the terminated party shall promptly discontinue all services and other work, unless the notice provides otherwise.

b. In the case of the CITY terminating the CONSULTANT, the CONSULTANT shall within ten (10) days or any extension thereto as may be mutually agreed to, deliver or otherwise make available to the CITY all reports, drawings, plans, specifications and other data and documents that have been obtained or prepared by the CONSULTANT in performing the Services under this Contract, regardless of whether the work on such documents has been completed or is in progress and said documents shall remain the property of the CITY. Notwithstanding the foregoing, the CONSULTANT shall not be held liable for the accuracy or reliability of any partially completed work delivered in accordance with this provision.

8.6 SUSPENSION

a. The performance of the CONSULTANT's service under any provision of this Contract may be suspended by the CITY at any time. In the event the CITY suspends the performance of the CONSULTANT's services hereunder, the CITY shall so notify the CONSULTANT in writing, such suspension becoming effective upon the date of its receipt by the CONSULTANT, and CITY shall promptly pay to the CONSULTANT all fees which have become due and payable to the CONSULTANT to the effective date of such suspension. The CITY shall thereafter have no further obligation for payment to the CONSULTANT for the suspended services unless and until the CITY notifies the CONSULTANT that the services of the CONSULTANT called for hereunder are to be resumed. Upon receipt of written notice from the ~~CITY~~ [1] that the CONSULTANT's services hereunder are to be resumed, the CONSULTANT shall complete the services of the CONSULTANT called for in this Contract and the CONSULTANT shall, in that event, be entitled to payment of the remaining unpaid compensation which becomes payable to the CONSULTANT under this Contract, same to be payable at the times and in the number specified herein. In no event will the compensation or any part thereof become due or payable to the CONSULTANT

Sample Contract

Page: 9

Number: 1 Author: gdeshpande Subject: Inserted Text Date: 4/29/2025 4:11:47 AM
CITY , which notice shall not be less than seven (7) days prior written notice,

under this Contract unless and until the CONSULTANT has attained that state of work where the same would be due and payable to the CONSULTANT under the provisions of this Contract.

b. If the aggregate time of the CITY's suspension(s) of the CONSULTANT's Services under any Task Order of this Contract exceeds sixty (60) days, then the CONSULTANT and the CITY shall, upon request of the CONSULTANT, meet to assess the services performed hereunder up to the time of such meeting, the services remaining to be performed and the total compensation paid to the CONSULTANT hereunder and, during such meeting, shall have the option of negotiating a change in compensation to be paid to the CONSULTANT for the balance of the Services to be performed hereunder. No increase in compensation to the CONSULTANT shall be allowed unless it is based upon clear and convincing evidence of an increase in the CONSULTANT's costs attributable to the aforesaid suspension(s).

SECTION 9 - CLAIMS AND DISPUTES/REMEDIES.

9.1 CLAIMS AND DISPUTES. Any claims, disputes and/or matters in question between the parties arising out of or relating to this Contract, including claims for extra compensation, shall be filed in writing by the aggrieved party to the other party within forty-five (45) days of its occurrence. Should such claims not be formally submitted within said forty-five (45) day period, the aggrieved party agrees not to make such claim against the other party at any time in the future. Should any claim or dispute not be mutually resolved between the parties within sixty (60) days thereafter, the aggrieved party shall then seek to resolve the matter in accordance with the "Remedies" provisions of this Contract.

9.2 REMEDIES. Except as provided in Section 9.1 herein, all claims, disputes and/or matters in question between the CITY and the CONSULTANT arising out of or relating to this Contract, or the breach of it will be decided by Mediation if the parties hereto mutually agree, or in a court of competent jurisdiction. Venue for any dispute or formal litigation concerning this contract shall be in the appropriate court with territorial jurisdiction over the City of St. Pete Beach, Florida. In the event of a dispute or litigation, each party to such dispute or litigation shall be solely responsible for its own attorneys' fees and costs. This contract shall not be construed for or against any party hereto, without regard to which party is wholly or partly responsible for its drafting.

SECTION 10 - INDEMNITY AND INSURANCE.

10.1 GENERAL. To the fullest extent permitted by Florida law, the CONSULTANT shall indemnify and hold ~~harmless~~ the CITY and its officers and employees from liabilities, damages, losses, and costs, including, but not limited to, reasonable attorneys' fees, to the extent caused by the negligence, recklessness, or intentionally wrongful conduct of the CONSULTANT and other persons employed or utilized by the Consultant in the performance of the contract.

10.2 INSURANCE. The CONSULTANT will possess or obtain and continuously maintain the following insurance coverage, from a company or companion authorized to do business in

Sample Contract

Page: 10

Number: 1 Author: gdeshpande Subject: Inserted Text Date: 4/29/2025 4:15:34 AM
harmless (but not defend)

the State of Florida, and will provide Certificates of insurance to the CITY, evidencing such insurance, within fifteen (15) days following the CONSULTANT's receipt of Notice to Proceed on the Assignment from the CITY. The insurance coverage shall contain a provision, which requires that prior to any ~~changes or material alterations~~ in the coverage, except aggregate coverage, thirty (30) days prior written notice will be given to the CITY. Specific insurance requirements may include:

a. WORKER'S COMPENSATION. The CONSULTANT must provide Worker's Compensation for all employees at the site location, and in case any work is subcontracted, will require the Subcontractor to provide Worker's Compensation for all of its employees.

b. COMMERCIAL GENERAL LIABILITY. The CONSULTANT must provide coverage for all operations as detailed in the Scope of Services including, but not limited to, Contractual, Products and completed Operations and Personal Injury. The limits will be not less than $2,000,000 Combined Single Limit (CSL) or its equivalent.

c. AUTOMOBILE LIABILITY. The CONSULTANT must provide coverage for all owned and non-owned vehicles for limits of not less than $1,000,000 CSL or its equivalent.

d. PROFESSIONAL LIABILITY INSURANCE. Annual Professional Liability Insurance must be maintained with coverage in an amount as detailed in the City of St. Pete Beach Request for Qualifications (RFQ) titled "Engineering and Consulting Services". Said Professional Liability Insurance shall provide for all sums which the CONSULTANT shall be obligated to pay as damages for claims arising out of negligent performance by the CONSULTANT, or any person or subcontractor employed by the CONSULTANT, in conjunction with this Contract. This insurance shall also be maintained for a minimum of three (3) years after completion of the CONSULTANT's services and/or construction and acceptance of the facilities designed by the CONSULTANT under the scope of this Contract including any amendment thereto.

e. CERTIFICATES OF INSURANCE. The CONSULTANT shall furnish all Certificates of Insurance forwarded directly to the following:

City of St. Pete Beach
155 Corey Avenue
St. Pete Beach, FL 33706

with information copied to the Designated Representative identified in this Contract. The Certificates shall clearly indicate that the CONSULTANT has obtained insurance of the type, amount and classification required by these provisions.

SECTION 11 - NEGOTIATION DATA.

Sample Contract

Page: 11

Number: 1 Author: gdeshpande Subject: Inserted Text Date: 4/29/2025 9:17:36 AM
reduction in limits

11.1 The CONSULTANT hereby certifies, covenants and warrants that accounting documentation and supporting data which has established compensation provided for in this Contract are accurate, complete and current as of the date of negotiation of the compensation terms contained in this Contract. It is further agreed that the CONSULTANT's compensation under this Contract may be adjusted to exclude any significant sums where the CITY determines the CONSULTANT's compensation was increased due to inaccurate or incomplete wage rates and other factual unit costs. All such price adjustments shall be made prior to the end of this Contract. Records of costs incurred under the terms of this Contract shall be maintained and made available to the CITY during the period of this Contract and for five (5) years after final payment is made.

11.2 Copies of these documents and records shall be furnished upon request to the CITY at no cost. For the purpose of this Section, the end of this Contract shall be deemed to be the date of final acceptance of the work by the CITY.

SECTION 12 - OWNER OF DOCUMENTS.

12.1 It is understood and agreed that all documents, including detailed reports, plans, original drawings, survey field notebooks and all other data other than working papers, prepared or obtained by the CONSULTANT in connection with its services hereunder, shall be delivered to, or shall become the property of the CITY ~~prior to final payment~~ [1] the CONSULTANT. The CONSULTANT shall retain reproducible copies of all Documents for its files at Direct Reimbursable Cost. All Documents including drawings prepared by the CONSULTANT pursuant to this Contract are instruments of service in respect to the services described in the Assignment. Any reuse without written verification or adaptation by the CONSULTANT for the specific purpose intended will be at CITY's sole risk and without liability or legal exposure to the CONSULTANT; and the CITY shall indemnify to the maximum extent permitted by law and hold harmless the CONSULTANT from all claims, damages, losses and expenses including attorney's and expert's fees arising out of or resulting therefrom. Any such verification or adaptation by the CONSULTANT will entitle the CONSULTANT to further compensation at rates to be agreed upon by the CITY and the CONSULTANT.

12.2 Any Documents given to or prepared or assembled by the CONSULTANT and its subcontractors under this Contract shall be kept solely as property of the CITY and shall not be made available to any individuals or organizations without the prior written approval of the CITY.

12.3 The CONSULTANT may maintain copies of all work performed under this Contract for the CITY.

12.4 The CONSULTANT shall not publish any information concerning this project without the prior written consent of the ~~CITY.~~ [2]

12.5 The CONSULTANT should abide by the Florida Public Records law, more fully described in "Exhibit C."

Sample Contract

Page: 12

Number: 1 Author: gdeshpande Subject: Inserted Text Date: 4/29/2025 5:04:26 AM
upon full payment of all the monies owed

Number: 2 Author: gdeshpande Subject: Inserted Text Date: 4/29/2025 5:07:13 AM
CITY, provided that CONSULTANT shall be entitled to mention the project and the Services provided in future proposals as proof of CONSULTANT's experience with this type of work.

SECTION 13 - STANDARDS OF CONDUCT.

13.1 CONSULTANT EMPLOYEES. The CONSULTANT warrants that it has not employed or retained any company or person, other than a bona fide employee working solely for the CONSULTANT, to solicit or secure this Contract and that the CONSULTANT has not paid or agreed to pay any person, company, corporation, individual or firm other than a bona fide employee working solely for the CONSULTANT any fee, commission, percentage, gift or any other consideration, contingent upon or resulting from the award of making of this Contract.

13.2 EMPLOYMENT ELIGIBILITY. The Consultant shall comply with all local, state and federal directives, orders and law as applicable to the contract. Beginning January 1, 2021, every public employer, contractor, and subcontractor shall register with and use the E-Verify system to verify the work authorization status of all newly hired employees. A public employer, contractor, or subcontractor may not enter into a contract unless each party to the contract registers with and uses the E-Verify system under 448.095, Fla. Stat.

a. Consultant agrees to comply with all applicable portions of Fla. Stat. 448.095. Contractor must use the U.S. Department of Homeland Security's E-Verify System, https://e-verify.uscis.gov/emp to verify the employment eligibility of all employees hired on or after January 1, 2021, during the term of this Agreement.

b. Subcontractors (i) Consultant shall also require all subcontractors performing work under this Agreement to use the E-Verify system for any employees they may hire during the term of this Agreement; (ii) Subcontractors shall provide Consultant with an affidavit stating the subcontractor does not employ, contract with, or subcontract with an unauthorized alien, as defined by Fla. Stat. 448.095; (iii) Consultant shall provide a copy of such affidavit to the City upon receipt and shall maintain a copy for the duration of the Agreement.

c. Consultant must provide evidence of compliance with Fla. Stat. 448.095 by January 1, 2021. Evidence may consist of, but is not limited to, providing notices of Consultant's E-Verify number.

d. Failure to comply with this provision is a material breach of the Agreement, and the City may choose to terminate the Agreement at its sole discretion. Consultant may be liable for all costs associated with the City securing the same services, inclusive, but not limited to, higher costs for the same services and rebidding costs, if necessary. Any challenge to termination under this provision must be filed in the Circuit Court no later than 20 calendar days after the date of termination. If this agreement is terminated for a violation of the statute by the Consultant, the Consultant may not be awarded a public agreement for a period of one (1) year after date of termination.

13.3 CONSULTANT COMPLIANCE WITH LAWS. The CONSULTANT shall comply with all Federal, State and local laws and ordinances in effect on the date of this Contract and applicable to the work or payment for work thereof, and shall not discriminate on the grounds of race, color, religion, sex or national origin in the performance of work under this Contract.

Sample Contract

13.4 CONFLICT OF INTEREST. The CONSULTANT hereby certifies that no undisclosed conflict of interest exists with respect to the present Contract, including any conflicts that may be due to representation of other clients, other contractual relationships of the CONSULTANT, or any interest in property which the CONSULTANT may have. The CONSULTANT further certifies that any apparent conflict of interest that arises during the term of the Contract will be immediately disclosed in writing to the CITY. Violation of this Section will be considered as Justification for immediate termination of this Contract under the provisions of Section 8.1.

13.5 REMOVAL OF EMPLOYEE. The CITY is empowered to require the CONSULTANT to remove any employee or representative of the CONSULTANT from working on this Assignment which the CITY ~~determines~~ [1] not satisfactorily performing his assigned duties or is demonstrating improper conduct. The CITY shall notify the CONSULTANT in writing of the CITY's objections prior to the CONSULTANT's removal of any employee or representative.

13.6 PUBLICATION. The CONSULTANT shall not publish any documents or release information to the media without prior approval of the CITY.

SECTION 14 - ACCESS TO RECORDS/AUDIT.

14.1 RECORDS MAINTENANCE. The CONSULTANT shall maintain books, records, documents, time and costs accounts and other evidence directly related to its performance of services under this Contract. All time records and cost data shall be maintained in accordance with generally accepted accounting practices. The CONSULTANT shall also maintain the financial information and data necessary to determine overhead rates in accordance with the requirements of Federal and State regulatory agencies and this Contract. The CITY, or any of its duly authorized representatives, shall have access within forty-eight (48) hours to such books, records, documents and other evidence for inspection, audit and copying. Copying of CONSULTANT's books, records, documents, time records and cost accounts and other evidence shall be at the CITY's expense.

14.2 ACCESS TO RECORDS. The CONSULTANT shall maintain and allow access to the records required under this Section for a period of five (5) years after the completion of the services provided under this Contract and date of final payment for said services, or date of termination of this Contract as may have been exercised under the terms of this ~~Contract.~~ [2]

SECTION 15 - CODES AND DESIGN STANDARDS.

15.1 All of the services to be performed by the CONSULTANT shall in the minimum be in accordance with commonly accepted design codes and standards, standards of the CITY and the requirements of any Federal and/or State regulatory agencies in effect as of the date of this Contract. The CONSULTANT shall be responsible for keeping appraised of any changing codes or requirements, which requirements must be applied to the Assignment to be performed under this Contract. Any new codes or requirements becoming effective subsequent to the effective date of this Contract that require an additional level of effort to be performed by the CONSULTANT beyond that covered under the scope of this Contract

Sample Contract

Page: 14

Number: 1 Author: gdeshpande Subject: Inserted Text Date: 4/29/2025 5:17:28 AM
reasonably determines

Number: 2 Author: gdeshpande Subject: Inserted Text Date: 4/29/2025 5:20:01 AM
Contract. Notwithstanding the foregoing, the CITY's right to inspect, copy and audit shall not extend to the composition of the CONSULTANT's rates and fees, percentage mark-ups or multipliers but shall apply only to their application to the applicable units.

shall be subject to negotiation for an increase in scope and compensation by an amendment to this Contract.

SECTION 16 - ASSIGNABILITY

16.1 The CONSULTANT shall not sublet, assign or transfer any interest in this Contract, without prior written approval of the CITY, provided that claims for the money due or to become due the CONSULTANT from the CITY under this Contract may be assigned to a bank, trust company or other financial institution without such CITY approval. Notice of any such assignment or transfer shall be furnished promptly to the CITY.

SECTION 17 - CONTROLLING LAWS

17.1 This Contract is to be governed by the laws of the State of Florida.

SECTION 18 - FORCE MAJEURE

18.1 Neither party shall be considered in default in performance of its obligations hereunder to the extent that performance of such obligations, or any of them, is delayed or prevented by Force Majeure. Force Majeure shall include, but not be limited to, hostility revolution, civil commotion, strike, ~~epidemic,~~ fire, flood, wind, earthquake, explosion, any law, proclamation, regulation or ordinance or other act of government, or any act of God or any cause whether of the same or different nature, existing or future; provided that the cause whether or not enumerated in this Section is beyond the control and without the fault or negligence of the party seeking relief under this Section.

SECTION 19 - EXTENT OF CONTRACT

19.1 This Contract, together with the RFQ titled "insert name of RFQ." (issued Click or tap to enter a date.), the proposal submitted Click or tap to enter a date., and the Exhibits hereinafter identified and listed in this Section 19, incorporated herein and made a part hereof by this reference, constitute the entire Agreement between the CITY and the CONSULTANT and supersede all prior written or oral understandings in connection therewith. This Contract may only be amended, supplemented or modified by a formal Amendment or Change Order to this Contract. The Exhibits supplemental to and made a part of this Contract are as follows:

Exhibit A: Scope of Services.
Exhibit B: Task Order Form.
Exhibit C: Addendum

SECTION 20 - LIMITATION OF LIABILITY AND MUTUAL WAIVER OF CONSEQUNTIAL DAMAGES
The total amount of all claims the CITY may have against the CONSULTANT under this Agreement or arising from the performance or non-performance of the Services under any theory of law, including but not limited to claims for negligence, negligent misrepresentation and breach of contract, shall be strictly limited to the lesser of the fees or $300,000. As the CITY's sole and exclusive remedy under this Agreement any claim, demand or suit shall be directed and/or asserted only against the CONSULTANT and not against any of the CONSULTANT's employees, officers or directors.
Neither the CITY nor the CONSULTANT shall be liable to the other or shall make any claim for any incidental, indirect or consequential damages arising out of or connected to this Agreement or the performance of the services on this Project. This mutual waiver includes, but is not limited to, damages related to loss of use, loss of profits, loss of income, unrealized energy savings, diminution of property value or loss of reimbursement or credits from governmental or other agencies.

PURSUANT TO FLORIDA STATUTES CHAPTER 558.0035 AN INDIVIDUAL EMPLOYEE OR AGENT MAY NOT BE HELD INDIVIDUALLY LIABLE FOR DAMAGES RESULTING FROM NEGLIGENCE.

Sample Contract

Page: 15

Number: 1 Author: gdeshpande Subject: Inserted Text Date: 4/29/2025 5:21:54 AM
epidemic, pandemic,

Number: 2 Author: gdeshpande Subject: Text Box Date: 4/29/2025 9:32:41 AM
SECTION 20 - LIMITATION OF LIABILITY AND MUTUAL WAIVER OF CONSEQUNTIAL DAMAGES
The total amount of all claims the CITY may have against the CONSULTANT under this Agreement or arising from the performance or non-performance of the Services under any theory of law, including but not limited to claims for negligence, negligent misrepresentation and breach of contract, shall be strictly limited to the lesser of the fees or $300,000. As the CITY's sole and exclusive remedy under this Agreement any claim, demand or suit shall be directed and/or asserted only against the CONSULTANT and not against any of the CONSULTANT's employees, officers or directors.
Neither the CITY nor the CONSULTANT shall be liable to the other or shall make any claim for any incidental, indirect or consequential damages arising out of or connected to this Agreement or the performance of the services on this Project. This mutual waiver includes, but is not limited to, damages related to loss of use, loss of profits, loss of income, unrealized energy savings, diminution of property value or loss of reimbursement or credits from governmental or other agencies.

PURSUANT TO FLORIDA STATUTES CHAPTER 558.0035 AN INDIVIDUAL EMPLOYEE OR AGENT MAY NOT BE HELD INDIVIDUALLY LIABLE FOR DAMAGES RESULTING FROM NEGLIGENCE.

IN WITNESS WHEREOF, the Parties have executed this Contract on the day and year set forth below.

Corporate Consultant Name:	**City of St. Pete Beach:**
Signature: _____	Signature: _____
By: _____	By: Frances Robustelli
Its: _____	Its: City Manager
Date: _____	Date: _____
APPROVED AS TO FORM AND LEGAL SUFFICIENCY:	ATTEST:
_____ Ralf Brookes City Attorney	_____ Ginny Bodkin Acting City Clerk

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EXHIBIT "A"

SCOPE OF SERVICES

Sample Contract

EXHIBIT "B"

TASK ORDER FORM

Sample Contract

EXHIBIT "C"

Addendum

CITY OF ST. PETE BEACH, FLORIDA
STANDARD CONTRACT ADDENDUM

THIS ADDENDUM modifies the contract for services made and entered into this _____ day of _____, 2025, by and between the CITY OF ST. PETE BEACH, a Florida municipality, hereinafter referred to as the "City", and _____, hereinafter referred to as "Contractor" to include the following terms of this contract Addendum:

WITNESSETH:

WHEREAS, Section 119.0701, Fla. Stat., requires that certain public agency contracts must include certain statutorily required provisions concerning the contractor's compliance for Florida's Public Records Act; and

WHEREAS, Section 768.28, Fla. Stat., sets forth a limited waiver of sovereign immunity for tort liability for Florida public agencies; and

WHEREAS, Florida law requires that public agency contracts be subject to non-appropriation and thereby contingent upon appropriation during the public agency's statutorily mandated annual budget approval process; and

WHEREAS, Section 448.095, Fla. Stat., imposes certain obligations on public agencies with regard to the use of the E-Verify system by their contractors and subcontractors; and

WHEREAS, Section 287.133 and 287.135, Fla. Stat., provides restrictions on local governments contracting with companies that are on certain Scrutinized Companies lists or convicted vendor list; and

WHEREAS, additional terms required by Sections 282.3185(5) and (6) Fla. Stat. related to data management and Section 287.05701 Fla. Stat. related to social government and corporate activism are also added by virtue of this Addendum; and

WHEREAS, Section 286.101, Florida Statutes contains a list of "foreign countries of concern" including, the People's Republic of China, the Russian Federation, the Islamic Republic of Iran, the Democratic People's Republic of Korea, the Republic of Cuba, the Venezuelan regime of Nicolás Maduro, or the Syrian Arab Republic, including any agency of or any other entity under significant control of such "foreign country of concern". Any entity that does business with a state agency or political subdivision (subject to certain dollar amounts) must disclose certain of their dealings with those "foreign countries of concern" to the Florida Department of Financial Services; and

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WHEREAS, Section 787.06(13), Fla. Stat. provides that when a contract is executed, renewed, or extended between a nongovernmental entity and a governmental entity, the nongovernmental entity must provide the governmental entity with an affidavit signed by an officer or a representative of the nongovernmental entity under penalty of perjury attesting that the nongovernmental entity does not use coercion for labor or services as defined in such statute;

NOW, THEREFORE, in consideration of the covenants set forth herein, the parties agree to this addendum as follows:

1. Amendment. This Addendum hereby amends and supplements the terms of the Agreement. In the event of a conflict between the terms of the Agreement and terms of the Addendum, the terms of the Addendum shall prevail.

2. Public Records Compliance. City and Contractor agree that Contractor does not have the authority to contractually bind the City in any manner. Contractor agrees that, to the extent that it may "act on behalf" of the City within the meaning of Section 119.0701(1)(a), Florida Statutes in providing its services under this Agreement, it shall:

(a) Keep and maintain public records required by the public agency to perform the service.

(b) Upon request from the public agency's custodian of public records, provide the public agency 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 in this chapter or as otherwise provided by law.

(c) Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the contract if the contractor does not transfer the records to the public agency.

(d) Upon completion of the contract, transfer, at no cost, to the public agency all public records in possession of the contractor or keep and maintain public records required by the public agency to perform the service. If the contractor transfers all public records to the public agency upon completion of the contract, the contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the contractor keeps and maintains public records upon completion of the contract, the contractor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the public agency, upon request from the City's custodian of public records, in a format that is compatible with the information technology systems of the City.

(e) Pursuant to Section 119.0701(2)(a), Fla. Stat., **IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT:**
City Clerk/Public Records Custodian
cityclerk@stpetebeach.org
Phone: 727-363-9220

Sample Contract

155 Corey Avenue
St. Pete Beach, FL 33706
Fax: 727-541-8040

3. Public Records Compliance. Contractor authorizes the public agency to seek declaratory, injunctive, or other appropriate relief against Contractor in Pinellas County Circuit Court on an expedited basis to enforce the requirements of the previous section.

4. Compliance/Consistency with Section 768.28, Fla. Stat. Any indemnification or agreement to defend or hold harmless by City specified in the Agreement shall not be construed as a waiver of City's sovereign immunity, and shall be limited to such indemnification and liability limits consistent with the requirements of Section 768.28, Fla. Stat. and subject to the procedural requirements set forth therein. Any other purported indemnification by City in the Agreement in derogation hereof shall be void and of no force or effect.

5. Non-appropriation. City's performance and obligation to pay under this Agreement is contingent upon an appropriation during the City's annual budget approval process. If funds are not appropriated for a fiscal year, then the Contractor shall be notified as soon as is practical by memorandum from the City Manager or designee that funds have not been appropriated for continuation of the Agreement, and the Agreement shall expire at the end of the fiscal year for which funding has been appropriated. The termination of the Agreement at fiscal year end shall be without penalty or expense to the City subject to the City paying all invoices for services rendered during the period the Agreement was funded by appropriations.

6. E-Verify Compliance. By entering into this Agreement, the Contractor is obligated to comply with the provisions of Section 448.095, Fla. Stat. "Employment Eligibility," as amended from time to time. This includes but is not limited to register with and use the E-Verify System to verify the work authorization status of all newly hired employees, and requiring all subcontractors to provide an affidavit to Contractor attesting that the subcontractor does not employ, contract with, or subcontract with, an unauthorized alien. Contractor agrees to maintain a copy of such affidavit for the duration of this Agreement. Failure to comply with this paragraph will result in the termination of this Agreement as provided in Section 448.095, Fla. Stat., as amended and Contractor will not be awarded a public contract for at least one (1) year after the date on which the Agreement was terminated. Contractor will also be liable for any additional costs to the City as a result of the termination of this Agreement in accordance with this paragraph. Contractor affirmatively states, under penalty of perjury, that in accordance with Section 448.095, Fla. Stat., Contractor is registered with and uses the E-Verify system to verify the work authorization status of all newly hired employees, that in accordance with such statute, Contractor requires from each of its subcontractors an affidavit stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien, and that Contractor is otherwise in compliance with Sections 448.09 and 448.095, Fla. Stat.

7. Compliance/Consistency with Scrutinized Companies Provisions of Florida Statutes. Section 287.135(2)(a), Fla. Stat., prohibits a company from bidding on, submitting a proposal for, or entering into or renewing a contract for goods or services of any amount if, at the time of contracting or renewal, the company is on the Scrutinized Companies that Boycott Israel List, created pursuant to Section 215.4725, Fla. Stat., or is engaged in a boycott of Israel. Section

Sample Contract

287.135(2)(b), Fla. Stat., further prohibits a company from bidding on, submitting a proposal for, or entering into or renewing a contract for goods or services over one million dollars ($1,000,000) if, at the time of contracting or renewal, the company is on either the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, both created pursuant to section 215.473, Fla. Stat., or the company is engaged in business operations in Cuba or Syria. The Contractor and City acknowledge that the amount of the contract is less than $1,000,000. Accordingly, Contractor hereby certifies that Contractor is not listed on the Scrutinized Companies that Boycott Israel List. Contractor further hereby certifies that Contractor is not engaged in a boycott of Israel or engaged in business operations in Cuba or Syria. Contractor understands that pursuant to section 287.135, Fla. Stat., the submission of a false certification may subject Contractor to civil penalties, attorney's fees, and/or costs. Contractor further understands that any contract with City for goods or services of any amount may be terminated at the option of City if Contractor (i) is found to have submitted a false certification, (ii) has been placed on the Scrutinized Companies that Boycott Israel List, or (iii) is engaged in a boycott of Israel. And, in addition to the foregoing, if the amount of the contract is one million dollars ($1,000,000) or more, the contract may be terminated at the option of City if the company is found to have submitted a false certification, has been placed on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or has been engaged in business operations in Cuba or Syria.

8. Disclosure Requirements for "Foreign Countries of Concern". If applicable, Contractor shall comply with the disclosure requirements set forth is Section 286.101 (3) (a), Fla. Stat., which requires "Any entity that applies to a state agency or political subdivision for a grant or proposes having a contract value of $100,000 or more shall disclose to the state agency or political subdivision any current or prior interest of, any contract with, or any grant or gift received from a "foreign country of concern" if such interest, contract, grant or gift received from a "foreign country of concern" if such interest, contract, grant or gift has a value of $50,000 or more and such interest existed at any time or such contract, grant or gift was received or in force at any time during the previous five (5) years. Such disclosure shall contain the name and mailing address of the disclosing entity, the amount of the gift or the value of the interest disclosed, the applicable "foreign country of concern", and, if applicable the date of termination of the contract or interest, the date of receipt of the grant or gift and the name of the agent or controlled entity that is the source or interest holder. Within one (1) year before applying for any grant or proposing any contract, such entity must provide a copy of such disclosure to the Department of Financial Services". Pursuant to Section 268.101(7), Fla. Stat.: "In addition to any fine assessed under [section 286.101(7)(a), F.S.], a final order determining a third or subsequent violation by an entity other than a state agency or political subdivision shall automatically disqualify the entity from eligibility for any grant or contract funded by a state agency or any political subdivision until such ineligibility is lifted by the Administration Commission for good cause."

9. Venue and Jurisdiction. Notwithstanding any of other provision to the contrary, this Agreement and the parties' actions under this Agreement shall be governed by and construed under the laws of the State of Florida, without reference to conflict of law principles. As a material condition of this Agreement, each Party hereby irrevocably and unconditionally: i) consents to submit and does submit to the jurisdiction of the Circuit Court in and for Pinellas County, Florida for any actions, suits or proceedings arising out of or relating to this Agreement. Both parties waive any right to file an action, suit or proceeding in Federal Court or remove any action, suit or

Sample Contract

proceeding to Federal Court.

10. Attorneys' Fees and Costs. Notwithstanding any of other provision to the contrary, if litigation ensues regarding this Agreement, each party hereto shall bear its own attorneys' fee and costs.

11. Public Entities Crime or Convicted Vendor List. Contractor agrees and assumes a continuous duty to disclose to the City if the Contractor or any of its affiliates as defined by Section 287.133(1)(a), Florida Statutes are placed on the Convicted Vendor List or the Antitrust Violator Vendor List maintained by the Florida Department of Management Services.

12. Data Management; Notice of Breach. Contractor shall cooperate with the City and provide timely incident reporting, response activities/fact gathering, public and agency notification, severity level assessment, after-action reports, etc., which the City must report in accordance with Sections 282.3185(5) & (6), Florida Statutes in the event of a data breach.

13. Environmental and Social Government and Corporate Activism. The City has not given preference or requested documentation from the Contractor based on Contractor's social, political or ideological interest. Contractor agrees to similarly not request documentation or give preference to any subcontractor based on the subcontractor's social, political or ideological interests.

14. Taxes. The City shall not be liable for any taxes and assessments imposed by a federal, state or local governmental agency to the extent that the City is exempt from same by Florida law, including but not limited to any sales or use tax.

15. No coercion for labor or services. The Contractor swears under penalty of perjury that the Contractor does not use coercion for labor or services as defined as follows:

"Coercion" means:

1. Using or threatening to use physical force against any person;
2. Restraining, isolating, or confining or threatening to restrain, isolate, or confine any person without lawful authority and against her or his will;
3. Using lending or other credit methods to establish a debt by any person when labor or services are pledged as a security for the debt, if the value of the labor or services as reasonably assessed is not applied toward the liquidation of the debt, the length and nature of the labor or services are not respectively limited and defined;
4. Destroying, concealing, removing, confiscating, withholding, or possessing any actual or purported passport, visa, or other immigration document, or any other actual or purported government identification document, of any person;
5. Causing or threatening to cause financial harm to any person;
6. Enticing or luring any person by fraud or deceit; or
7. Providing a controlled substance as outlined in Schedule I or Schedule II of Sec. 893.03, Fla. Stat. to any person for the purpose of exploitation of that person.

16. Force Majeure. The City reserves the right to suspend, modify or terminate this contract in the event of an act of god or act of man beyond the control of the parties, including but not limited to a hurricane, tropical storm, tornado, or other destructive weather event, flooding,

Sample Contract

pandemic, plague, war, armed conflict, domestic or foreign terrorism, riot, labor condition, state or federal governmental action, and catastrophic Internet disturbance, making performance inadvisable, economically impracticable, illegal, or impossible.

17. Conflicts. By entering into this agreement, the Contractor represents that it currently is not providing professional services to any third party person or entity on any project or development for which project or development approval is currently pending or proposed or for which an application is being prepared for submittal to the City of St. Pete Beach for review or approval and further agrees that during the term of this agreement, the Contractor will not provide professional services to any third party person or entity as to any project or development for which development or project approval is pending or proposed or for which an application is being prepared for submittal to the City of St Pete Beach for review or approval.

18. Additional Terms. Notwithstanding any of other provision to the contrary, the parties agree as follows:

A. None.

IN WITNESS WHEREOF, the parties hereto have executed and delivered this instrument on the days and year indicated below and the signatories below to bind the parties set forth herein.

Under penalties of perjury, and pursuant to Sec. 92.525, Fla. Stat., Contractor declares that Contractor has read the foregoing Section 15 above and that the facts stated in it are true.

Sample Contract

Stantec Consulting Services Inc.
SCHEDULE OF HOURLY RATES

Effective January 1, 2025

Classification	Rate
Base Services	
CADD/Computer Technician	$ 125
Chief Designer	$ 196
Chief Engineer **1**	$ 315
Chief Engineer 2	$ 325
Chief Planner	$ 275
Designer	$ 169
Engineer 1	$ 176
Engineer2	$ 283
Engineering Intern	$ 130
Engineering Technician	$ 103
Planner	$ 132
Principal Engineer	$ 350
Project Manager 1	$ 211
Project Manager 2	$ 283
Project Manager 3	$ 308
Project Planner	$ 149
Secretary/Clerical	$ 115
Senior Designer	$ 180
Senior Engineer 1	$ 235
Senior Engineer 2	$ 290
Senior Engineering Technician	$ 139
Senior Planner	$ 212

Unit billings, such as printing and survey materials, will be billed at standard rates. All other out-of-pocket expenses will be billed at cost +10%

Classification	Rate
Support Services	
Archaeologist	$ 150
Chief Archaeologist	$ 225
Chief Scientist	$ 238
Chief Utility Coordinator	$ 213
Environmental Specialist	$ 119
GIS Specialist	$ 147
Landscape Architect	$ 161
Landscape Architect Intern	$ 100
Landscape Designer	$ 135
Project Landscape Architect	$ 140
Scientist	$ 156
Senior Archaeologist	$ 194
Senior Environmental Specialist	$ 225
Senior Landscape Architect	$ 155
Senior Scientist	$ 191
Senior Utility Coordinator	$ 155
Utility Coordinator	$ 145
Inspector	$ 100
Senior Inspector	$ 135
Survey /SUE Field Work:	
1 Person Field Crew	$ 160
2 Person Field Crew	$ 225
3 Person Field Crew	$ 285
4 Person Field Crew	$ 350
GPR Crew	$ 205
Vacuum Truck/Crew	$ 285
Flagman for MOT	$ 80

Unit billings, such as printing and survey materials, will be billed at standard rates. All other out-of-pocket expenses will be billed at cost +10%

EXHIBIT "B"

Task Order Form-Continuing Contract for Professional Design Services

Date of Task Order Request	
Firm Selected for Task	
Task (Project) Name	
Task Description (and other relevant details	
Task Budget	
Task Proposal Due Date	

Thank you for your efforts on behalf of the City of St. Pete Beach. If there are any questions or additional information needed, please the Public Services Dept. @ 727-363-9243.

Acknowledgement of Task Order:

Frances Robustelli	*Date*	*Signature*	*Date*
City Manager			
City of St. Pete Beach		*Name*	
		Title	
Camden Mills	*Date*		
Public Services Director		*Firm*	
City of St. Pete Beach			

EXHIBIT "C"

CITY OF ST. PETE BEACH, FLORIDA
STANDARD CONTRACT ADDENDUM

THIS ADDENDUM modifies that certain contract for services made and entered into this _____ day of _____, 2025, by and between the CITY OF ST. PETE BEACH, a Florida municipality, hereinafter referred to as the "City", and _____, hereinafter referred to as "Contractor", concerning that certain agreement dated the ____ day of August, 2024 ("Agreement") and titled _____.

WITNESSETH:

WHEREAS, Section 119.0701, Fla. Stat., requires that certain public agency contracts must include certain statutorily required provisions concerning the contractor's compliance for Florida's Public Records Act; and

WHEREAS, Section 768.28, Fla. Stat., sets forth a limited waiver of sovereign immunity for tort liability for Florida public agencies; and

WHEREAS, Florida law requires that public agency contracts be subject to non-appropriation and thereby contingent upon appropriation during the public agency's statutorily mandated annual budget approval process; and

WHEREAS, Section 448.095, Fla. Stat., imposes certain obligations on public agencies with regard to the use of the E-Verify system by their contractors and subcontractors; and

WHEREAS, Section 287.133 and 287.135, Fla. Stat., provides restrictions on local governments contracting with companies that are on certain Scrutinized Companies lists or convicted vendor list; and

WHEREAS, additional terms required by Sections 282.3185(5) and (6) Fla. Stat. related to data management and Section 287.05701 Fla. Stat. related to social government and corporate activism are also added by virtue of this Addendum; and

WHEREAS, Section 286.101, Florida Statutes contains a list of "foreign countries of concern" including, the People's Republic of China, the Russian Federation, the Islamic Republic of Iran, the Democratic People's Republic of Korea, the Republic of Cuba, the Venezuelan regime of Nicolás Maduro, or the Syrian Arab Republic, including any agency of or any other entity under significant control of such "foreign country of concern". Any entity that does business with a state agency or political subdivision (subject to certain dollar amounts) must disclose certain of their dealings with those "foreign countries of concern" to the Florida Department of Financial Services; and

WHEREAS, Section 787.06(13), Fla. Stat. provides that when a contract is executed, renewed, or extended between a nongovernmental entity and a governmental entity, the nongovernmental entity must provide the governmental entity with an affidavit signed by an officer or a representative of the nongovernmental entity under penalty of perjury attesting that the nongovernmental entity does not use coercion for labor or services as defined in such statute;

NOW, THEREFORE, in consideration of the covenants set forth herein, the parties agree to this addendum as follows:

1. Amendment. This Addendum hereby amends and supplements the terms of the Agreement. In the event of a conflict between the terms of the Agreement and terms of the Addendum, the terms of the Addendum shall prevail.

2. Public Records Compliance. City and Contractor agree that Contractor does not have the authority to contractually bind the City in any manner. Contractor agrees that, to the extent that it may "act on behalf" of the City within the meaning of Section 119.0701(1)(a), Florida Statutes in providing its services under this Agreement, it shall:

(a) Keep and maintain public records required by the public agency to perform the service.

(b) Upon request from the public agency's custodian of public records, provide the public agency 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 in this chapter or as otherwise provided by law.

(c) Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the contract if the contractor does not transfer the records to the public agency.

(d) Upon completion of the contract, transfer, at no cost, to the public agency all public records in possession of the contractor or keep and maintain public records required by the public agency to perform the service. If the contractor transfers all public records to the public agency upon completion of the contract, the contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the contractor keeps and maintains public records upon completion of the contract, the contractor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the public agency, upon request from the City's custodian of public records, in a format that is compatible with the information technology systems of the City.

(e) Pursuant to Section 119.0701(2)(a), Fla. Stat., **IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT:**

City Clerk/Public Records Custodian
cityclerk@stpetebeach.org
Phone: 727-363-9220
155 Corey Avenue
St. Pete Beach, FL 33706
Fax: 727-541-8040

3. Public Records Compliance. Contractor authorizes the public agency to seek declaratory, injunctive, or other appropriate relief against Contractor in Pinellas County Circuit Court on an expedited

basis to enforce the requirements of the previous section.

4. Compliance/Consistency with Section 768.28, Fla. Stat. Any indemnification or agreement to defend or hold harmless by City specified in the Agreement shall not be construed as a waiver of City's sovereign immunity, and shall be limited to such indemnification and liability limits consistent with the requirements of Section 768.28, Fla. Stat. and subject to the procedural requirements set forth therein. Any other purported indemnification by City in the Agreement in derogation hereof shall be void and of no force or effect.

5. Non-appropriation. City's performance and obligation to pay under this Agreement is contingent upon an appropriation during the City's annual budget approval process. If funds are not appropriated for a fiscal year, then the Contractor shall be notified as soon as is practical by memorandum from the City Manager or designee that funds have not been appropriated for continuation of the Agreement, and the Agreement shall expire at the end of the fiscal year for which funding has been appropriated. The termination of the Agreement at fiscal year end shall be without penalty or expense to the City subject to the City paying all invoices for services rendered during the period the Agreement was funded by appropriations.

6. E-Verify Compliance. By entering into this Agreement, the Contractor is obligated to comply with the provisions of Section 448.095, Fla. Stat. "Employment Eligibility," as amended from time to time. This includes but is not limited to register with and use the E-Verify System to verify the work authorization status of all newly hired employees, and requiring all subcontractors to provide an affidavit to Contractor attesting that the subcontractor does not employ, contract with, or subcontract with, an unauthorized alien. Contractor agrees to maintain a copy of such affidavit for the duration of this Agreement. Failure to comply with this paragraph will result in the termination of this Agreement as provided in Section 448.095, Fla. Stat., as amended and Contractor will not be awarded a public contract for at least one (1) year after the date on which the Agreement was terminated. Contractor will also be liable for any additional costs to the City as a result of the termination of this Agreement in accordance with this paragraph. Contractor affirmatively states, under penalty of perjury, that in accordance with Section 448.095, Fla. Stat., Contractor is registered with and uses the E-Verify system to verify the work authorization status of all newly hired employees, that in accordance with such statute, Contractor requires from each of its subcontractors an affidavit stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien, and that Contractor is otherwise in compliance with Sections 448.09 and 448.095, Fla. Stat.

7. Compliance/Consistency with Scrutinized Companies Provisions of Florida Statutes. Section 287.135(2)(a), Fla. Stat., prohibits a company from bidding on, submitting a proposal for, or entering into or renewing a contract for goods or services of any amount if, at the time of contracting or renewal, the company is on the Scrutinized Companies that Boycott Israel List, created pursuant to Section 215.4725, Fla. Stat., or is engaged in a boycott of Israel. Section 287.135(2)(b), Fla. Stat., further prohibits a company from bidding on, submitting a proposal for, or entering into or renewing a contract for goods or services over one million dollars ($1,000,000) if, at the time of contracting or renewal, the company is on either the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, both created pursuant to section 215.473, Fla. Stat., or the company is engaged in business operations in Cuba or Syria. The Contractor and City acknowledge that the amount of the contract is less than $1,000,000. Accordingly, Contractor hereby certifies that Contractor is not listed on the Scrutinized Companies that Boycott Israel List. Contractor further hereby certifies that Contractor is not engaged in a boycott of Israel or engaged in business operations in Cuba or Syria. Contractor understands that pursuant to section 287.135, Fla. Stat., the submission of a false certification may subject Contractor to civil penalties, attorney's fees, and/or costs. Contractor further understands that any contract with City for goods or services of any amount may be terminated at the option

of City if Contractor (i) is found to have submitted a false certification, (ii) has been placed on the Scrutinized Companies that Boycott Israel List, or (iii) is engaged in a boycott of Israel. And, in addition to the foregoing, if the amount of the contract is one million dollars ($1,000,000) or more, the contract may be terminated at the option of City if the company is found to have submitted a false certification, has been placed on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or has been engaged in business operations in Cuba or Syria.

8. Disclosure Requirements for "Foreign Countries of Concern". If applicable, Contractor shall comply with the disclosure requirements set forth is Section 286.101 (3) (a), Fla. Stat., which requires "Any entity that applies to a state agency or political subdivision for a grant or proposes having a contract value of $100,000 or more shall disclose to the state agency or political subdivision any current or prior interest of, any contract with, or any grant or gift received from a "foreign country of concern" if such interest, contract, grant or gift received from a "foreign country of concern" if such interest, contract, grant or gift has a value of $50,000 or more and such interest existed at any time or such contract, grant or gift was received or in force at any time during the previous five (5) years. Such disclosure shall contain the name and mailing address of the disclosing entity, the amount of the gift or the value of the interest disclosed, the applicable "foreign country of concern" and, if applicable the date of termination of the contract or interest, the date of receipt of the grant or gift and the name of the agent or controlled entity that is the source or interest holder. Within one (1) year before applying for any grant or proposing any contract, such entity must provide a copy of such disclosure to the Department of Financial Services". Pursuant to Section 268.101(7), Fla. Stat.: "In addition to any fine assessed under [section 286.101(7)(a), F.S.], a final order determining a third or subsequent violation by an entity other than a state agency or political subdivision shall automatically disqualify the entity from eligibility for any grant or contract funded by a state agency or any political subdivision until such ineligibility is lifted by the Administration Commission for good cause."

9. Venue and Jurisdiction. Notwithstanding any of other provision to the contrary, this Agreement and the parties' actions under this Agreement shall be governed by and construed under the laws of the State of Florida, without reference to conflict of law principles. As a material condition of this Agreement, each Party hereby irrevocably and unconditionally: i) consents to submit and does submit to the jurisdiction of the Circuit Court in and for Pinellas County, Florida for any actions, suits or proceedings arising out of or relating to this Agreement. Both parties waive any right to file an action, suit or proceeding in Federal Court or remove any action, suit or proceeding to Federal Court.

10. Attorneys' Fees and Costs. Notwithstanding any of other provision to the contrary, if litigation ensues regarding this Agreement, each party hereto shall bear its own attorneys' fee and costs.

11. Public Entities Crime or Convicted Vendor List. Contractor agrees and assumes a continuous duty to disclose to the City if the Contractor or any of its affiliates as defined by Section 287.133(1)(a), Florida Statutes are placed on the Convicted Vendor List or the Antitrust Violator Vendor List maintained by the Florida Department of Management Services.

12. Data Management; Notice of Breach. Contractor shall cooperate with the City and provide timely incident reporting, response activities/fact gathering, public and agency notification, severity level assessment, after-action reports, etc., which the City must report in accordance with Sections 282.3185(5) & (6), Florida Statutes in the event of a data breach.

13. Environmental and Social Government and Corporate Activism. The City has not given preference or requested documentation from the Contractor based on Contractor's social, political or ideological interest. Contractor agrees to similarly not request documentation or give preference to any

subcontractor based on the subcontractor's social, political or ideological interests.

14. Taxes. The City shall not be liable for any taxes and assessments imposed by a federal, state or local governmental agency to the extent that the City is exempt from same by Florida law, including but not limited to any sales or use tax.

15. No coercion for labor or services. The Contractor swears under penalty of perjury that the Contractor does not use coercion for labor or services as defined as follows:

"Coercion" means:

1. Using or threatening to use physical force against any person;
2. Restraining, isolating, or confining or threatening to restrain, isolate, or confine any person without lawful authority and against her or his will;
3. Using lending or other credit methods to establish a debt by any person when labor or services are pledged as a security for the debt, if the value of the labor or services as reasonably assessed is not applied toward the liquidation of the debt, the length and nature of the labor or services are not respectively limited and defined;
4. Destroying, concealing, removing, confiscating, withholding, or possessing any actual or purported passport, visa, or other immigration document, or any other actual or purported government identification document, of any person;
5. Causing or threatening to cause financial harm to any person;
6. Enticing or luring any person by fraud or deceit; or
7. Providing a controlled substance as outlined in Schedule I or Schedule II of Sec. 893.03, Fla. Stat. to any person for the purpose of exploitation of that person.

16. Force Majeure. The City reserves the right to suspend, modify or terminate this contract in the event of an act of god or act of man beyond the control of the parties, including but not limited to a hurricane, tropical storm, tornado, or other destructive weather event, flooding, pandemic, plague, war, armed conflict, domestic or foreign terrorism, riot, labor condition, state or federal governmental action, and catastrophic Internet disturbance, making performance inadvisable, economically impracticable, illegal, or impossible.

17. Conflicts. By entering into this agreement, the Contractor represents that it currently is not providing professional services to any third party person or entity on any project or development for which project or development approval is currently pending or proposed or for which an application is being prepared for submittal to the City of St. Pete Beach for review or approval and further agrees that during the term of this agreement, the Contractor will not provide professional services to any third party person or entity as to any project or development for which development or project approval is pending or proposed or for which an application is being prepared for submittal to the City of St Pete Beach for review or approval.

18. Breach during Emergency Recovery Period. Pursuant to Sec. 252.505, Fla. Stat., if vendor breaches this agreement during an emergency recovery period (1-year period beginning upon Governor's initial declaration of a natural emergency) Contractor shall pay a $5,000 penalty and damages, which may be either actual and consequential damages or liquidated damages.

19. Additional Terms. Notwithstanding any of other provision to the contrary, the parties agree as follows:

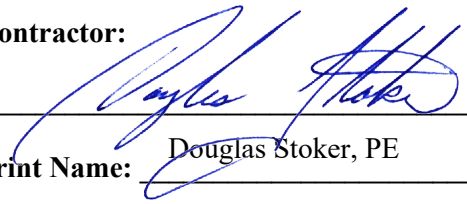
A. None.

IN WITNESS WHEREOF, the parties hereto have executed and delivered this instrument on the

days and year indicated below and the signatories below to bind the parties set forth herein.

Under penalties of perjury, and pursuant to Sec. 92.525, Fla. Stat., Contractor declares that Contractor has read the foregoing Section 15 above and that the facts stated in it are true.

Contractor:



Print Name: Douglas Stoker, PE

Title: Senior Principal

Company: Stantec Consulting Services Inc.

ATTEST: **City of St. Pete Beach**

_____ _____

City Clerk **Frances Robustelli, City Manager**

EXHIBIT D

Public Assistance Grant Supplement

1. Applicability of this Exhibit; Conflicts.

a. This Exhibit shall be fully incorporated into and made a part of the Agreement, as if the terms contained in this Exhibit were fully re-stated within the Agreement itself.

b. This Exhibit shall apply: (a) in addition to anything contained in the Contract Documents; and (b) notwithstanding anything contained in the Contract Documents to the contrary. No other provision of the Contract Documents shall serve to limit or restrict the obligations imposed upon the parties in this Exhibit.

c. In the event of a conflict between anything contained in this Exhibit and anything contained elsewhere in the Contract Documents, this Exhibit shall control and take precedence.

d. Contractor's agreement to the terms contained in this Exhibit is a material inducement for Contractor to enter into the Agreement.

e. If this Exhibit is attached to a Purchase Order, the term "Agreement" as used herein shall mean and refer to such Purchase Order to which this Exhibit is attached, and the term "Contract Documents" shall refer to all documents attached to and made a part of such Purchase Order.

2. Defined terms.

a. For purposes of this Exhibit, the following definitions shall apply, in addition to any terms defined elsewhere in the Contract Documents:

i. The terms "recipient" and "non-Federal entity," and the term "applicant" as used in Section 3(a)(8) herein, shall have the same meaning as the term "Owner" as used in the Agreement;

ii. The term "contract" as used herein shall have the same meaning as the term "Contract" as used in the Agreement; and

iii. The term "contractor" or "prime contractor" as used herein shall have the same meaning as the term "Contractor" as used in the Agreement.

iv. The term "internal controls" means a process, implemented by a non-Federal entity, designed to provide reasonable assurance regarding the achievement of objectives in the following categories: (a) Effectiveness and efficiency of operations; (b) Reliability of reporting for internal and external used; and (c) Compliance with applicable laws and regulations. 2 CFR §200.61

v. The term "supplies" means all tangible personal property other than those described in 2 CFR §200.33 Equipment. A computing device is a supply if the acquisition cost is less than the lesser of the capitalization level established by the

non-Federal entity for financial statement purposes or $5,000, regardless of the length of its useful life. 2 CFR §200.94

vi. The term "disallowed costs" means those charges to a Federal award that the Federal awarding agency or pass-through entity determines to be unallowable, in accordance with the applicable Federal statues, regulations, or the terms and conditions of the Federal award. 2 CFR §200.31

vii. The term "equipment" means tangible personal property (including information technology systems) having a useful life of more than one year and a per-unit acquisition cost which equals or exceeds the lesser of the capitalization level established by the non-Federal entity for financial statement purposes, or $5,000. 2 CFR §200.33

3. **Equal Employment Opportunity** (41 C.F.R. Part 60-1.4(b)).

a. During the performance of this contract, the contractor agrees as follows:

(1) The contractor will not discriminate against any employee or applicant for employment because of race, color, religion, sex, sexual orientation, gender identity, or national origin. The contractor will take affirmative action to ensure that applicants are employed, and that employees are treated during employment without regard to their race, color, religion, sex, sexual orientation, gender identity, or national origin. Such action shall include, but not be limited to the following:

Employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The contractor agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided setting forth the provisions of this nondiscrimination clause.

(2) The contractor will, in all solicitations or advertisements for employees placed by or on behalf of the contractor, state that all qualified applicants will receive consideration for employment without regard to race, color, religion, sex, sexual orientation, gender identity, or national origin.

(3) The contractor will not discharge or in any other manner discriminate against any employee or applicant for employment because such employee or applicant has inquired about, discussed, or disclosed the compensation of the employee or applicant or another employee or applicant. This provision shall not apply to instances in which an employee who has access to the compensation information of other employees or applicants as a part of such employee's essential job functions discloses the compensation of such other employees or applicants to individuals who do not otherwise have access to such information, unless such disclosure is in response to a formal complaint or charge, in furtherance of an investigation, proceeding, hearing, or action, including an investigation conducted by the employer, or is consistent with the contractor's legal duty to furnish information.

(4) The contractor will send to each labor union or representative of workers with which he has a collective bargaining agreement or other contract or understanding, a notice to be provided advising the said labor union or workers' representatives of the contractor's commitments under this section, and shall post copies of the notice in conspicuous places available to employees and applicants for employment.

(5) The contractor will comply with all provisions of Executive Order 11246 of September 24, 1965, and of the rules, regulations, and relevant orders of the Secretary of Labor.

(6) The contractor will furnish all information and reports required by Executive Order 11246 of September 24, 1965, and by rules, regulations, and orders of the Secretary of Labor, or pursuant thereto, and will permit access to his books, records, and accounts by the administering agency and the Secretary of Labor for purposes of investigation to ascertain compliance with such rules, regulations, and orders.

(7) In the event of the contractor's noncompliance with the nondiscrimination clauses of this contract or with any of the said rules, regulations, or orders, this contract may be canceled, terminated, or suspended in whole or in part and the contractor may be declared ineligible for further Government contracts or federally assisted construction contracts in accordance with procedures authorized in Executive Order 11246 of September 24, 1965, and such other sanctions may be imposed and remedies invoked as provided in Executive Order 11246 of September 24, 1965, or by rule, regulation, or order of the Secretary of Labor, or as otherwise provided by law.

(8) The contractor will include the portion of the sentence immediately preceding paragraph (1) and the provisions of paragraphs (1) through (8) in every subcontract or purchase order unless exempted by rules, regulations, or orders of the Secretary of Labor issued pursuant to section 204 of Executive Order 11246 of September 24, 1965, so that such provisions will be binding upon each subcontractor or vendor. The contractor will take such action with respect to any subcontract or purchase order as the administering agency may direct as a means of enforcing such provisions, including sanctions for noncompliance:

Provided, however, that in the event a contractor becomes involved in, or is threatened with, litigation with a subcontractor or vendor as a result of such direction by the administering agency, the contractor may request the United States to enter into such litigation to protect the interests of the United States.

(a) Contracts for more than the simplified acquisition threshold currently set at $150,000, which is the inflation adjusted amount determined by the Civilian Agency Acquisition Council and the Defense Acquisition Regulations Council (Councils) as authorized by 41 U.S.C. 1908, must address administrative, contractual, or legal remedies in instances where contractors

violate or breach contract terms, and provide for such sanctions and penalties as appropriate.

(b) All contracts in excess of $10,000 must address termination for cause and for convenience by the non-Federal entity including the manner by which it will be effected and the basis for settlement.

The applicant further agrees that it will be bound by the above equal opportunity clause with respect to its own employment practices when it participates in federally assisted construction work: *Provided,* That if the applicant so participating is a State or local government, the above equal opportunity clause is not applicable to any agency, instrumentality or subdivision of such government which does not participate in work on or under the contract.

The applicant agrees that it will assist and cooperate actively with the administering agency and the Secretary of Labor in obtaining the compliance of contractors and subcontractors with the equal opportunity clause and the rules, regulations, and relevant orders of the Secretary of Labor, that it will furnish the administering agency and the Secretary of Labor such information as they may require for the supervision of such compliance, and that it will otherwise assist the administering agency in the discharge of the agency's primary responsibility for securing compliance.

The applicant further agrees that it will refrain from entering into any contract or contract modification subject to Executive Order 11246 of September 24, 1965, with a contractor debarred from, or who has not demonstrated eligibility for, Government contracts and federally assisted construction contracts pursuant to the Executive Order and will carry out such sanctions and penalties for violation of the equal opportunity clause as may be imposed upon contractors and subcontractors by the administering agency or the Secretary of Labor pursuant to Part II, Subpart D of the Executive Order. In addition, the applicant agrees that if it fails or refuses to comply with these undertakings, the administering agency may take any or all of the following actions: Cancel, terminate, or suspend in whole or in part this grant (contract, loan, insurance, guarantee); refrain from extending any further assistance to the applicant under the program with respect to which the failure or refund occurred until satisfactory assurance of future compliance has been received from such applicant; and refer the case to the Department of Justice for appropriate legal proceedings.

4. Davis-Bacon Act, as amended (40 U.S.C. 3141-3148)

The Contractor agrees to comply with the requirements of the Secretary of Labor in accordance with the Davis-Bacon Act, as amended; the provisions of contract work hours; the Safety Standards Act; the Copeland "Anti-Kickback" Act (40 U.S.C. 276, 327-333); and all other applicable federal, state, and local laws and regulations pertaining to labor standards insofar as such acts apply to the performance of this Agreement. The Contractor shall maintain documentation that demonstrates compliance with hour and wage requirements of this part. Such documentation shall be made available to the County for review upon request.

5. The following paragraph, including all subparts, shall apply if the total compensation under the Agreement, including all change orders, exceeds one hundred thousand dollars ($100,000.00):

   Contract Work Hours and Safety Standards Act (40 U.S.C. §§ 3701-3708).

   Contractors engaged in contracts in excess of Two Thousand and 00/100 Dollars ($2,000.00) shall comply with Federal requirements of the United States Department of Labor under 29 C. F. R., Parts 1, 3, 5, 6, and 7. All Contractors will comply with the following:

   a. Compliance with the Contract Work Hours and Safety Standards Act.

      (1) *Overtime requirements.* No contractor or subcontractor contracting for any part of the contract work which may require or involve the employment of laborers or mechanics shall require or permit any such laborer or mechanic in any workweek in which he or she is employed on such work to work in excess of forty hours in such workweek unless such laborer or mechanic receives compensation at a rate not less than one and one-half times the basic rate of pay for all hours worked in excess of forty hours in such workweek.

      (2) *Violation; liability for unpaid wages; liquidated damages.* In the event of any violation of the clause set forth in 29 C.F.R. § 5.5(b)(1) the contractor and any subcontractor responsible therefor shall be liable for the unpaid wages. In addition, such contractor and subcontractor shall be liable to the United States (in the case of work done under contract for the District of Columbia or a territory, to such District or to such territory), for liquidated damages. Such liquidated damages shall be computed with respect to each individual laborer or mechanic, including watchmen and guards, employed in violation of the clause set forth in 29 C.F.R. § 5.5(b)(1), in the sum of $27 for each calendar day on which such individual was required or permitted to work in excess of the standard workweek of forty hours without payment of the overtime wages required by the clause set forth in 29 C.F.R. § 5.5(b)(1).

      (3) *Withholding for unpaid wages and liquidated damages.* The Owner shall upon its own action or upon written request of an authorized representative of the Department of Labor withhold or cause to be withheld, from any moneys payable on account of work performed by the contractor or subcontractor under any such contract or any other Federal contract with the same prime contractor, or any other federally-assisted contract subject to the Contract Work Hours and Safety Standards Act, which is held by the same prime contractor, such sums as may be determined to be necessary to satisfy any liabilities of such contractor or subcontractor for unpaid wages and liquidated damages as provided in the clause set forth in 29 C.F.R. § 5.5(b)(2).

      (4) *Subcontracts.* The contractor or subcontractor shall insert in any subcontracts the clauses set forth in 29 C.F.R. § 5.5(b)(1) through (4) and also a clause requiring the subcontractors to include these clauses in any lower tier subcontracts. The prime contractor shall be responsible for compliance by any subcontractor or lower tier subcontractor with the clauses set forth in 29 C.F.R. § 5.5(b)(1) through (4).

6. **Procurement of Recovered Materials (2 C.F.R. § 200.322)**

The Contractor must comply with section 6002 of the Solid Waste Disposal Act, as amended by the Resource Conservation and Recovery Act. The requirements of Section 6002 include procuring only items designated in guidelines of the Environmental Protection Agency (EPA) at 40 CFR part 247 that contain the highest percentage of recovered materials practicable, consistent with maintaining a satisfactory level of competition, where the purchase price of the item exceeds $10,000 or the value of the quantity acquired during the preceding fiscal year exceeded $10,000; procuring solid waste management services in a manner that maximizes energy and resource recovery; and establishing an affirmative procurement program for procurement of recovered materials identified in the EPA guidelines.

7. The following paragraph, including all subparts, shall apply if the total compensation under the Agreement, including all change orders, exceeds one hundred fifty thousand dollars ($150,000.00):

Clean Air Act and the Federal Water Pollution Control Act (42 U.S.C. §§ 7401-7671q and 33 U.S.C. §§ 1251-1387).

a. Clean Air Act

1. The contractor agrees to comply with all applicable standards, orders or regulations issued pursuant to the Clean Air Act, as amended, 42 U.S.C. § 7401 et seq.

2. The contractor agrees to report each violation to the Owner and understands and agrees that the Owner will, in turn, report each violation as required to assure notification to the Federal awarding agency and the appropriate Environmental Protection Agency Regional Office.

3. The contractor agrees to include these requirements in each subcontract exceeding $150,000 financed in whole or in part with Federal assistance provided through Pinellas County, Florida.

4. Section 3 Clause

A. The work to be performed under this contract is subject to the requirements of Section 3 of the Housing and Urban Development Act of 1968, as amended, 12 U.S.C. § 1701u (Section 3). The purpose of Section 3 is to ensure that employment and other economic opportunities generated by HUD assistance or HUD assisted projects covered by Section 3, shall, to the greatest extent feasible, be directed to low- and very low-income persons, particularly persons who are Subrecipients of HUD assistance for housing.

B. The Parties to this contract agree to comply with HUD's regulations in 24 C.F.R. part 135, which implement Section 3. As evidenced by their execution of this contract, the parties to this contract certify that they are under no contractual or other impediment that would prevent them from complying with the part 135 regulations.

C. The Contractor agrees to send to each labor organization or representative of workers with which the contractor has a collective bargaining agreement or other understanding, if any, a notice advising the labor organization or workers' representative of the contractor's commitments under this Section

3 clause, and will post copies of the notice in conspicuous places at the work site where both employees and applicants for training and employment positions can see the notice. The notice shall describe the Section 3 preference, shall set forth minimum number and job titles subject to hire, availability of apprenticeship and training positions, the qualifications for each; and the name and location of the person(s) taking applications for each of the positions; and the anticipated date the work shall begin.

D. The Contractor agrees to include this Section 3 clause in every subcontract subject to compliance with regulations in 24 C.F.R. part 135, and agrees to take appropriate action, as provided in an applicable provision of the subcontract or in this Section 3 clause, upon a finding that the subcontractor is in violation of the regulations in 24 C.F.R. part 135. The Contractor will not subcontract with any subcontractor where the Contractor has notice or knowledge that the subcontractor has been found in violation of the regulations in 24 C.F.R. part 135.

E. The Contractor will certify that any vacant employment positions, including training positions, that are filled (1) after the Contractor is selected but before the contract is executed, and (2) with persons other than those to whom the regulations of 24 C.F.R. part 135 require employment opportunities to be directed, were not filled to circumvent the Contractor's obligations under 24 C.F.R. part 135.

F. Noncompliance with HUD's regulations in 24 C.F.R. part 135 may result in sanctions, termination of this contract for default and debarment or suspension from future HUD assisted contracts.

G. With respect to work performed in connection with Section 3 covered Indian housing assistance, Section 7(b) of the Indian Self-Determination and Education Assistance Act (25 U.S.C. § 450e) also applies to the work to be performed under this contract. Section 7(b) requires that to the greatest extent feasible (i) preference and opportunities for training and employment shall be given to Indians, and (ii) preference in the award of contracts and subcontracts shall be given to Indian organizations and Indian-owned Economic Enterprises. Parties to this contract that are subject to the provisions of Section 3 and Section 7(b) agree to comply with Section 3 to the maximum extent feasible, but not in derogation of compliance with Section 7(b).

b. Federal Water Pollution Control Act

1. The contractor agrees to comply with all applicable standards, orders, or regulations issued pursuant to the Federal Water Pollution Control Act, as amended, 33 U.S.C. 1251 et seq.

2. The contractor agrees to report each violation to the Owner and understands and agrees that the Owner will, in turn, report each violation as required to assure notification to the Federal Emergency Management Agency, and the appropriate Environmental Protection Agency Regional Office.

3. The contractor agrees to include these requirements in each subcontract exceeding $150,000 financed in whole or in part with Federal assistance provided through Pinellas County, Florida.

8. Debarment and Suspension

a. Suspension and Debarment

(1) This contract is a covered transaction for purposes of 2 C.F.R. pt. 180 and 2 C.F.R. pt. 3000. As such, the contractor is required to verify that none of the contractor's principals (defined at 2 C.F.R. § 180.995) or its affiliates (defined at 2 C.F.R. § 180.905) are excluded (defined at 2 C.F.R. § 180.940) or disqualified (defined at 2 C.F.R. § 180.935).

(2) The contractor must comply with Executive Orders 12549 and 12689, and 2 C.F.R. pt. 180, and must include a requirement to comply with these regulations in any lower tier covered transaction it enters into.

(3) This certification is a material representation of fact relied upon by Owner. If it is later determined that the contractor did not comply with 2 C.F.R. pt. 180, subpart C and 2 C.F.R. pt. 3000, subpart C, in addition to remedies available to Owner, the Federal Government may pursue available remedies, including but not limited to suspension and/or debarment.

(4) The bidder or proposer agrees to comply with the requirements of 2 C.F.R. pt. 180, subpart C and 2 C.F.R. pt. 3000, subpart C while this offer is valid and throughout the period of any contract that may arise from this offer. The bidder or proposer further agrees to include a provision requiring such compliance in its lower tier covered transactions.

9. Lobbying Prohibition

a. No funds or other resources received under this Agreement may be used directly or indirectly to influence legislation or any other official action by the Florida Legislature or any state agency.

b. Required Certification. Contractors must sign and submit to the non-federal entity the following certification.

APPENDIX A, 44 C.F.R. PART 18 – CERTIFICATION REGARDING LOBBYING

Certification for Contracts, Grants, Loans, and Cooperative Agreements

The undersigned certifies, to the best of his or her knowledge and belief, that:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in

connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions.

3. The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than $10,000 and not more than $100,000 for each such failure.

The Contractor, _____, certifies or affirms the truthfulness and accuracy of each statement of its certification and disclosure, if any. In addition, the Contractor understands and agrees that the provisions of 31 U.S.C. Chap. 38, Administrative Remedies for False Claims and Statements, apply to this certification and disclosure, if any.

_____
Signature of Contractor's Authorized Official

_____
Name and Title of Contractor's Authorized Official

_____
Date

10. Hatch Act

The Contractor agrees that no funds provided, nor personnel employed under the Agreement, shall be in any way or any extent engaged in the conduct of political activities I violation of Chapter 15 of Title V of the U.S.C.

11. Conflict of Interest

The Contractor shall abide by the provisions of 24 C.F.R., 570.611 and 2 C.F.R., 200.112. The Contractor shall maintain no present or future financial interest, direct or indirect, which would

conflict in any manner or degree with the performance of services required under this Agreement as indicated in 2 C.F.R., 200.318.

12. Religious Activities

The Contractor agrees that funds provided will not be utilized for religious activities, to promote religious interests, or for the benefit of a religious organization, in accordance with the Federal regulations specified in 24 C.F.R., 570.200(j).

13. Access to Records

a. Access to Records. The following access to records requirements apply to this contract:

(1) The Contractor, including all of its employees or agents, contractors, subcontractors and consultants to be paid from funds provided under this Agreement, agrees to provide the Department of Economic Opportunity (DEO), the Chief Financial Officer of the State of Florida, The Auditor General of the State of Florida, the Florida Office of Program Policy Analysis and Government Accountability or representatives of the Federal government or their duly authorized representatives, the Florida Division of Emergency Management, Owner, Pinellas County, Florida, the Comptroller General of the United States, or any of their authorized representatives access to any books, documents, papers, and records of the Contractor which are directly pertinent to this contract for the purposes of making audits, examinations, excerpts, and transcriptions at reasonable times. "Reasonable" shall ordinarily mean during normal business hours of 8 a.m. to 5 p.m., local time, Monday through Friday.

(2) The Contractor agrees to permit any of the foregoing parties to reproduce by any means whatsoever or to copy excerpts and transcriptions as reasonably needed.

(3) The Contractor agrees to provide Pinellas County, Florida or its authorized representatives access to construction or other work sites pertaining to the work being completed under the contract.

(4) In compliance with the Disaster Recovery Act of 2018, the Owner and the Contractor acknowledge and agree that no language in this contract is intended to prohibit audits or internal reviews by Pinellas County, Florida or the Comptroller General of the United States.

(5) The Contractor shall include the aforementioned recordkeeping requirements in all approved contracts, subcontracts, and assignments.

14. Bonding Requirements

The Contractor agrees that related contracts must include the required contract clauses outlined in 2 C.F.R. § 200.326 and Appendix 11; and if the contract is for construction or facility improvement it must also include the Federal bonding requirements 2 C.F.R. § 200.325.

15. Employment Eligibility Verification

a. Executive Order 11-116, signed May 27, 2011, by the Governor of Florida, requires DEO contracts in excess of nominal value to expressly require the Contractor to:
    i. Utilize the U.S. Department of Homeland Security's E-Verify system to verify the employment eligibility of all new employees hired by the Subrecipient during the Agreement term; and,
    ii. Include in all contracts under this Agreement the requirement that contractors, subcontractors, and consultants performing work or providing services pursuant to this Agreement use the E-Verify system to verify the employment eligibility of all new employees hired by the contractors, subcontractors, and consultants during the term of the contract.

b. The Department of Homeland Security's E-Verify system can be found at: http://www.uscis.gov/e-verify
c. If the Contractor does not have an E-Verify MOU in effect, the Contractor must enroll in the E-Verify system prior to hiring any new employee after the effective date of this Agreement.

16. DHS Seal, Logo, and Flags

The contractor shall not use the DHS seal(s), logos, crests, or reproductions of flags or likenesses of DHS agency officials without specific Pinellas County, Florida pre-approval.

17. Compliance with Federal Law, Regulations, and Executive Orders

a. This is an acknowledgement that Pinellas County, Florida financial assistance will be used to fund all or a portion of the contract. The contractor will comply with all applicable Federal law, regulations, executive orders, Pinellas County, Florida policies, procedures, and directives.

18. No Obligation by Federal Government

a. The Federal Government is not a party to this contract and is not subject to any obligations or liabilities to the non-Federal entity, contractor, or any other party pertaining to any matter resulting from the contract.

19. Program Fraud and False or Fraudulent Statements or Related Acts

a. The Contractor acknowledges that 31 U.S.C. Chap. 38 (Administrative Remedies for False Claims and Statements) applies to the Contractor's actions pertaining to this contract.

20. Procurement By Non-Competitive Proposals

a. Policy:
    i. It is the policy of City of St. Pete Beach, FL to follow the Uniform Federal Guidance 2 CFR 200.320 in regard to procurement by noncompetitive proposals (Sole Source Purchasing). Procurement by noncompetitive proposals is

procurement through solicitation of a proposal from only one source and may be used only when one or more of the following circumstances apply:

(1) The item is available only from a single source
(2) The public exigency or emergency for the requirement will not permit a delay resulting from competitive solicitation
(3) The Federal awarding agency or pass-through entity expressly authorizes noncompetitive proposals in response to a written request from the non-Federal entity
(4) After solicitation of several sources, competition is determined inadequate.

ii. The procurement must be necessary for the program, project, research or other circumstance supported by the grant; not reasonably available and accessible of the type normally charged as a direct cost to existing sponsored agreements and purchased in accordance with other Institutional policies and procedures.

21. In the Event of a Non-Emergent Procurement the PD/Pl Should Complete:

a. **Cost Price Analysis Form** which includes contractor's total cost proposal or price to determine which are allowable, show their direct relation to the requirements and, reasonableness; and complete the related City of St. Pete Beach, FL **Cost Analysis Worksheet** to support the proposed budget or quotation outlined in the Cost Price Analysis Form. Completion of these forms by the originating department will document that a Cost Analysis has been conducted.

b. If no additional vendors were available to conduct a comparison against using the Cost Price Analysis Form, please also complete and attach the **Sole Source Justification Form**.

c. **Responsible Contractor Form**: to document that any contractors have been reviewed and approved for their compliance with Uniform Guidance, Title 2, Subtitle A, Chapter II, Part 200, Subpart D, §200.318, section H.

d. In addition, related contacts must include the required contract clauses outlined in 2 C.F.R.
§ 200.326 & Appendix 11; and if the contract is for construction or facility improvement also include the Federal bonding requirements 2 C.F.R. § 200.325.

22. Build America Buy America Act (BABA)

a. The Contractor shall comply with the requirements under the Build America, Buy America Act when using Federal funds for the purchase of iron, steel, manufactured products, and construction materials permanently incorporated into infrastructure projects as applicable pursuant to the Build America, Buy America Act. All iron, steel, manufactured products

and construction materials used under a federally grant funded project must be produced in the United States as applicable pursuant BABA. The requirements of this section must be included in all sub-awards including all contracts and purchase orders for work or products under this award.

b. For purposes of this section:
    i. "Produced in the United States" means, for iron and steel products, that all manufacturing processes, from the initial melting stage through the application of coatings, occurred in the United States.
    ii. "Manufactured products" means items and construction materials composed in whole or in part of non-ferrous metals such as aluminum; plastics and polymer-based products such as polyvinyl chloride pipe; aggregates such as concrete; glass, including optical fiber; and lumber.

23. Contracting with Small and Minority Businesses, Women's Business Enterprises, and Labor Surplus Area Firms. 2 C.F.R. § 200.321

a. Contractors will take all necessary affirmative steps to assure that minority business, women's business enterprises, and labor surplus area firms are used when possible.

b. Affirmative steps must include:
    i. Placing qualified small and minority businesses and women's business enterprises on solicitation lists;
    ii. Assuring that small and minority businesses, and women's business enterprises are solicited whenever they are potential sources;
    iii. Dividing total requirements, when economically feasible, into smaller tasks or quantities to permit maximum participation by small and minority businesses, and women's business enterprises;
    iv. Establishing delivery schedules, where the requirement permits, which encourage participation by small and minority businesses, and women's business enterprises;
    v. Using the services and assistance, as appropriate, of such organizations as the Small Business Administration and the Minority Business Development Agency of the Department of Commerce; and
    vi. Requiring the prime contractor, if subcontracts are to be let, to take the affirmative steps listed in paragraphs (i) through (v) of this section.

24. Compliance with Copeland "Anti-Kickback"

a. Contractor. The contractor shall comply with 18 U.S.C. § 874, 40 U.S.C. § 3145, and the requirements of 29 C.F.R. pt. 3 as may be applicable, which are incorporated by reference into this contract.

b. Subcontracts. The Contractor or subcontractor shall insert in any subcontracts the clause above and such other clauses as appropriate instructions may require, and also a clause requiring the subcontractors to include these clauses in any lower tier subcontracts. The prime contractor shall be responsible for the compliance by any subcontractor or lower tier subcontractor with all of these contract clauses.

c. Breach. A breach of the contract clauses above may be grounds for termination of the contract, and for debarment as a contractor and subcontractor as provided in 29 C.F.R. § 5.12.

25. Prohibition on Certain Telecommunications and Video Surveillance Services or Equipment. 2 C.F.R. § 200.216

a. Under this Agreement, grant funds will not be obligated or expended to:
(1) Procure or obtain;

(2) Extend or renew a contract to procure or obtain; or

(3) Enter into a contract (or extend or renew a contract) to procure or obtain equipment, services, or systems that uses covered telecommunications equipment or services as a substantial or essential component of any system, or as critical technology as part of any system. Covered telecommunications equipment is telecommunications equipment produced by Huawei Technologies Company or ZTE Corporation (or any subsidiary or affiliate of such entities).
A. For the purpose of public safety, security of government facilities, physical security surveillance of critical infrastructure, and other national security purposes, video surveillance and telecommunications equipment produced by Hytera Communications Corporation, Hangzhou Hikvision Digital Technology Company, or Dahua Technology Company (or any subsidiary or affiliate of such entities).
B. Telecommunications or video surveillance services provided by such entities or using such equipment.
C. Telecommunications or video surveillance equipment or services produced or provided by an entity that the Secretary of Defense, in consultation with the Director of the National Intelligence or the Director of the Federal Bureau of investigation, reasonably believes to be an entity owned or controlled by, or otherwise connected to, the government of a covered foreign country.

(4) In implementing the prohibition under Public Law 115-232, section 889, subsection (f), paragraph (1), heads of executive agencies administering loan, grant, or subsidy programs shall prioritize available funding and technical support to assist affected businesses, institutions and organizations as is reasonably necessary for those affected entities to transition from covered communications equipment and services, to procure replacement equipment and services, and to ensure that communications service to users and customers is sustained.

(5) For more information, See 2 C.F.R. § 200.471.

26. Historic Artifact Discovery

If prehistoric or historic artifacts, such as pottery or ceramics, projectile points, dugout canoes, metal implements, historic building materials, or any other physical remains that could be associated with Native American, early European, or American settlement are encountered at any time within the project site area, the permitted project shall cease all activities involving subsurface disturbance in the vicinity of the discovery. The applicant shall contact the Florida Department of State, Division of Historical Resources, Compliance Review Section at (850)-245-6333. Project activities shall not resume without verbal and/or written authorization. In the event that unmarked human remains are encountered during permitted activities, all work shall stop immediately, and the proper authorities notified in accordance with Section 872.05, Florida Statutes.

The terms in this Exhibit are hereby agreed upon by the Contractor as of this 8th day of September, 2025.

Signed: _____

Print Name: Douglas Stoker, PE

Title: Senior Principal

[END OF EXHIBIT]

CITY COMMISSION MEETING
CITY OF ST. PETE BEACH
COMMISSION CHAMBERS

Agenda Report

Agenda Title Name: Approve a Special Event permit with street closure and alcohol consumption for the Veterans Event hosted by Quality of Life Community Services Inc., scheduled for November 15, 2025

Action Request: Motion to approve a Special Event Permit with street closure and alcohol consumption for the Veterans Event hosted by Quality of Life Community Services Inc., scheduled for November 15, 2025.

Strategic Objective: Community Prosperity

Date: October 14, 2025

Prepared By: Mandy Edmunds, Operations Manager

Through: Frances Robustelli, City Manager

Summary of Issue: Staff is requesting a motion to approve a special event street closure and alcohol consumption on 7525 Blind Pass Rd with street closures on 76th Ave at Blind Pass as well as 76th Ave at the Walgreens parking lot. The detour will be to use 77th Avenue to Boca Ciega Dr or Blind Pass.

This is a permit request by Michael Moses to host a Veterans Appreciation event in which various vendors will be offering information and fundraising to pay for up to 50 Veterans new first time medical cannabis cards. The event date is Saturday, November 15, 2025. The applicant has provided the application, site map, Certificate of Insurance, and Hold Harmless Agreement. The estimated attendance at this event will be 100 people. The set-up starts at 7:00am and clean up after 5:30pm. Permit fee will be $75 (resident business hosted event with an anticipated attendance under 250 people). No Sheriff or EMS fees are associated with this event due to the estimated number of attendees.

This event is fully funded by the applicant and is not co-sponsored by the City of St Pete Beach.

Funding: This event is fully funded by the applicant and is not co-sponsored by the City of St Pete Beach.

Attachments: 1. Veterans Event - 76th Ave

Nov 15, 2025

Mandy Edmunds

From: noreply@civicplus.com
Sent: Thursday, August 28, 2025 4:55 PM
To: Mandy Edmunds; Kelly Intzes; Renee Rose; Ariana Wilson-Romo
Subject: Online Form Submittal: City of St. Pete Beach Event Application

CAUTION: This message has originated from **Outside of the Organization. Do Not Click** on links or open attachments unless you are expecting the correspondence from the sender and know the content is safe

City of St. Pete Beach Event Application

Step One

St. Pete Beach
The Sunset Capital of Florida

City of St. Pete Beach Event Application

Applicant

Name of Applicant:	Michael J Moses II
Title (If applicable:)	CEO
Name of Organization (if applicable):	Quality Of Life Community Services, Inc 501(c)3 along with Veterans Cannabis Care Inc a 501(c)3 as well
Tax Exempt? (Yes or No)	YEs

Non-Profit? (Yes or No)	YEs
If yes on either please provide documentation	
Mailing Address:	7525 Blind Pass Road
Cell Phone:	7276387638
Email Address:	moses@TheCentreSPB.com

Event Information

Event Title:	Veteran Appreciation
Event/Organization Web Address:	7525 Blind Pass Road
Event Location(s):	at The Centre @ SPB, 7525 Blind Pass Road
Event Date & Time (Start & Finish)	11/15/2025 8:00 AM - 11/15/2025 7:00 PM
Event Date & Time (If extra time is necessary)	11/16/2025 8:00 AM - 11/16/2025 5:00 PM rain date
Event Date & Time (If extra time is necessary)	*Field not completed.*
Set Up Date:	11/15/2025 7:00 AM
Cleanup Date	11/15 ~~11/16~~/2025 5:30 PM
Description of Event:	~~the sunday 9/14 date is if it rains on 9/13.~~ A Veterans Appreciation event in which we will have various vendors offering information and food along with raising funds to pay for upto 50 veterans new 1st time medical cannabis state cards and doctor recommendations, a $16,5000 value
Will this be an Annual Event? (Yes or No)	yes
If yes, next year's date(s):	11/15/26 Sat, 11/16/26 Sun as a rain date

Step Two

Event Logistics

Estimated Attendance This Year:	100
Last Years Attendance (If applicable):	N/A

Under City Ordinance Section 26-33 any special event which is consists of 250 or more persons or the event is a sports related may require standby Emergency Medical Services (EMS) personnel, vehicle(s) and equipment. See Page 10 of the Event Guide for more on EMS service requirements.

The EMS and fire vehicle fees are listed below:

Fees for off-duty fire department personnel special detail (minimum of 3 hours):	$50.00
Special event fire vehicle per hour per vehicle (minimum of 3 hours):	$25.00

List all event activities:	to be determined, we plan to have food vendors, and other vendors catering to and offering services for veterans
Electricity Needed: (Yes or No)	no
Source:	N/a
Will portable restrooms be used? (Yes or No)	no

If yes (include on site plan): One ADA compliant toilet for every 10 per location

Will Dumpsters be used? (Yes or No)	no
If yes (include on site plan)	
If Dumpsters are needed, how many?	*Field not completed.*
Size?	*Field not completed.*
Install & Removal Date	*Field not completed.*

Entertainment? (Detail type, bands, DJs, dancers, clowns, etc)	we hope to have a band or two that will donate their talent to help veterans
Parking Plan (please be detailed and include on site map):	the balance of 76th ave, boca ceiga and the city rec center

Food and Beverage:

Will alcohol be served or sold?	Served, Sold
Will there be food trucks?	Yes
If yes, please list the truck/trailer vendors	we are unsure at this time
Other Food Vendors that are not a truck or trailer (If applicable)	*Field not completed.*

Step Three

List all other vendors (art, crafts, clothes, etc, if applicable):	to be determined

Event Equipment – All equipment below other than a 10x10 tent requires a temporary structure permit. Please include the temporary structure permit for each piece of equipment listed below with the event application.

Tents:	in the past we have had 27 tent locations, however, some of those get consumed by the band and or food trucks
Stage/Platforms:	in the past we had a 10 x 20 band stand set up

All temporary structures that cover an area greater than 120 sq. ft. including connecting spaces with a common area means of egress or entrance that are used for the gathering together of 10 or more persons shall not be erected, operated, or maintained for any purpose without obtaining a permit from the Building Official. The application should include a site plan indicating the location of the structure and information delineating the means of egress and the occupant load. FBC 3103. The Building Official gives permission to temporarily supply and use power in part of an

electric installation before such installation has been fully completed and the final certificate of completion has been issued. All temporary power must comply with FFPA 70 NEC Article 590.

Vehicle on the Beach Permits

Do you need to have a vehicle on the beach for your event? (Yes or No)	NO

If Yes, please include a vehicle on the beach permit application with the event application

Street Closures

Does Event require any Road or Sidewalk Closures? (Yes or No)	yes
Road	76th St North
Start Intersection	76th St North / Blind Pass Rd
Stop Intersection	teh western most area of the 76th entry for walgreens
Date & Time	11/15/2025 7:00 AM - 11/15/2025 7:00 PM
Road	*Field not completed.*
Start Intersection	*Field not completed.*
Stop Intersection	*Field not completed.*
Date & Time	*Field not completed.*
Road	*Field not completed.*
Start Intersection	*Field not completed.*
Stop Intersection	*Field not completed.*
Date & Time	*Field not completed.*

Signage/Banners:	a banner sign in front of 7525 Blind Pass Rd along the tall palm trees

City Equipment:

Please indicate the number needed for your event, if none, please put a zero (0).

Barricades	7
Cones	6
Trash Bins	4
Document Upload	Exhibits for the SPB Special Event Permit.pdf

Step Four

As the Applicant, I hereby accept and understand the responsibility to oversee all contractors, vendors, or parties affiliated with the event and to insure compliance with the special event guide, the event rules guidelines, requirements for tents and all policies, rules, regulations, and code provisions of the City of St. Pete Beach. I understand that any violations may result in immediate cancellation and revocation of the Event permits. I further certify that all the facts contained in this request are accurate.

No advertising for the event shall occur until this Special Event permit has been approved by City staff and Commission.

If any information is found to be false, incomplete or misrepresented, such fact is just cause for the immediate revocation of any permit issued. In addition, failure to correct any on-site conditions or code violation as identified by City Staff will result in revocation of the permit and/or code enforcement fines.

For events on Public property, I agree to obtain and furnish the City of St. Pete Beach with a certificate of general liability insurance in the amount of at least one million dollars ($1,000,000) or greater as deemed satisfactory by the city. The insurance must name the City of St. Pete Beach as an additional insured.

I understand incomplete application or any outstanding financial obligations with any department with in the City of St. Pete Beach may result in a denial of my request.

First Name	Michael J
Last Name	Moses II

Electronic Signature Agreement	I agree.
Electronic Signature	Michael J Moses
Date:	08/27/2025
Corporation Name: (if applicable)	Quality Of Life Community Servcies, inc

EVENT APPLICATION FEES

Up Type IA events: St Pete Beach Resident/Business that does not require site plan review, on-site inspections or other city services, does not require additional permits from other governmental agencies and will occur for not more than three consecutive days.
Type IB events: Non-Resident/Business that does not require site plan review, on-site inspections or other city services, does not require additional permits from other governmental agencies and will occur for not more than three consecutive days.
Type IIA events: St Pete Beach Resident/Business that does require Business that does require site plan review, on-site inspections, city services and/or additional permits from other governmental agencies.
Type IIB events: Non-Resident/Business that does require Business that does require site plan review, on-site inspections, city services and/or additional permits from other governmental agencies.

Type III Events: include any event which cannot be reviewed under subparagraphs (a) or (b) of this section.

Attendance	Type IA	Type IB	Type IIA	Type IIB	Type III
Up to 249	$25.00	$50.00	$75.00	$100.00	TBD
250-500	$50.00	$100.00	$250.00	$350.00	TBD
501-999	$75.00	$150.00	$500.00	$650.00	TBD
1000+	$100.00	$200.00	$750.00	$1,000.00	TBD

OTHER FEES
Temporary Structure, Outdoor Cooking and Beach Fire permits are $25 per permit.
Vehicle on the Beach permits is $15.
Fire Department stand – by is $125 per hour with a minimum of 3 hours (1 crew and vehicle)

City of St. Pete Beach Event Application Checklist

– Application will be sent back to applicant if all the highlighted information is not provided.

Please Include:

____Site Plan: Maximum Size of 8.5" x 11" including the following information

- ___Location of food vendor area (s)
- ___ Tent locations and sizes
- ___ Location of food truck/trailers
- ___ Location of stage
- ___ Fuel storage/dispensing areas
- ___ Emergency access routes for LEO and Fire
- ___Location of vending booths
- ___Location of fire extinguishers & other life safety equipment
- ___Description of sound amplification facilities or equipment
- ___Location of alcoholic beverage consumption areas and vending
- ___Location of Generators
- ___Identify any fences/gates around the event
- ___Table, chair and equipment layout
- ___Location of portable restrooms
- ___Location of designated protest area (if applicable)

___ Traffic & Parking Plan w Map that includes: vendor parking, handicap parking, shuttle routes and times, shuttle drop off/pick up, and ride share drop off and pick up.

____ Public Health Plan: Address plans for hand washing, signs and messaging regarding public health (social distancing, wash hands etc), face coverings, cleaning, disinfection, food service, shared objects and adequate supplies like soap, water, hand sanitizer containing at least 60 percent alcohol, paper towels, tissues, disinfectant wipes, cloth face coverings (as feasible), and no-touch trash cans.

____Safety Plan that includes vendor load in and out times

____Certificate of Insurance

____Copy of Impact Letter if closing streets for an event

____Written authorization from all private properties that are included in the event plan (if applicable)

____Outdoor Cooking Permit Application (if applicable)

____Temporary Structure Permit Application (if applicable)

____ Building Permit Application (if applicable for stages)

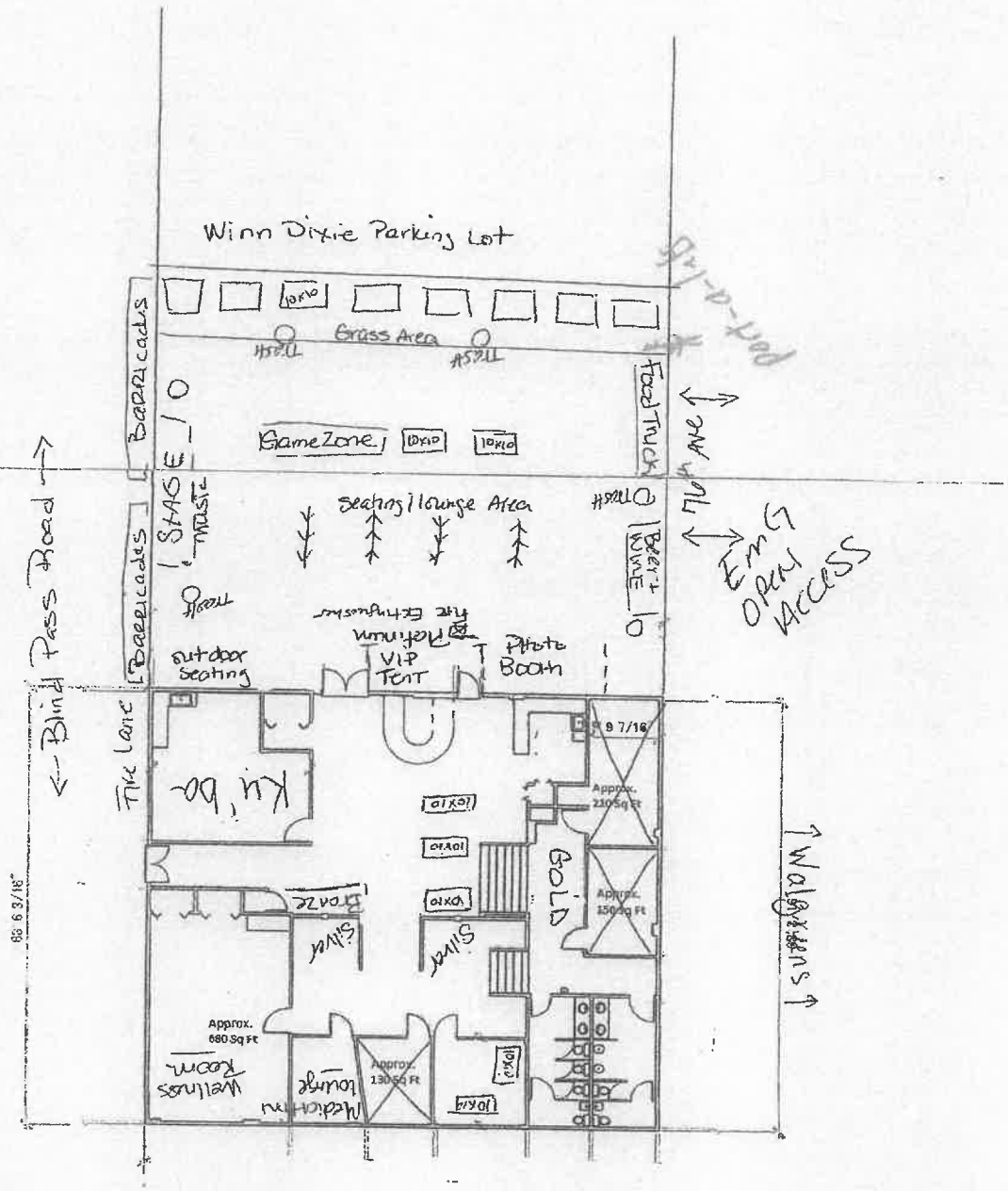
____Vehicle on the Beach Permit Application (if applicable)

____Beach Fire Permit Application (if applicable)

____Tax Exempt Documentation (if applicable)

____Non-Profit Documentation (if applicable)

p 6 of 15



Winn Dixie Parking Lot
Grass Area
Barricades
Game Zone
Food Truck
Seating/lounge Area
Barricades
Beer + Wine
Emg Open Access
Blind Pass Road
Fire Lane
Outdoor Seating
VIP Tent
Photo Booth
Ku'ba
Approx. 210 Sq Ft
Approx. 150 Sq Ft
Gold
Silver
Silver
Approx. 680 Sq Ft
Wellness Room
Approx. 130 Sq Ft
Walgreens

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 08/27/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER

HH Insurance
9887 4th St N
Ste 200
St. Petersburg FL 33702-2477

CONTACT NAME: Certificate Department
PHONE (A/C, No, Ext): 727-498-5551 FAX (A/C, No): 727-601-0988
E-MAIL ADDRESS: commercial@hhinsgroup.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : United States liability insurance company	
INSURER B :	
INSURER C :	
INSURER D :	
INSURER E :	
INSURER F :	

INSURED

Quality of Life Community Services

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE X OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: X POLICY PRO-JECT LOC OTHER:	Y		NPP1621414B	07/07/2025	07/07/2026	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$ 1,000,000 $ 1,000,000 $ 5,000 $ 1,000,000 $ 2,000,000 $ Included
	AUTOMOBILE LIABILITY ANY AUTO ALL OWNED AUTOS SCHEDULED AUTOS HIRED AUTOS NON-OWNED AUTOS						COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ $ $ $
	UMBRELLA LIAB OCCUR EXCESS LIAB CLAIMS-MADE DED RETENTION $						EACH OCCURRENCE AGGREGATE	$ $
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y / N N / A If yes, describe under DESCRIPTION OF OPERATIONS below						PER STATUTE OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $ $ $
A	Professional E&O	Y		NPP1621414B	07/07/2025	07/07/2026	Each Incident $1,000,000; Aggregate $2,000,000	
A	Abuse and Molestation	Y		NPP1621414B	07/07/2025	07/07/2026	Each Claim $1,000,000; Aggregate $2,000,000	

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

"Cancel certificates, unless requested, will not be sent out if policy is cancelled."
Section II - Who Is An Insured is amended to include as an additional insured the person(s) or organization(s) shown in the Schedule, but only with respect to liability for "bodily injury", "property damage" or "personal and advertising injury" caused, in whole or in part, by your acts or omissions or the acts or omissions of those acting

CERTIFICATE HOLDER

Triverde Health Holdings LLC
Blind Pass Rd
St. Pete Beach FL 33706

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Jacob W. Holahan

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AGENCY CUSTOMER ID: _____

LOC #: _____

ADDITIONAL REMARKS SCHEDULE

AGENCY	NAMED INSURED
HH Insurance	Quality of Life Community Services
POLICY NUMBER	
CARRIER / NAIC CODE	EFFECTIVE DATE:

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,

FORM NUMBER: 25 **FORM TITLE:** CERTIFICATE OF LIABILITY INSURANCE

on your behalf:
1. In the performance of your ongoing operations; or
2. In connection with your premises owned by or rented to you.

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Department of the Treasury
Internal Revenue Service
Tax Exempt and Government Entities
P.O. Box 2508
Cincinnati, OH 45201

VETERANS CANNABIS CARE INC
909 SEMORAN BLVD
CASSELBERRY, FL 32708

Date:
06/07/2023
Employer ID number:
92-2756678
Person to contact:
Name: M. Taylor
ID number: 52449
Telephone: 877-829-5500
Accounting period ending:
December 31
Public charity status:
509(a)(2)
Form 990 / 990-EZ / 990-N required:
Yes
Effective date of exemption:
March 3, 2023
Contribution deductibility:
Yes
Addendum applies:
No
DLN:
26053514007753

Dear Applicant:

We're pleased to tell you we determined you're exempt from federal income tax under Internal Revenue Code (IRC) Section 501(c)(3). Donors can deduct contributions they make to you under IRC Section 170. You're also qualified to receive tax deductible bequests, devises, transfers or gifts under Section 2055, 2106, or 2522. This letter could help resolve questions on your exempt status. Please keep it for your records.

Organizations exempt under IRC Section 501(c)(3) are further classified as either public charities or private foundations. We determined you're a public charity under the IRC Section listed at the top of this letter.

If we indicated at the top of this letter that you're required to file Form 990/990-EZ/990-N, our records show you're required to file an annual information return (Form 990 or Form 990-EZ) or electronic notice (Form 990-N, the e-Postcard). If you don't file a required return or notice for three consecutive years, your exempt status will be automatically revoked.

If we indicated at the top of this letter that an addendum applies, the enclosed addendum is an integral part of this letter.

For important information about your responsibilities as a tax-exempt organization, go to www.irs.gov/charities. Enter "4221-PC" in the search bar to view Publication 4221-PC, Compliance Guide for 501(c)(3) Public Charities, which describes your recordkeeping, reporting, and disclosure requirements.

Sincerely,

Stephen A. Martin
Director, Exempt Organizations
Rulings and Agreements

Letter 947 (Rev. 2-2020)
Catalog Number 35152P

IRS Department of the Treasury
Internal Revenue Service
P.O. Box 2508
Cincinnati OH 45201

9/13

In reply refer to: 0248132325
June 08, 2010 LTR 4168C E0
59-2201196 000000 00
00017404
BODC: TE

QUALITY OF LIFE COMMUNITY SERVICES
INC
5900 CENTRAL AVE STE J
ST PETERSBURG FL 33707

34164

Employer Identification Number: 59-2201196
Person to Contact: Paul M Perry
Toll Free Telephone Number: 1-877-829-5500

Dear Taxpayer:

This is in response to your May 27, 2010, request for information regarding your tax-exempt status.

Our records indicate that your organization was recognized as exempt under section 501(c)(3) of the Internal Revenue Code in a determination letter issued in July 1984.

Our records also indicate that you are not a private foundation within the meaning of section 509(a) of the Code because you are described in section 509(a)(2).

Donors may deduct contributions to you as provided in section 170 of the Code. Bequests, legacies, devises, transfers, or gifts to you or for your use are deductible for Federal estate and gift tax purposes if they meet the applicable provisions of sections 2055, 2106, and 2522 of the Code.

Beginning with the organization's sixth taxable year and all succeeding years, it must meet one of the public support tests under section 170(b)(1)(A)(vi) or section 509(a)(2) as reported on Schedule A of the Form 990. If your organization does not meet the public support test for two consecutive years, it is required to file Form 990-PF, Return of Private Foundation, for the second tax year that the organization failed to meet the support test and will be reclassified as a private foundation.

If you have any questions, please call us at the telephone number shown in the heading of this letter.

DIVISION OF CORPORATIONS

Sunbiz.org DIVISION of CORPORATIONS
an official State of Florida website

Department of State / Division of Corporations / Search Records / Search by Entity Name /

Detail by Entity Name

Florida Not For Profit Corporation
QUALITY OF LIFE COMMUNITY SERVICES, INC.

Filing Information

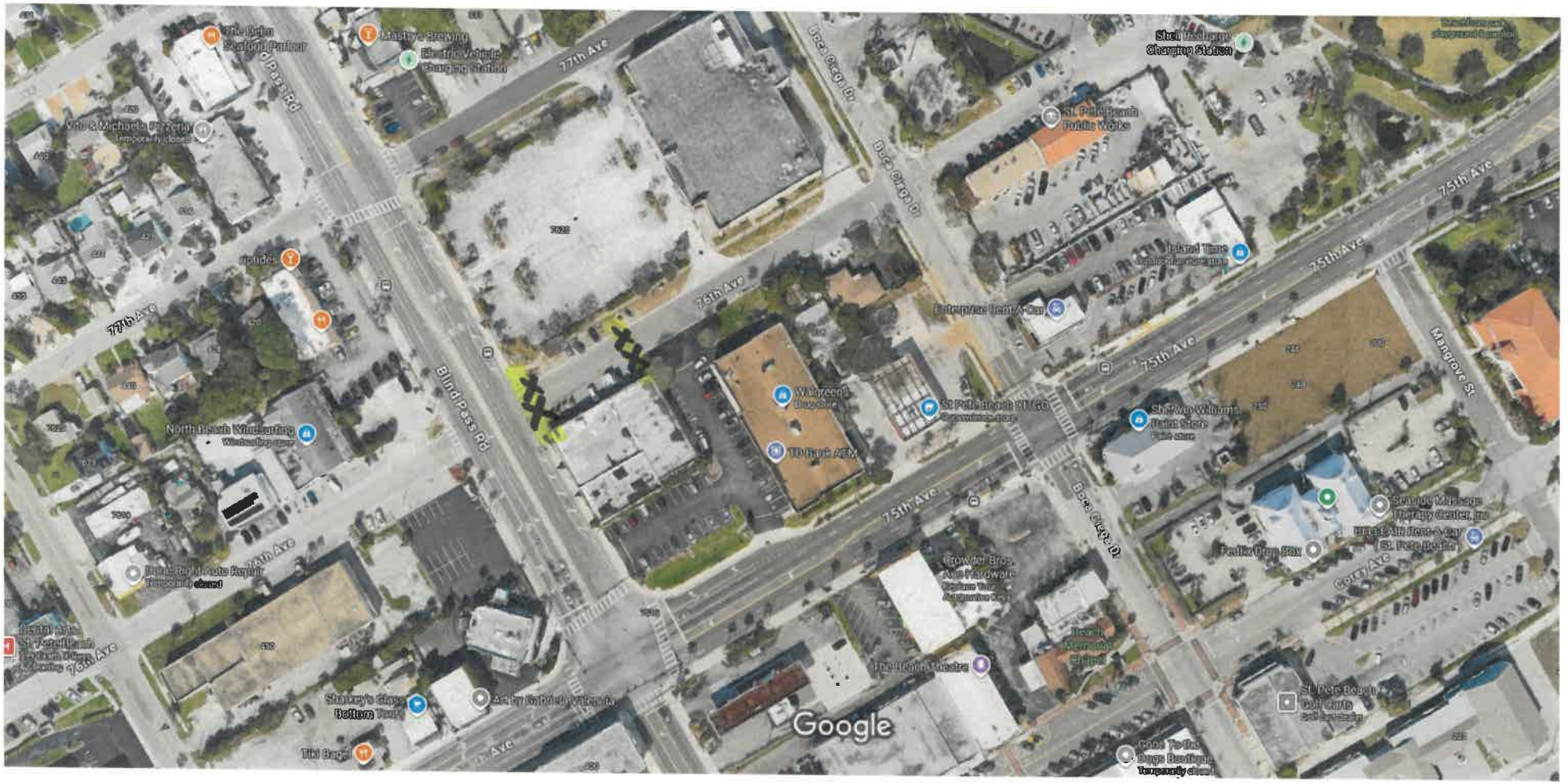
Document Number	763910
FEI/EIN Number	59-2201196
Date Filed	06/24/1982
State	FL
Status	ACTIVE
Last Event	AMENDMENT AND NAME CHANGE
Event Date Filed	10/30/2009
Event Effective Date	NONE

Principal Address

7525 Blind Pass Road
St. Pete Beach, FL 33706

Google Maps

Veterans Appreciation event



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CITY OF ST. PETE BEACH

HOLD HARMLESS AGREEMENT AND RELEASE

FOR SPECIAL EVENT AND STREET CLOSURE PERMITS

Services, INC

This is an Agreement (the "Agreement") entered into by and between the CITY OF ST. PETE BEACH (hereinafter "CITY") and Quality of Life Commun (hereinafter "Permit Holder"). The City and Permit Holder together shall be referred to as the "parties."

WHEREAS, Permit Holder desires to host Special Event or Street Closure activities as provided by the CITY; and

WHEREAS, Permit Holder desires to host said activities and acknowledges that it may be subject to risks; and

WHEREAS, Permit Holder is willing to host said activities and agrees to hold the CITY harmless.

NOW, THEREFORE, upon the mutual covenants contained herein, and other good and valuable consideration, the sufficiency of which is hereby acknowledged, the parties hereto agree to the following:

1. The foregoing recitals are true and correct and incorporated herein by reference.

2. To the extent permitted by law, Permit Holder agrees to indemnify, hold harmless and defend the CITY, its members, officers, employees, agents, and assigns from and against all losses, claims, damages, suits, actions, demands, or liability and expense, including reasonable attorney's fees and costs of litigation through all appellate proceedings in connection with any and all claims whatsoever including but not limited to; personal injuries, property damage, including loss of use, or equitable relief, including but not limited to injunctive relief or declaratory judgment relief caused by the negligent or deliberate act or omission of Permit Holder or anyone else for who Permit Holder's acts may be liable. Permit Holder's liability hereunder shall include all attorneys' fees and costs incurred by the CITY in the enforcement of this indemnification provision. This provision includes claims made by Permit Holder, patrons of the event, and any other entity or individual participating in the event against the CITY.

3. Permit Holder hereby releases and discharges the CITY, its members, officers, employees and agents (hereinafter, collectively "Releasees" and individually "Releasee") from, and waive with respect to each Releasee, and covenants not to sue any Releasee for any and all liabilities, damages and expenses, including but not limited to attorney's fees, of any nature whatsoever arising from participation in said activities.

4. Permit Holder acknowledges that they have had a full opportunity to review this Hold Harmless Agreement and Release, have read and understand this Release, and have the opportunity for this Hold Harmless Agreement and Release to be reviewed by their attorney if desired. Permit

Holder further acknowledges and represents that they, the undersigned, have full authority to execute this Hold Harmless Agreement and Release, and are bound by this Hold Harmless Agreement and Release.

5. Permit Holder freely and voluntarily assumes all risk of loss or injury arising from hosting said activities whether due to their negligence or the negligence or intentional acts of others.

6. Permit Holder agrees not to represent themselves as a CITY employee or CITY affiliate.

7. Both parties agree to comply with all federal, state, and other applicable laws. Nothing herein shall be construed as a waiver of sovereign immunity, or the limitations set forth in Section 768.28, Florida Statutes.

8. If any one or more of the provisions of this Hold Harmless Agreement and Release shall be held to be invalid, illegal or unenforceable in any respect, the validity, legality and enforceability of the remaining provisions hereof shall not in any way be affected or impaired thereby. The parties recognize that the Hold Harmless Agreement and Release has been the result of negotiations of both parties. This Hold Harmless Agreement and Release shall not be construed or interpreted in any way against any one party on the basis that party drafted this Hold Harmless Agreement and Release.

9. This Hold Harmless Agreement and Release and any extensions, amendments, or attachments related hereto are public records subject to Chapter 119, Florida Statutes.

10. This Agreement may be executed and delivered in any number of counterparts, each of which so executed and delivered shall be deemed to be an original and all of which shall constitute one in the same instrument.

IN WITNESS WHEREOF, the parties have executed this Agreement on the day and year set forth below.

Permit Holder
Quality of Life Community Services. INC

Signature: _____

President

By: Michael J. Moses Sr

Date: 8/2/25

City of St. Pete Beach:

Signature: A Edmunds

By: Amanda Edmunds

Date: 9/10/25

CITY COMMISSION MEETING
CITY OF ST. PETE BEACH
COMMISSION CHAMBERS

Agenda Report

Agenda Title Name: Approve a Special Event Permit with alcohol consumption for Crabs for a Cure scheduled for November 15, 2025.

Action Request: Motion to approve a Special Event Permit with alcohol consumption for the Crabs for a Cure event to be held at Horan Park on November 15, 2025.

Strategic Objective: Community Prosperity

Date: October 14, 2025

Prepared By: Mandy Edmunds, Operations Manager

Through: Frances Robustelli, City Manager

Summary of Issue: Staff is requesting a motion to approve a special event permit with alcohol consumption at Horan Park for Crabs for a Cure special event.

This is a permit request by Paul Warren to host a fundraiser for the American Cancer Society. The event food and beverages will include a Maryland crab feast, steamed crabs, pit beef, chicken, corn on the cob, wine, beer and soda. The event date is Saturday, November 15, 2025. The applicant has provided the application, site map, Certificate of Insurance, and Hold Harmless Agreement. The estimated attendance at this event will be 200 people. The set-up starts at 9:00am and clean up after 4:00pm. Permit fee will be $50 (non-resident hosted event with an anticipated attendance of 200 people). Sheriff and EMS fees will not be charged for this event due to the anticipated attendance of 200 people.

This event is fully funded by the applicant and is not co-sponsored by the City of St Pete Beach.

Funding: This event is fully funded by the applicant and is not co-sponsored by the City of St Pete Beach.

Attachments: 1. 2025 Crabs for a Cure

November 15, 2025

City of St. Pete Beach Event Application

Applicant

Name of Applicant: Paul Donald Warren JR Title (If applicable): _____

Name of Organization (if applicable): CRABS FOR A CURE

Tax Exempt? ☐ Yes ☐ No Non-Profit? ☑ Yes ☐ NO *If yes on either, please provide documentation*

Mailing Address: 4771 100 WAY N. APT. 107 #SAINT Petersburgh, FL 33708

Cell Phone: 727-709-1848 Email: PWarren@gmail.com

Event Information

Event Title: CRABS FOR A Cure Event/Organization Web Address: _____

Event Location(s): HORAN PARK

If location is private property, a letter giving permission for the event to take place on the property must be included with the application.

Event Date(s) & Time(s)

Date	Day of the Week	Start Time	End Time
11/15/25	SATURday	1:00 P.m.	4:00 P.m

Set Up Date(s): 11/15/25 Time(s) 9:00 AM to 12:00 PM

Cleanup Date(s): 11/15/25 Time(s) 4:00 PM. to 6:00 PM

Description of Event: Fundraiser for the American Cancer Society. Maryland CRAB FEAST. Steamed CRABS, Pit Beef, Fried Chicken, Corn on the COB, Beer, Wine, WATER, Soda.

Will this be an Annual Event? ☑ Yes ☐ No If yes, next year's date(s): _____

Event Logistics

Estimated Attendance
(includes event crew, participants, and spectators) 200 This Year _____ Last Year (if Applicable)

Under City Ordinance Section 26-33 any special event which is consists of 250 or more persons or the event is a sports related may require standby Emergency Medical Services (EMS) personnel, vehicle(s) and equipment. See Page 10 of the Event Guide for more on EMS service requirements.

The EMS and fire vehicle fees are listed below:

Fees for off-duty fire department personnel special detail (minimum of 3 hours):	$50.00
Special event fire vehicle per hour per vehicle (minimum of 3 hours):	$25.00

List all event activities: Music, food, Auction, Raffles

Electricity Needed ☑ Yes ☐ No Source: _____

Will portable restrooms be used? ☐ Yes ☑ No If yes (include on **site plan**): One ADA compliant toilet for every 10 per location

Will Dumpsters be used? ☐ Yes ☑ No If yes *(include on **site plan**)*
How Many?____ Size:_____ Installation Date:_____ Removal Date:_____

Entertainment (Detail type, bands, DJs, dancers, clowns, etc) Solo ARTIST

Parking Plan *(please be detailed and include on site map)*: _____

Food and Beverage:

Will alcohol be served or sold? ☑ Served ☐ Sold ☐ No Alcohol

Will there be food trucks? ☑ Yes ☐ No
All food trucks must be registered with the city.

If yes, please list the truck/trailer vendors

1. Charm City _____ St Pete Beach Food Truck Permit #_____
2. Charm City Snowballs St Pete Beach Food Truck Permit #_____
3. _____ St Pete Beach Food Truck Permit #_____
4. _____ St Pete Beach Food Truck Permit #_____

If you need additional space to list more food trucks please attached an additional sheet listing name of truck and the permit number.

Other Food Vendors that are not a truck or trailer
Crunch Fitness, Pass-A-Grill Sourdough

List all other vendors (art, crafts, clothes, etc)_____

Event Equipment – All equipment below other than a 10x10 tent requires a temporary structure permit. Please include the temporary structure permit for each piece of equipment listed below with the event application.

Tents: *Please list number of tents and size of each and include location on the site plan.*

Stage/Platforms: Please list dimensions, scaffolding, etc and include location on the site plan.

NONE

All temporary structures that cover an area greater than 120 sq. ft. including connecting spaces with a common area means of egress or entrance that are used for the gathering together of 10 or more persons shall not be erected, operated, or maintained for any purpose without obtaining a permit from the Building Official. The application should include a site plan indicating the location of the structure and information delineating the means of egress and the occupant load. FBC 3103. The Building Official gives permission to temporarily supply and use power in part of an electric installation before such installation has been fully completed and the final certificate of completion has been issued. All temporary power must comply with FFPA 70 NEC Article 590.

Vehicle on the Beach Permits

Do you need to have a vehicle on the beach for your event? ☐ Yes ☑ No

If Yes, please include a vehicle on the beach permit application with the event application

Street Closures

Does Event require any Road or Sidewalk Closures? ☐ Yes ☑ No

If yes, you must include **all the details** in the **site plan** including streets and times

Road	Start Intersection	End Intersection	Date	Times

Signage/Banners – Please list number, size and placement of each banner that you plan to use to promote the event.

1 CRAB FOR CURE BANNER

City Equipment – Please indicate the number needed for your event, if none, please put a zero (0).

✓ Barricades

✓ Cones

✓ Trash Bins



As the Applicant, I hereby accept and understand the responsibility to oversee all contractors, vendors, or parties affiliated with the event and to insure compliance with the special event guide, the event rules guidelines, requirements for tents and all policies, rules, regulations, and code provisions of the City of St. Pete Beach. I understand that any violations may result in immediate cancellation and revocation of the Event permits. I further certify that all the facts contained in this request are accurate.

No advertising for the event shall occur until this Special Event permit has been approved by City staff and Commission.

If any information is found to be false, incomplete or misrepresented, such fact is just cause for the immediate revocation of any permit issued. In addition, failure to correct any on-site conditions or code violation as identified by City Staff will result in revocation of the permit and/or code enforcement fines.

For events on Public property, I agree to obtain and furnish the City of St. Pete Beach with a certificate of general liability insurance in the amount of at least one million dollars ($1,000,000) or greater as deemed satisfactory by the city. The insurance must name the City of St. Pete Beach as an additional insured.

I understand incomplete application or any outstanding financial obligations with any department with in the City of St. Pete Beach may result in a denial of my request.

PAUL DONALD WARREN JR.
Print Name

Paul Donald Warren Jr.
Signature

Corporation Name (if applicable)

Date

EVENT APPLICATION FEES

Up Type IA events: St Pete Beach Resident/Business that does not require site plan review, on-site inspections or other city services, does not require additional permits from other governmental agencies and will occur for not more than three consecutive days.
Type IB events: Non-Resident/Business that does require not require site plan review, on-site inspections or other city services, does not require additional permits from other governmental agencies and will occur for not more than three consecutive days.
Type IIA events: St Pete Beach Resident/Business that does require Business that does require site plan review, on-site inspections, city services and/or additional permits from other governmental agencies.
Type IIB events: Non-Resident/Business that does require Business that does require site plan review, on-site inspections, city services and/or additional permits from other governmental agencies.

Type III Events: include any event which cannot be reviewed under subparagraphs (a) or (b) of this section.

Attendance	Type IA	Type IB	Type IIA	Type IIB	Type III
Up to 249	$25.00	$50.00	$75.00	$100.00	TBD
250-500	$50.00	$100.00	$250.00	$350.00	TBD
501-999	$75.00	$150.00	$500.00	$650.00	TBD
1000+	$100.00	$200.00	$750.00	$1,000.00	TBD

OTHER FEES

Temporary Structure, Outdoor Cooking and Beach Fire permits are $25 per permit.
Vehicle on the Beach permits is $15. Food Truck/Trailer permit is $170 annually
Fire Department stand – by is $125 per hour with a minimum of 3 hours (1 crew and vehicle)

City of St. Pete Beach Event Application Checklist

Please Include:

- ☐ Site Plan: Maximum Size of 8.5" x 11" including the following information
  - ☐ Location of food vendor area (s)
  - ☐ Tent locations and sizes
  - ☐ Location of food truck/trailers
  - ☐ Location of stage
  - ☐ Fuel storage/dispensing areas
  - ☐ Emergency access routes for LEO and Fire
  - ☐ Location of vending booths
  - ☐ Location of fire extinguishers & other life safety equipment
  - ☐ Description of sound amplification facilities or equipment
  - ☐ Location of alcoholic beverage consumption areas and vending
  - ☐ Location of Generators
  - ☐ Identify any fences/gates around the event
  - ☐ Table, chair and equipment layout
  - ☐ Location of portable restrooms
  - ☐ Location of designated protest area (if applicable)

- ☐ Traffic & Parking Plan and Map that includes: vendor parking, handicap parking, shuttle routes and times, shuttle drop off/pick up, and ride share drop off and pick up.
- ☐ Safety Plan that includes vendor load in and out times
- ☐ Certificate of Insurance
- ☐ Copy of Impact Letter if closing streets for an event
- ☐ Written authorization from all private properties that are included in the event plan
- ☐ Outdoor Cooking Permit Application (if applicable)
- ☐ Temporary Structure Permit Application (if applicable)
- ☐ Building Permit Application (if applicable for stages)
- ☐ Vehicle on the Beach Permit Application (if applicable)
- ☐ Beach Fire Permit Application (if applicable)
- ☐ Tax Exempt Documentation (if applicable)
- ☐ Non-Profit Documentation (if applicable)

Please send completed application to:
City of St. Pete Beach
Mandy Edmunds, Recreation Director
155 Corey Ave
St. Pete Beach, FL 33706

Or email to: aedmunds@stpetebeach.org
727-363-9246

CITY OF ST. PETE BEACH

HOLD HARMLESS AGREEMENT AND RELEASE

FOR SPECIAL EVENT AND STREET CLOSURE PERMITS

This is an Agreement (the "Agreement") entered into by and between the CITY OF ST. PETE BEACH (hereinafter "CITY") and CRABS FOR A CURE (hereinafter "Permit Holder"). The City and Permit Holder together shall be referred to as the "parties."

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WHEREAS, Permit Holder is willing to host said activities and agrees to hold the CITY harmless.

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1. The foregoing recitals are true and correct and incorporated herein by reference.

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Holder further acknowledges and represents that they, the undersigned, have full authority to execute this Hold Harmless Agreement and Release, and are bound by this Hold Harmless Agreement and Release.

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10. This Agreement may be executed and delivered in any number of counterparts, each of which so executed and delivered shall be deemed to be an original and all of which shall constitute one in the same instrument.

IN WITNESS WHEREOF, the parties have executed this Agreement on the day and year set forth below.

Permit Holder

Signature: Paul Warren

By: Paul Warren

Date: 9/18/25

City of St. Pete Beach:

Signature: AEdmunds

By: Amanda Edmunds

Date: 9/19/25

Mandy Edmunds

From: Kelly Intzes
Sent: Tuesday, September 16, 2025 4:21 PM
To: Mandy Edmunds
Subject: RE: Special Event Application-Crabs for A Cure, 11/15/25

Hi Mandy,
Is there a site plan for this event? Also, the food trucks we will need their fire suppression report and gas leak test paperwork ahead of the event.

Thank you,

Kelly Intzes, CFPS, CFPE
Fire Marshal
St. Pete Beach Fire Rescue

Office: 727-363-9207
Cell: 727-224-0577
kintzes@stpetebeach.org
www.stpetebeach.org
7301 Gulf Blvd, St. Pete Beach, FL 33706



From: Mandy Edmunds <aedmunds@stpetebeach.org>
Sent: Tuesday, September 16, 2025 3:27 PM
To: pwarren@gmail.com
Cc: Kelly Intzes <kintzes@stpetebeach.org>; Fallahee,Terrance <tfallahee@pcsonet.com>; Cameron Sweat

<csweat@stpetebeach.org>
Subject: Special Event Application-Crabs for A Cure, 11/15/25

Hi Paul

I have received your application for a special event at Horan Park on Saturday, November 15th from 1pm-4pm. To complete your application, please send me a copy of the Certificate of Liability Insurance listing the City of St Pete Beach as additionally insured. There is another event scheduled in the area on the same day.

Once we receive the insurance, our team will review the application and reach back out if there are any questions. If approved, the permit cost will be approximately $100 based on the anticipated attendance. In addition to the permit fee there will be a park rental fee that you will take care of with Cameron, our rentals leader.

If you have any questions, please reach out. Thank you!

Mandy Edmunds
Interim Recreation Director
Recreation Department | City of St. Pete Beach

727-363-9246
aedmunds@stpetebeach.org
www.stpetebeach.org
7701 Boca Ciega Dr, St. Pete Beach
FL 33706



JIMMFAM-01 EMCKONE

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 9/19/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME:	
Fairchild, Addison, & McKone Insurance PO Box 1030 Brandon, FL 33509	PHONE (A/C, No, Ext): (813) 681-4893	FAX (A/C, No): (813) 685-8610
	E-MAIL ADDRESS: COI@famins.com	
	INSURER(S) AFFORDING COVERAGE	NAIC #
	INSURER A : Southern-Owners	10190
INSURED Jimmy's Famous Seafood Express, LLC 330 Old Bartow Eagle Lake Rd Bartow, FL 33830	INSURER B :	
	INSURER C :	
	INSURER D :	
	INSURER E :	
	INSURER F :	

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY							
	CLAIMS-MADE [X] OCCUR	X		20483513	7/28/2025	7/28/2026	EACH OCCURRENCE	$ 1,000,000
							DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 300,000
							MED EXP (Any one person)	$ 10,000
							PERSONAL & ADV INJURY	$ 1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$ 2,000,000
	X POLICY [ ] PRO-JECT [ ] LOC						PRODUCTS - COMP/OP AGG	$ 2,000,000
	OTHER:							$
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	$
	ANY AUTO						BODILY INJURY (Per person)	$
	OWNED AUTOS ONLY / SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	HIRED AUTOS ONLY / NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
								$
	UMBRELLA LIAB OCCUR						EACH OCCURRENCE	$
	EXCESS LIAB CLAIMS-MADE						AGGREGATE	$
	DED RETENTION $							$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY						PER STATUTE / OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y/N [ ] (Mandatory in NH)	N/A					E.L. EACH ACCIDENT	$
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$
							E.L. DISEASE - POLICY LIMIT	$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Restaurant & Catering Events

Certificate Holder is an Additional Insured in regards to General Liability coverage as required. Host Liquor Liability is included.

CERTIFICATE HOLDER

The City of St. Pete Beach
155 Corey Ave.
St Pete Beach, FL 33706

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Patricia Bailey

ACORD 25 (2016/03)

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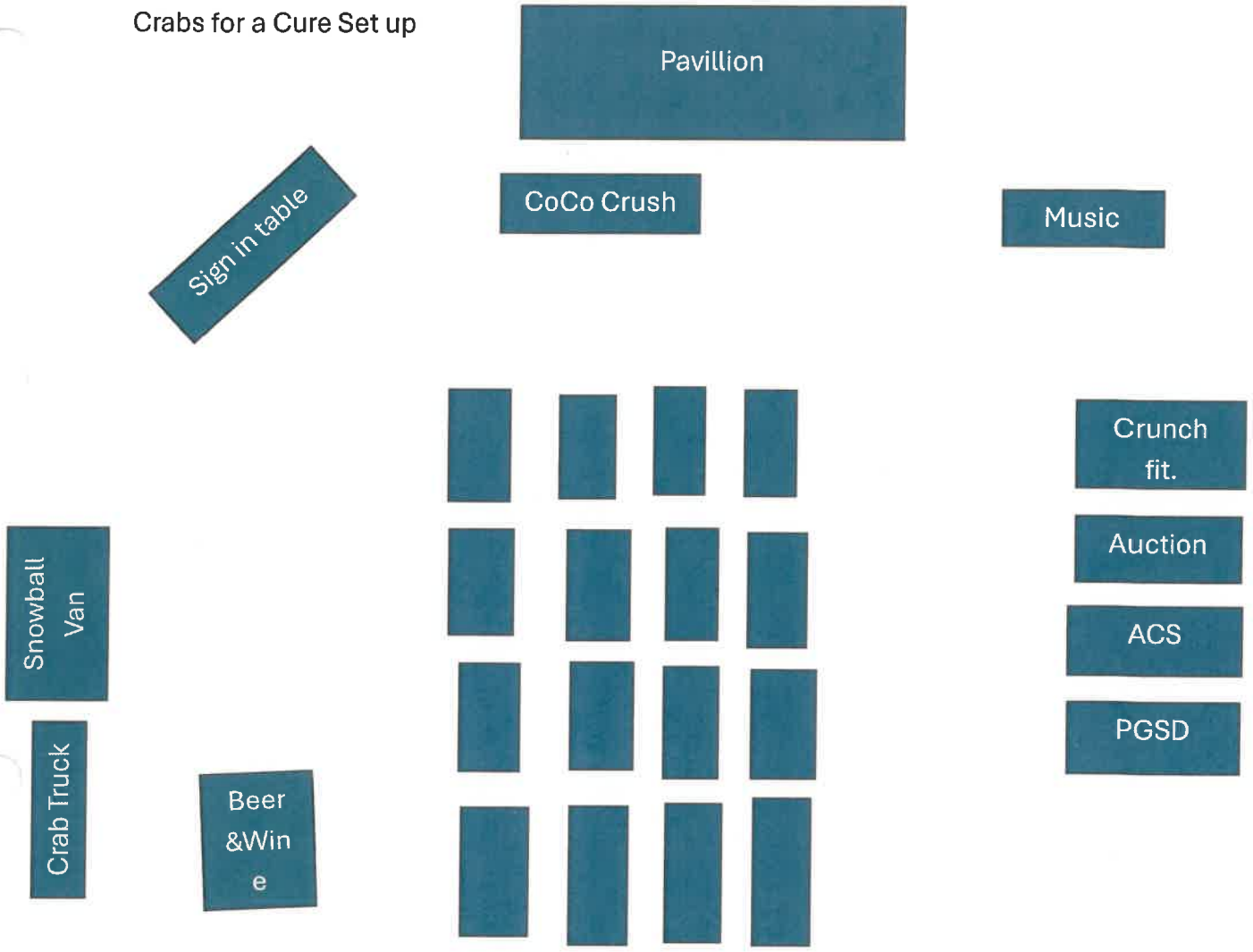
Crabs for a Cure Set up



CITY COMMISSION MEETING
CITY OF ST. PETE BEACH
COMMISSION CHAMBERS

Agenda Report

Agenda Title Name: Resolution 2025-24: Amending the Personnel Rules and Regulations

Action Request: Motion to approve Resolution 2025-24: Amending the Personnel Rules and Regulations

Strategic Objective: Operational Excellence

Date: October 14, 2025

Prepared By: Jill Sassone, Human Resources Director

Through: Frances Robustelli, City Manager

Summary of Issue:

The City is currently implementing NeoGov as its new Enterprise Resource Program (ERP) to improve efficiency and modernize human resources and personnel management systems. In working with the ERP Implementation Team, staff conducted a detailed review of employee benefits, personnel policies, and related rules. Through this process, it was determined that several sections of the City's Personnel Rules and Regulations (PRR) require updates to support integration with the ERP and to eliminate inconsistencies or redundancies.

Updating the PRRs is critical to creating a sustainable and effective ERP system that promotes transparency, equity, and operational efficiency. The proposed amendments will help ensure that the City's personnel policies are aligned with current practices, support accurate data management within NeoGov, and reflect the City's commitment to fair and equitable treatment of employees.

Specific amendments to the Personnel Rules and Regulations are outlined in Exhibit A attached to Resolution 2025-24. These revisions provide clarity, remove redundancies, and align policies with best practices in municipal human resource management.

Funding: Any changes have been incorporated into the FY26 Operating Budget.

Attachments:
1. Resolution 2025-24 PRR Changes
2. Resolution 2025-24 PRR Changes Exhibit A

RESOLUTION 2025-24

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF ST. PETE BEACH, FLORIDA, AMENDING THE PERSONNEL RULES AND REGULATIONS WITH UPDATES TO NUMEROUS SECTIONS; PROVIDING FOR CORRECTION OF SCRIVENER'S ERRORS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the importance of creating a sustainable new Enterprise Resource Program (ERP), NeoGov, with modern fair and equitable policies, procedures and practices is critical.

WHEREAS, while working with our ERP Implementation Team, and reviewing work benefits and rules, it was determined a number of updates are necessary for the Personnel Rules and Regulations to ensure we are building accurate, consistent and non-redundant programming.

WHEREAS, the City Manager seeks to amend the following Personnel Rules and Regulations for this purpose as follows. Please see attached Exhibit A for changes.

Section 14.05: Hours Counted
Section 16.10: PTO Donation Program
Section 29.01: Health, Dental, And Vision Insurance
Section 30: Classification and Compensation

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF ST. PETE BEACH, THAT:

SECTION 1. Recitals. The above ("Whereas" clauses) are true and correct and adopted as hereby as findings, purpose and intent of the City Commission.

SECTION 2. The City Commission hereby adopts the above changes to the Personnel Rules and Regulations.

SECTION 3. Severability. If any section, subsection, sentence, clause, phrase, word, or portion of this Resolution for any reason held invalid or unconstitutional by a court of competent jurisdiction, whether for substantive or procedural reasons, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions of this Resolution.

SECTION 4. Effective Date. This resolution shall take effect immediately upon adoption.

PASSED AND APPROVED BY THE CITY COMMISSION OF THE CITY OF ST. PETE BEACH, FLORIDA, THIS _____ DAY OF _____, 2025.

Underline indicates language added.
~~Strikethrough~~ indicates language removed.

CITY COMMISSION, CITY OF ST. PETE BEACH, FLORIDA.

_____
Adrian Petrila, Mayor

ATTEST:

_____
Renee Rose, City Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

_____
Ralf Brookes, City Attorney

Underline indicates language added.
~~Strikethrough~~ indicates language removed.

EXHIBIT A

SECTION 14.05: HOURS COUNTED

For purpose of overtime computation, only approved scheduled PTO, holidays, City mandated training/conference time, jury duty, and actual hours worked "labor hours", will be counted toward the calculation of overtime hours.

~~Hours of absence due to paid conference/training time, PTO, or jury duty will NOT be counted as hours worked for the purpose of determining eligibility for overtime. Only actual hours worked shall be counted for determining if overtime is worked.~~

SECTION 16.10: PTO DONATION PROGRAM

PTO DONATION PROGRAM

The City of St. Pete Beach recognizes that employees may have a personal or family medical emergency, or be affected by a major disaster, resulting in a need for additional time off in excess of their available Paid Time Off (PTO). To address this need, eligible employees may donate their accrued PTO hours from their unused balance to eligible co-workers in need of additional paid time off, in accordance with the guidelines outlined below. This program is strictly voluntary. This policy does not guarantee an employee will be approved for leave.

ELIGIBILITY AND PROCESS

Employees must be employed with the City of St. Pete Beach for a minimum of one year to be eligible to receive donated PTO.

Requests for donations of PTO must be approved by Human Resources, and the employee's Department Director, prior to City Manager approval. The interpretation and application of this policy, as well as the final decision as to approval and all eligibility determinations under this policy, shall be within the City Manager's sole discretion when determined to be in the City's best interest.

- If the recipient employee has available paid leave time (PTO, sick, comp time) in his or her balance, this time is required to be used prior to receiving donated paid leave time.
- If the recipient employee is eligible for other compensation (such as city-paid short term disability benefits), PTO donations are intended to supplement, but not exceed the employee's regular base pay.
- PTO donations may only be used related to the approved request.
- Employees may receive no more than 480 hours (12 weeks) of donated PTO within a rolling 12-month period. Nothing in this PTO Donation Program will be construed to limit or extend the maximum allowable absence under the Family

Underline indicates language added.
~~Strikethrough~~ indicates language removed.

Medical Leave Act (FMLA). The potential availability of donated PTO shall not be construed as a guarantee of continued employment for any specific duration.

- Employees who are serving a disciplinary probation, who have been placed on a current Performance Improvement Plan or in a similar status, or who failed to achieve a satisfactory rating on the employee's most recent annual performance review are not eligible to use donated PTO absent extenuating circumstances as determined by the City Manager.

Requests for PTO Donations:

To initiate a donation request, the employee, or respective Department must contact Human Resources and submit their request for PTO Donations in writing. Sufficient documentation will be provided to Human Resources for the purpose of determining eligibility (FMLA paperwork, a physician statement, etc.). Human Resources may request additional information from the applicant when necessary.

Co-workers may not initiate a request or solicit contributions. No employee may use their position to influence, coerce or pressure and employee to make a donation.

Employees who would like to make a request to receive donated PTO from their co-workers must have been approved to take a leave of absence and must have a situation that meets the following criteria:

Medical emergency, defined as a serious medical condition of the employee or an immediate family member that will require the prolonged/extended absence of the employee from duty on a continuous basis (not intermittent), exhausting all their paid leave available (to include PTO, sick, comp time). An immediate family member is defined as a spouse, domestic partner, child, or parent, as defined under the FMLA.

Major disaster, defined as a disaster declared by the President under §401 of the Robert T. Stafford Disaster Relief and Emergency Assistance Act (the Stafford Act), or as a major disaster or emergency declared by the President pursuant to 5 U.S.C. §6391 for federal government agencies or a state of emergency as declared by the Governor of Florida. An employee is adversely affected by a major disaster if the disaster has caused severe hardship to the employee or to the immediate family member of the employee that requires the employee to be absent from work.

DONATIONS OF PERSONAL TIME OFF (PTO)

- The donation of personal time is strictly voluntary.
- Donations of personal time will be provided to approved recipients on a bi-weekly basis for the purpose of keeping the employee in a paid status.
- The donation of PTO is on an hourly basis (without regard to the dollar value of the donated or used leave).

- The minimum number of PTO hours that an eligible employee may donate is 4 hours per approved event. Team members may respond to Human Resource's request for PTO donations multiple times per year. No more than 50 percent of the employee's available paid leave balance may be donated at any given time. The maximum donation per employee per calendar year is 40 hours. Employees may not donate leave which would reduce their own PTO balance to less than 40 hours.
- Employees may not borrow against future PTO to donate.
- Employees who are currently on an approved leave of absence may not donate PTO.
- Employees who have provided notice of resignation or retirement, may not donate any PTO.
- Donors may not make a donation to their supervisors or anyone above them in their chain of command.

All leave donated in excess of the employee's needs shall be returned to the donor(s).
HR – 02/06/24

SECTION 29.01: HEALTH, DENTAL, AND VISION INSURANCE

Section 29.01 HEALTH, DENTAL AND VISION INSURANCE

1. The Employer shall provide health and dental insurance selected by the Employer to include dependent coverage at the option of the employee. At this time, in the event that more than one (1) plan is offered, the Employer shall pay the individual premium cost for the lowest plan offered for the employee and the employee is responsible for paying any additional individual premium and the employee is responsible for paying the entire premium for dependent coverage. However, from time to time the City subsidizes dependent coverage. Eligibility - To be eligible for employee Insurance, an employee must be classified as regular full-time, or regular full-time Limited Duration Temporary Employee. Those employees with a 30 hour a week schedule or more shall be provided group health, dental, and vision insurance.

SECTION 30: CLASSIFICATION AND COMPENSATION

Annual fiscal year compensation changes such as Cost of Living Adjustment (COLA), will be effective the beginning of the pay period that includes the first day of the fiscal year (ex. October 1st).

Additional compensation increases, approved by the City Manager, including but not limited to merit increases (based on employee performance evaluations) will be effective the beginning of the applicable pay period. All increases must take effect on the first day of the applicable pay period. This avoids FLSA issues and the administrative burden of separate pay rates in a pay period for an employee.

Underline indicates language added.
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CITY COMMISSION MEETING
CITY OF ST. PETE BEACH
COMMISSION CHAMBERS

Agenda Report

Agenda Title Name: First reading of Ordinance 2025-20: Allocating up to 25 residential units from the General Residential Unit "RU" Density Pool Reserve to the Corey Landings project proposed under Resolution 2025-23, and divesting 150 units from Ordinance 2022-03

Action Request: Motion to [approve/deny/continue to (specify date certain)] the first reading of Ordinance 2025-20.

Strategic Objective: Economic Development and Smart Growth

Date: October 14, 2025

Prepared By: Brandon Berry, Senior Planner

Through: Frances Robustelli, City Manager

Summary of Issue: This ordinance allocates up to the 25 residential units requested under the corresponding conditional use permit to the project site in order to construct the project at the density proposed. It would also divest, upon non-appealable approval, the current 150 units allocated to the project site under Ordinance 2022-03, resulting in a net return of 125 residential density pool units to the city's residential density pool pool and providing a balance of 170 units where 45 are currently available.

A business impact statement will be prepared and posted in advance of the final reading for this request.

Funding: N/A

Attachments: 1. Ordinance 2025-20

Ordinance 2025-20

AN ORDINANCE OF THE CITY OF ST. PETE BEACH, FLORIDA APPROVING WITH RESERVATION CRITERIA AND CONDITIONS THE ALLOCATION OF ADDITIONAL UNITS OF RESIDENTIAL DENSITY FROM THE GENERAL RESIDENTIAL UNIT "RU" DENSITY POOL RESERVE, AS ESTABLISHED IN THE CITY OF ST. PETE BEACH COMPREHENSIVE PLAN AND IMPLEMENTED THROUGH THE CITY'S LAND DEVELOPMENT CODE, TO THE PROPOSED COREY LANDINGS DEVELOPMENT PROJECT REQUESTED UNDER COMPANION RESOLUTION 2025-23, GENERALLY LOCATED AT 10 COREY AVENUE; AND REVERTING THE 150 UNITS AWARDED UNDER ORDINANCE 2022-03 TO THE NAMED DENSITY POOL RESERVE; PROVIDING FOR SEVERABILITY, CORRECTION OF SCRIVENER'S ERRORS, CONSTRUCTION, PUBLICATION, AND AN EFFECTIVE DATE.

WHEREAS, the City Commission supports redevelopment projects that fit the character, context, and purpose and intent of the project's future land use and zoning districts;

WHEREAS, the applicant held a noticed public meeting on February 17, 2025 at the Sirata Beach Resort property where the initial redevelopment proposal was presented and comments were solicited;

WHEREAS, the applicant made complete the subject application for development on May 8, 2025 under Conditional Use Permit Request 25069, which included a request to draw 25 of the project's 133 total units from the General Residential Unit "RU" Density Pool Reserve (hereinafter "residential density pool"), which will increase project density from an allowable by-right 24 residential units per buildable acre to 29.5 residential units per buildable acre.

WHEREAS, the case was reviewed at the June 4 and September 10, 2025 Technical Review Committee meetings, with the latter meeting finding consensus among all contributing departments that the case was sufficient to move forward for public hearing.

WHEREAS, Staff has reviewed this request as amended and determined it can be found consistent with the City's Comprehensive Plan.

WHEREAS, the owner holds a vested conditional use permit approval (Resolution 2022-03 and CUP 21080) for a similar mixed-use development project of which 150 units were allocated through Ordinance 2022-03 to the subject site.

WHEREAS, the applicant has added additional land to the project site, modified setbacks, substantially changed structure locations, altered internal and external traffic patterns, and constructs a new residential tower on the northern side of the project site and retail building at its center, rendering this request a major change to an existing conditional use permit pursuant

to Land Development Code Sec. 4.10. and requiring this project version to go through the same steps of approval as the initial project.

WHEREAS, Staff finds that a condition of approval of the subject request should require reversion of the units allocated under Ordinance 2022-03 to the subject density pool for use elsewhere in the City, as the applicant could no longer take advantage of that approval once the subject development is undertaken.

WHEREAS, notice of this Ordinance has been provided in accordance with applicable law.

NOW, THEREFORE, THE CITY COMMISSION OF THE CITY OF ST. PETE BEACH FLORIDA, HEREBY ORDAINS:

SECTION 1. Recitals. The above recitals ("Whereas" clauses) are hereby adopted as legislative findings, purpose and intent of the City Commission.

SECTION 2. Elise Batsel, Esq., c/o Stearns Weaver Miller for KT COREY AVE LLC, desires to redevelop the 4.51 buildable acre site generally located at 10 Corey Avenue with a mixed-use project containing 133 residential condominium units across three towers, a 39-slip commercial dock, and approximately 11,000 square feet of commercial space. The property is permitted up to 108 residential units by right, and the residential density pool contains adequate units to allocate the requested 25 to the subject property and project.

SECTION 3. As the property is already vested with an allocation of 150 residential units granted under Ordinance 2022-03 for a different mixed-use project at the subject property, and the undertaking of the project sought for authorization under this Ordinance and companion Resolution 2025-23 would eliminate the ability to construct that vested project, the approval of this Ordinance and project approval granted under Resolution 2025-23 (CUP #25069) shall cause the divestment and return of units approved under Ordinance 2022-03 to the residential density pool following non-appealable approval of this Ordinance and Resolution 2025-23, (resulting in a net equivalent of 125 units returned to the density pool) as detailed in EXHIBIT "A". This reversal shall permanently extinguish the right to make use of the authorization provided under Ordinance 2022-03 at the subject property without reapproval of a new conditional use permit and Ordinance from the St. Pete Beach City Commission.

SECTION 4. Upon this Ordinance becoming effective, there shall be 170 units remaining in the residential density pool.

SECTION 5. The 25 units awarded by this Ordinance shall revert back to the residential density pool should a building permit to undertake the construction of the project authorized under Resolution 2025-23 not be obtained within one year of the passage of this Ordinance, or should "continual construction" as defined in Division 2 of the Land Development Code cease, unless extended by resolution of the City Commission.

SECTION 6. Severability. The provisions of this Ordinance are declared to be severable, and if any section, sentence, clause or phrase of this Ordinance shall for any reason be held to be

invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance as they shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

SECTION 7. Scrivener's Error. The City Attorney may correct scrivener's errors found in this Ordinance by filing a corrected copy of this Ordinance with the City Clerk.

SECTION 8. Construction. This Ordinance is to be liberally construed to accomplish its objectives.

SECTION 9. Publication**.** This Ordinance shall be published in accordance with the requirements of law.

SECTION 10. Effective Date. This ordinance shall take effect upon non-appealable approval of both this Ordinance and companion Resolution 2025-23.

SECTION 11. Reservation of Units. The 25 residential density pool units contemplated in this Ordinance shall be reserved for the period of any appeal of the approval granted under this Ordinance or companion Resolution 2025-23. Should the project approval be overturned on appeal, these 25 units shall be returned to the density pool. Should the approval be upheld, the time period provided in SECTION 5 above shall start at the date of the dismissal of the appeal.

SECTION 12. Reservation Criteria. Allocation of units under this Ordinance shall solely authorize the applicant to provide the requested 133 total residential density units to the project known as Corey Landings as it is has been described, illustrated through plans and renderings, and authorized through Conditional Use Permit #25069 and Resolution 2025-23, subject to all conditions contained within that Resolution.

FIRST READING: _____
PUBLISHED: _____
SECOND READING: _____
PUBLIC HEARING: _____

CITY COMMISSION, CITY OF ST. PETE BEACH, FLORIDA.

_____
Adrian Petrila, Mayor

I, Renee Rose, City Clerk of the City of St. Pete Beach, Florida, do hereby certify that the foregoing Ordinance was duly adopted in accordance with the provisions of applicable law this _____ day of _____, 2025.

_____
Renee Rose, City Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

_____
Ralf Brookes, City Attorney

EXHIBIT "A"

Residential Density Pool Information			
District	**Total Units Available**	**Total Units Utilized**	**Total Units Remaining**
Community Redevelopment District	195	~~150~~25	~~45~~170

Temporary Lodging Unit Density Pool Information			
District	**Total Units Available**	**Total Units Utilized**	**Total Units Remaining**
Boutique Hotel/Condo	125	12	113
Town Center Core	50	0	50
Upham Beach Village	175	3	172
Town Center – Corey Circle	325	64	261
Town Center – Coquina West			
Activity Center			
Bayou Residential			
Total	675	~~82~~ 79	~~593~~ 596

CITY COMMISSION MEETING
CITY OF ST. PETE BEACH
COMMISSION CHAMBERS

Agenda Report

Agenda Title Name: Resolution 2025-23 (Conditional Use Permit No. 25069): Approving and Authorizing Conditional Use Permit 25069 for the development of the mixed-use Corey Landings project

Action Request: **Motion Options:** Motion to [approve/deny/approve with modifications/continue to (specify date certain)] Resolution 2025-23 for Conditional Use Permit 25069.

Strategic Objective: Economic Development and Smart Growth

Date: October 14, 2025

Prepared By: Brandon Berry, Senior Planner

Through: Frances Robustelli, City Manager

Summary of Issue: The subject request is for a 133-unit residential condominium and 11,000-square foot commercial mixed-use project along the eastern side of Corey Avenue and Corey Circle, known as the Corey Landings project. The project also contains 39 commercial dock slips, comprised of four Class A commercial dock slips (public) and 35 Class B commercial dock slips (private multifamily). The subject request is a major modification to Resolution 2022-03 (CUP No. 21080), approved in March 2022, for a similar mixed-use project that lacked the properties of 85 Corey Circle and 75 Corey Avenue that are now included in the subject development site. With these properties, the subject development now comprises the entirety of the City's TC-2 Town Center Corey Circle land use and zoning districts.

The subject request has been modified since the applicant's community meeting held in February 2025, with the following major changes:

- Reducing unit count from 162 to 133 residential condominiums;
- Abandoning a proposed vacation of Corey Circle, located generally between 75 Corey Avenue and

85 Corey Circle;
- Reducing the retail building size from 8,500 square feet to 6,000 square feet, and moving it from the frontage of the northern building's parking garage into a freestanding building at 75 Corey Avenue;
- Increasing the restaurant square footage from 4,000 to 4,500 square feet.

Staff's evaluation of the project can be found in the staff report. Staff generally found the project to be supported by the Comprehensive Plan Goals, Objectives and Policies, and for it to support some of the community priorities expressed through the community meeting, such as additional public parking, reduced estimated traffic impact, and comparable or slightly reduced estimated sewer impact compared to the vested 2022 project. However, due to site layout, reduction in commercial space, and other project modifications, Staff also found the project to be less supportive of some of the more visionary "live, work, shop, dine and play main street" character desired for the City's downtown that was provided more directly under the vested approval.

Staff recommends, through the resolution, conditions pertaining to phasing of public improvements, limited maintenance commitments for improvements within public spaces, additional pedestrian amenities for the promenade, and similar.

This item is a companion to Ordinance 2025-20 and approval of the project is contingent on the passage of that Ordinance. Should this resolution be approved, but the corresponding Ordinance fail, the project can still be built but must be reduced in unit count to 108 residential condominium units, the base density allowable for this project site.

It is expected the City Commission will have questions for the applicant and/or staff to address prior to the final reading of companion Ordinance 2025-20. While the City Commission is empowered to approve or deny Resolution 2025-23 at the October 14th hearing, the hearing may also be continued to a date certain of October 28th, or later, to allow for the applicant and/or staff to answer those questions. The final reading of Ordinance 2025-20 is currently scheduled for October 28th.

Funding: N/A

Attachments:

1. Resolution 2025-23
2. Conceptual Site Plan - Updated 9.19.25
3. Landscaping Plan
4. Corey Landings Presentation - Draft for City Commission 10.14.25
5. Staff Report
6. Application (Original)
7. Applicant Narrative - Revised 8.18.25
8. Application Exhibits - August 2025
9. Application Attachments
10. Corey Landings Renderings Package
11. Planting Area Layout - Updated 9.18.25
12. Autoturn Exhibits
13. Floor Plans and Elevations - Updated 9.17.25
14. September 2025 TRC Comment Response
15. July 2025 TRC Comment Response
16. Traffic Impact Analysis - Updated September 2025
17. Corey Landings Area Navigational Chart
18. Revised Economic Analysis - Tampa Bay Regional Planning Council
19. February 2025 Corey Landings Community Meeting Site Plan (Not Current)
20. Corey Avenue District Vision Plan - 2015

RESOLUTION 2025-23

A RESOLUTION OF THE CITY OF ST. PETE BEACH, FLORIDA, APPROVING AND AUTHORIZING CONDITIONAL USE PERMIT 25069 FOR THE DEVELOPMENT OF THE MIXED-USE COREY LANDINGS PROJECT, GENERALLY LOCATED AT 10 COREY AVENUE, PURSUANT TO SECTION 4.7 OF THE LAND DEVELOPMENT CODE; PROVIDING FOR CORRECTION OF SCRIVENER'S ERRORS AND AN EFFECTIVE DATE.

WHEREAS, Section 4.7 of the City of St. Pete Beach's Land Development Code (LDC) requires the City Commission to adopt conditional use permits by resolution.

WHEREAS, S. Elise Batsel, Esq., c/o Stearns Weaver Miller (agent) for KT COREY AVE LLC (applicant/owner) has applied to the City for a conditional use permit for a residential and commercial mixed-use project containing 133 residential condominium units, 11,000 square feet of commercial space, four Class A commercial dock slips, and 35 Class B commercial dock slips, which requires a conditional use permit pursuant to Land Development Code (LDC) Sec. 39.18 and 37.5.(d), and density pool allocation from the General Residential Unit "RU" Density Pool Reserve (hereinafter "residential density pool"), which is addressed under companion Ordinance 2025-20.

WHEREAS, "applicant", "developer" or "owner" as used herein shall include successors, assigns, legal representatives, and managing associations of the subject development.

WHEREAS, the "project site", "zoning lot", and similar terms as used herein, when referencing privately-owned land, refer to the eight parcels comprising the Corey Landings project site, being particularly parcels 36-31-15-00000-140-0300, 36-31-15-00000-140-0100, 25-31-15-78084-000-0142, 36-31-15-30672-063-0230, 25-31-15-78084-000-0143, 36-31-15-13590-000-0010, 25-31-15-78084-000-0141, & 36-31-15-00000-140-0400, with associated submerged land parcel leases of 36-31-15-00000-140-0110, 36-31-15-00000-140-0410, 36-31-15-00000-140-0700, and lease 520027033.

WHEREAS, on February 17, 2025, the applicant held a noticed community meeting for this request at the Sirata Beach Resort that met the community meeting requirements of LDC Section 39.17.

WHEREAS, on May 8, 2025, the City initially accepted an application package for an earlier development site plan for the subject request and issued a letter of completeness.

WHEREAS, on June 4 and September 10, 2025, Staff held Technical Review Committee meetings to discuss the initial submittal of the project, and the applicant resubmitted significant revision to the request after each meeting.

WHEREAS, the City Commission has the authority to either approve, approve with conditions, or deny either none, some, or all of the requested conditional uses.

WHEREAS, the City Commission also has the authority to contemplate the voluntary incentives for the discretionary consideration and allocation of bonus residential density pool units from the limited number made available by the Comprehensive Plan and Land Development Code to the Corey Landings project site.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF ST. PETE BEACH, THAT:

SECTION 1. Recitals. The above recitals ("Whereas" clauses) are true and correct and adopted hereby as findings, purpose and intent of the City Commission.

SECTION 2. The City Commission hereby approves the requested conditional use permit application number #25069 submitted by S. Elise Batsel, Esq., c/o Stearns Weaver Miller for KT COREY AVE LLC, incorporated herein by reference, and with the list of conditions enumerated in Exhibit "A" incorporated herein.

SECTION 3. Scrivener's Error. The City Attorney may correct scrivener's errors found in this Resolution by filing a corrected copy of this Resolution with the City Clerk.

SECTION 4. Effective Date. This resolution shall take effect immediately upon adoption.

PASSED AND APPROVED BY THE CITY COMMISSION OF THE CITY OF ST. PETE BEACH, FLORIDA, THIS _____ DAY OF _____, 2025.

CITY COMMISSION, CITY OF ST. PETE BEACH, FLORIDA.

_____
Adrian Petrila, Mayor

ATTEST:

_____
Renee Rose, City Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

_____
Ralf Brookes, City Attorney

EXHIBIT "A"

Conditions

Density Contingency Conditions

1) Approval of the residential unit count of the subject development requested herein is contingent upon the passage of companion Ordinance 2025-20. Should Ordinance 2025-20 be reduced in unit count, the applicant shall be required to reduce the number of residential units contained within the project to be consistent with the units awarded. Should Ordinance 2025-20 be denied, any component of this approval pertaining to density greater than 24 residential units per buildable acre as a permitted right for this project site shall be considered null and void. This shall not be construed to conflict with any vested right the applicant has to development on the project site, except as found in the following condition.

2) Should Resolution 2025-23 and companion Ordinance 2025-20 be approved by the City Commission, all bonus units awarded to the subject property under Ordinance 2022-03 shall be considered divested and return to the Special Planning Area 1 General Residential Unit "RU" Density Pool Reserve (hereinafter referred to as "residential density pool") immediately upon non-appealable approval of both Resolution 2025-23 and Ordinance 2025-20. Such non-appealable approval shall also extinguish the conditional use development rights awarded to the subject property under Resolution 2022-03.

3) Density units allocated to this project under companion Ordinance 2025-20 shall revert to the residential density pool should a building permit not be obtained within one (1) year of the date of the passage of companion Ordinance 2025-20, or should "continual construction" as defined in Division 2 of the Land Development Code cease, unless extended by resolution of the City Commission.

Public Benefit and Project Development Requirements

4) The following benefits are recognized as minimum development requirements of the project, as necessitated by the Comprehensive Plan and Land Development Code. These benefits shall be demonstrated through the site plan submittal and/or building permit documents as relevant, and shall be completed and operational no later than the timeframes specified in condition 6).

    a. Sidewalks of at least six feet in usable width adjacent the project site within the frontage right-of-way, or the width shown on the conceptual site plan, whichever is greater, pursuant to Land Development Code Section 39.10. Public easements shall be provided for the portions of the sidewalk(s) that encroach onto private property when deemed necessary by the City Attorney, who shall also approve the easement to form and contents prior to execution (LDC Sec. 39.10).

    b. Undergrounding of all utilities on the project site (Downtown Redevelopment District Policy 5).

    c. Two frontage amenities every 200 feet of project frontage on a public right-of-way, and pedestrian-scale lighting every 30 feet of project frontage along a pedestrian frontage pathway or sidewalk, installed on the applicant's property. (LDC Sec. 39.10).

5) The following benefits are held out by the applicant as additional, voluntary public benefits associated with the density pool allocation request for this project approved through Ordinance 2025-20. These benefits shall be demonstrated through the site plan submittal

and/or building permit documents as relevant, and shall be completed and operational no later than the timeframes specified in condition 6).

a. Undergrounding of all overhead utilities within the public rights-of-way adjacent to the project site, and any further incidental undergrounding necessitated by the utility company in association with that undergrounding, the cost of which shall be solely borne by the applicant;

b. Provision of a public promenade connecting the Corey Causeway pedestrian pathway detour with the park along the northern side of Building 2, of at least six feet in walkable width along its full length independent of any minor encroachments necessary to accommodate lighting or other ancillary pedestrian features. A public easement for this promenade shall be provided to the City as deemed necessary by the City Attorney, who shall also approve the easement to form and contents prior to execution.

c. Grading, filling, installation, and any other improvements necessary to provide for a public park and center roundabout plaza with landscaping as depicted on the conceptual site plan, landscaping plan, and project renderings, including installation of landscaping material of at least the quality, quantity, and locations shown, and installation of pathways, irrigation, uplighting, and other supplemental features depicted and/or rendered.

d. Construction of a seawall along the entire project perimeter to a height of at least 5.0 feet NAVD 88, the height necessitated by the applicant's Conditional Letter of Map Revision, or the voluntary height pursued by the applicant, whichever is higher, including the approximately 105-foot portion that remains a public seawall at the terminus of Corey Avenue. All costs associated with such construction shall be borne by the applicant.

e. Grading, surfacing, installation of landscaping islands and associated irrigation and uplighting, striping, installation of stop signs, and other improvements necessary to implement the public street and adjacent right-of-way improvements depicted on the conceptual site plan, landscaping plan, and project renderings, along with those directed by the City's transportation engineering consultant, to include those improvements necessary east of the vehicular entrance of City Hall within the public right-of-way of Corey Avenue.

6) Prior to or in tandem with issuance of a certificate of occupancy for the first of any of the three residential towers within the subject project scope, the applicant shall complete the following improvements. For the purpose of this condition, where specified, "project site" shall include the four parcels that comprise the Building 2 site when that residential tower is the first is to be sought for certificate of occupancy, and the three parcels that comprise the Buildings 1-a or 1-b project site when either of those residential towers is the first to be sought for certificate of occupancy.

a. All public street and right-of-way improvements within and adjacent to the project site, as listed in Condition 5)e.

b. All public park improvements listed in Condition 5)c.

c. Undergrounding of overhead utilities within and adjacent the tower's project site, as stated in Condition 5)a;

d. Sidewalk improvements, and installation of frontage amenities, within and adjacent to the tower's project site, as listed in Condition 4)a and 4)c.

e. Improvement of the public Corey Avenue street-end seawall as stated in Condition 5)d.

f. Adequate, functional, on-site parking to meet minimum code requirements for the use(s) for which a certificate of occupancy is requested.

g. Certificate of occupancy for the minimum commercial space for the subject building to be considered a mixed-use development as established in the Comprehensive Plan and Land Development Code, such that if no further development occurs on the zoning lot, the project shall be compliant with the development criteria. This shall include certificate of occupancy for the restaurant space adjacent the parking garage in Building 1-a or 1-b, and finishing of the interior commercial space in the lobby mezzanine of Building 2.

h. If Building 2 is the first tower for which a certificate of occupancy is requested, the applicant shall provide the promenade and easement required by Condition 5)b, and the pedestrian features and lighting required per Condition 14), prior to its issuance.

7) Prior to certificate of occupancy for the residential tower of Building 2 and either or both of the towers of Building 1-a and/or 1-b, the applicant shall provide all public benefits listed in Conditions 4) and 5), and any additional public benefits depicted on the conceptual site or landscaping plans not specifically listed, in addition to receiving a certificate of occupancy for all commercial space within the corresponding buildings' project sites.

8) Prior to receiving a certificate of occupancy for either of Building 1-a and/or 1-b, and Building 2, the applicant shall receive a certificate of occupancy for the freestanding center retail building, unless this timeframe is extended in writing by the City Manager.

9) For public improvements proposed in the subject project scope of which the City will assume maintenance, the City Manager reserves the following, which may be further augmented during the site plan review process:

a. Any landscaping improvements located within the public right-of-way may be value engineered at the sole discretion of the City Manager when it is determined that the long-term maintenance or replacement costs will bear an unreasonable expense to the City. This may include, but not be limited to, substitution or relocation of plant or groundcover types, species, or locations. All landscaping installation performed by the applicant shall follow best practices. Landscaping shall be guaranteed by the applicant as listed in condition 13). All landscaping and associated improvements inclusive but not limited to uplighting, irrigation, and grading shall be approved by the City Manager or designee prior to construction or installation.

b. Any street, parking space, roundabout surface, or associated improvement depicted on the conceptual plan may be value engineered at the sole discretion of the City Manager to surface type or other element when it is determined that the long-term maintenance or replacement cost will bear an unreasonable expense to the City. Notwithstanding the preceding, street and associated improvements shall follow ASTM and AASHTO standards. All street and associated right-of-way improvements shall be approved by the City Manager or designee prior to construction or installation.

c. The portion of seawall constructed at the public street-end shall carry a workmanship warranty of at least 18 months.

10) The applicant will partner with the City in connecting a boardwalk from the promenade adjacent to Building 2 to the City-owned property at 7701 Boca Ciega Drive. The City, if directed by the City Commission or City Manager, shall make application to the appropriate authorities for permitting, grants and will be responsible for the design and construction of the proposed boardwalk. Provided the City is able to permit and fund the boardwalk, the applicant will provide a public access easement to the City to connect the promenade to the public park. The form and contents of the public access boardwalk shall be acceptable to the City Attorney and the applicant. The City shall select the location of the boardwalk along the public promenade.

11) The applicant shall provide for all necessary relocation of existing public utilities in the project area and shall further be required to dedicate all appropriate utility easements. Such required dedications shall be made prior to the issuance of any development permits for the project.

12) The applicant has voluntarily offered additional public benefits for public street, landscaping, and other associated public improvements listed in the document titled 'Kolter – Corey Landing – Community Benefits 9.17.25' and depicted on the conceptual site plan, in order to draw 25 additional, discretionary dwelling units from the Community Redevelopment District General Residential Density Pool Reserve. The cost of these improvements shall not be credited towards, or offset, any impact fees that will be due at permitting.

Landscaping Plan and Pedestrian Amenity Requirements

13) All trees, palms, and other landscaping installed within the public rights-of-way held out as a benefit of this project shall be guaranteed by the applicant or successor to remain established and in good health for the lesser of two years from installation, or until a City-appointed ISA-certified arborist, Florida-licensed landscape architect, or other qualified professional has certified that the tree's root system has become established and verified to remain self-sustaining based on its growth pattern and the presence of surrounding landscaping, hardscapes, and other factors. Any tree that dies, is uprooted, becomes damaged or diseased, or is otherwise affected in such a way that the quality and integrity of the landscaping as depicted in the landscaping plan or project renderings is compromised within this timeframe, shall be restored or replaced within 30 days, unless a longer period is approved by the City Manager. Restoration or replacement shall also be required within 30 days or a longer period approved by the City Manager for any damaged, dead, or otherwise lost irrigation, uplighting, turfgrass, groundcover, shrub, or other landscaping material installed within any public right-of-way as a benefit of this project for the first two years following installation.

14) Within the boundaries of the project site the applicant shall provide at least one pedestrian feature, such as non-commercial art or sculptures, benches, interesting sidewalk paving patterns like seaglass-insets, or other features approved by the City Manager, along the pedestrian promenade from the Corey Causeway pedestrian detour to the public park for at least every 100 linear feet of pathway. No more than two features of the same type may be provided in a span without variation. Additionally, pedestrian-scale lighting fixtures shall be provided at least every 30 feet along the promenade. Maintenance of these features and fixtures shall be the responsibility of the applicant.

15) Within the roundabout plaza the applicant shall provide a non-commercial, weather-resistant art sculpture as depicted in renderings, of similar size, quality and location, with final design to be approved by the City Manager. Creation and installation shall be the responsibility of the applicant.

Construction, Operational and Design Plan Requirements

16) No deliveries from a commercial vehicle, as defined in the Land Development Code, shall occur from the public right-of-way to any development in the subject project for which a certificate of occupancy has been issued. Deliveries from commercial vehicles must occur within the designated loading spaces provided interior to the project site.

17) The applicant shall submit a construction traffic routing plan at time of site plan application. To the extent viable, all construction traffic shall leave the project site along Corey Avenue, accessing 75th Avenue from Mangrove Street or Boca Ciega Drive, and exit the City without traveling along residential streets. Construction vehicles associated with the subject project shall not traverse residential streets between the hours of 7 PM and 7 AM, unless excepted in writing by the City Manager.

18) All construction materials stored in the vicinity and associated with the development shall be placed within the boundaries of the project site. Use of the right-of-way shall be approved in writing by the City Manager or designee.

19) The Class A and B dock slips approved as a component of this Conditional Use Permit shall be maintained in the same ratio as approved by the City Commission. Any change in function of any slip to a different dock classification, as defined in Division 2 of the Land Development Code, shall require a new conditional use permit. Additions of additional slips or landings, other than those depicted on the concept site plan, shall require a new conditional use permit.

20) Except for any modifications necessary to bring the project into compliance with the architectural and design requirements of the Land Development Code, the project shall be developed as depicted on the conceptual site plan, renderings, and elevations. Exterior materials, finishes, and other improvements shall be the same as depicted in the Conditional Use Permit submittal package, unless an exception or modification is approved by the City Manager. The height of each building and permitted overruns shall not exceed the height depicted in the package elevations, but may be reduced in height administratively to meet Land Development Code requirements or at the discretion of the applicant. Massing and scale of each building as presented through package renderings and elevations shall be generally preserved, as determined by the City Manager. The total residential within-unit gross square footage of the project, as presented through package floor plans, shall not be exceeded. A document detailing exterior façade changes and interior floor area modifications, if any, shall be presented with the site plan and building permit applications. Substantive changes that are contrary to this condition, as determined by the City Manager, shall require this request to return to the City Commission for reconsideration.

Financial Capacity Requirement

21) The positive finding of the KT COREY AVE LLC's demonstrated ability to financially and technically complete the improvements and mitigation necessitated by the development is exclusive within the scope of this approval and is not transferrable by right to another owner or applicant, other than another subsidiary or affiliate of Kolter Urban, except by authorization of the City Commission. Should the property sell during the scope of development requested herein, the City Commission retains the right to request reevaluation via public hearing of the new applicant's capacity to complete proposed improvements pursuant to LDC Sec. 4.4.(a)(6).

Landscaping and Code Compliance Requirements

22) The quality, density, and amount of landscaping within the private property boundaries, shown in the greater of the landscaping plan and renderings, shall be the minimum installed. Landscaping shown within the private property boundaries of the Building 1-a and 1-b, Building 2, and retail building sites, shall be installed at the specified height, density and quality prior to certificate of occupancy for any building within the corresponding boundary. At least 50 percent of the trees installed on the site shall be Florida friendly as defined as the UF IFAS or other organization of similar authority, and no Category I invasive plantings shall be permitted. All existing Category I invasive vegetation on the site shall be removed prior to certificate of occupancy. Unless it would cause conflicts with existing utilities or other critical public infrastructure, any tree installed within the front buffers shall be a minimum of twelve feet in height and three inches in caliper measured 4.5 feet above the ground at time of planting.

23) The applicant shall establish and maintain connection to the public reclaimed water system for landscaping irrigation to the private landscaping areas of the site, and such usage shall be metered. The irrigation system shall include pressure-regulated systems and there shall be monitoring devices installed to address leaks from lines and equipment. The applicant shall employ at least one water-saving feature in the upkeep and maintenance of site landscaping, including a rooftop garden rain barrel system, recirculation of treated stormwater to on-site plantings, or another alternative approved by the City Manager.

24) The development shall demonstrate compliance with the relevant requirements of LDC Sec. 39.3., 39.10., 39.11., 39.12., 39.13., and 39.14., which relate to site design and improvements, at time of site plan issuance. The applicant shall demonstrate compliance with relevant requirements of LDC Sec. 39.7. and 39.8., and remaining building design-centric requirements of 39.3, at time of building permit issuance. The development shall also comply with relevant provisions of LDC Sec. 39.5., which pertain to operation standards and general operational and aesthetic requirements, at relevant parts of the permitting and operations process. These standards are in addition to other standards imposed within the property's zoning district, parking and building construction requirements, and other requirements of the LDC and Comprehensive Plan.

Site Improvement Requirement

25) All pedestrian pathways and other paved non-structural surfaces shall be installed with permeable pavers, concrete or asphalt, turf block with interspersed vegetation, or similar except where accessibility or building or fire code requirements require impermeable surfaces. These areas shall be maintained so the surface continues to provide permeability, and the city may request periodic maintenance updates from the applicant if necessary to ensure the intent of this condition prevails.

Energy and Environmental Requirement

26) All roof areas not otherwise utilized as customer spaces shall be planted with green roofs, utilize cool roof materials, or be undertaken with similar improvements that reduce energy demand and/or reduce the heat island effect.

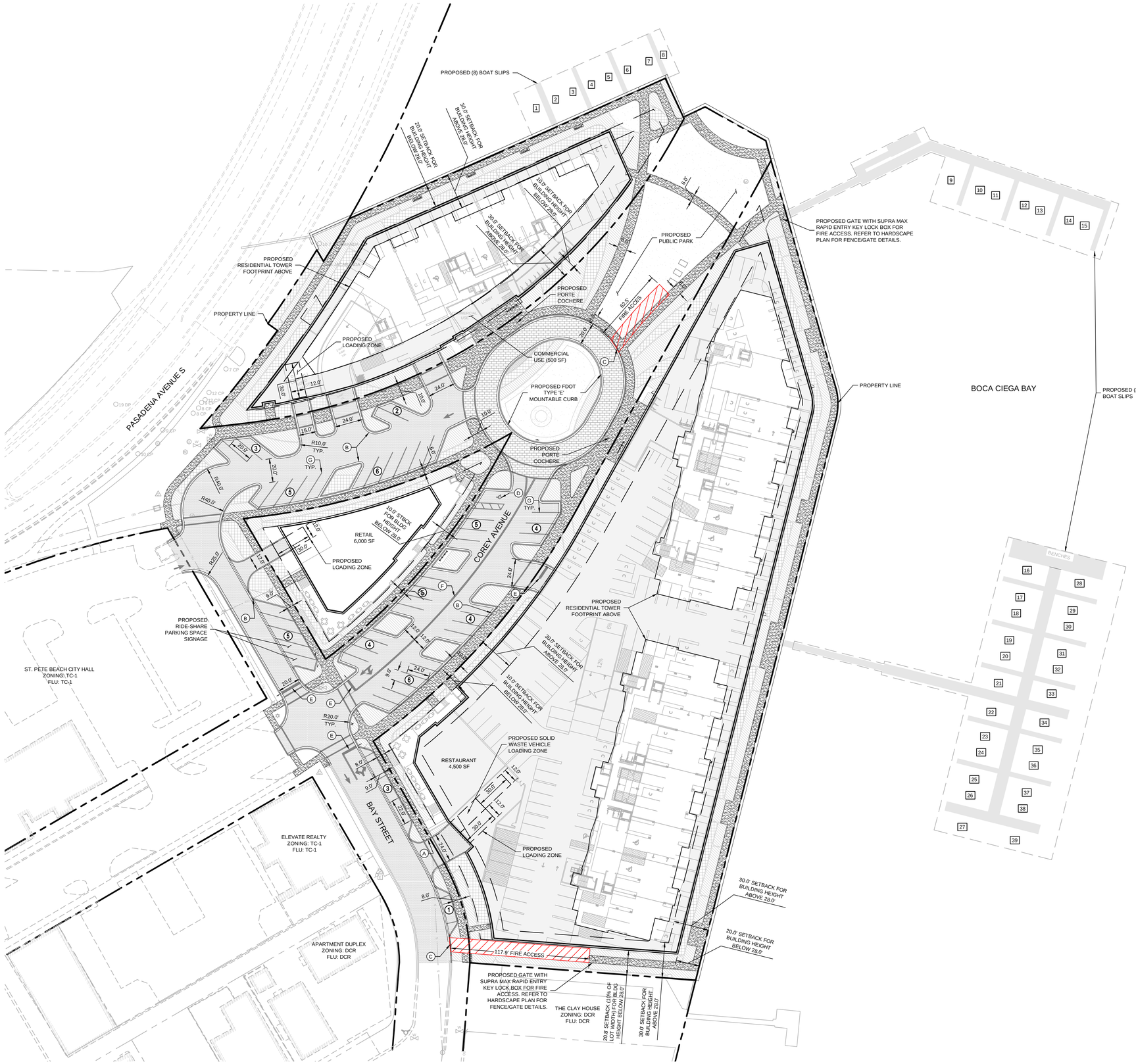
General Conditions

27) The applicant shall waive all reversion rights to the east end of Corey Avenue, beginning at the water's edge and ending approximately 325 feet to the west, which is planned for a pedestrian park and landscaped plaza ("public property"). If there is ever a determination made by a court of competent jurisdiction that finds a reverter interest in the public property is present, the applicant agrees to cooperate with the City and provide

any additional documents required to waive and release any rights to the public property. Also, before site plan approval, the applicant will provide the City a quit claim deed or deeds for the public property, releasing any rights, including reverter rights.

28) Any violation of the above-stated conditions will allow the City Commission to rescind or modify the Conditional Use Permit as it pertains to the request under which the condition is classified.

29) The City Commission may review the Conditional Use Permit periodically to determine whether the order is in compliance with the terms and conditions herein.



NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

LEGEND

- PROPERTY LINE
- PROPOSED BUILDING
- PROPOSED CONCRETE SIDEWALK
- FULL DEPTH ASPHALT PAVEMENT AREA
- PROPOSED BRICK PAVERS
- PROPOSED FIRE ACCESS DRIVE
- (#) PROPOSED PARKING SPACES
- # PROPOSED BOAT SLIP NUMBER

KEY NOTE LEGEND

- (A) PROPOSED TYPE 'D' CURB. SEE DETAIL SHEET.
- (B) PROPOSED TYPE 'F' CURB. SEE DETAIL SHEET.
- (C) PROPOSED TYPE 'E' CURB. SEE DETAIL SHEET.
- (D) ACCESSIBLE PARKING SPACE TYPICAL. SEE FOR ACCESSIBLE PARKING SPACE SIZE, SIGN, AND SYMBOL.
- (E) PROPOSED 24" STOP LINE PER FDOT STANDARD PLAN 711-001 WITH R1-1 STOP SIGN
- (F) PROPOSED 6" DOUBLE YELLOW THERMOPLASTIC
- (G) PROPOSED 6" WHITE THERMOPLASTIC

SITE DATA TABLE

PROPERTY DATA	
PROJECT NAME	COREY LANDINGS
JURISDICTION	CITY OF ST. PETE BEACH
PARCEL NUMBER	25-31-15-78084-000-0141 - 0.20 AC 25-31-15-78084-000-0142 - 0.39 AC 25-31-15-78084-000-0143 - 0.24 AC 36-31-15-00000-140-0110 - 1.07 AC 36-31-15-00000-140-0300 - 0.38 AC 36-31-15-00000-140-0400 - 1.61 AC 36-31-15-13590-000-0010 - 0.23 AC 36-31-15-30672-063-0230 - 0.37 AC
SUBMERGED LAND	36-31-15-00000-140-0110 - 0.33 AC 36-31-15-00000-140-0410 - 0.73 AC 36-31-15-00000-140-0700 - 0.07 AC LEASE NUMBER 520027033 - 0.13 AC TOTAL 1.26 AC SUBMERGED LANDS
PROPOSED SITE AREA	
NORTH PARCEL	1.08 AC (46,947 SF)
SOUTH PARCEL	3.05 AC (132,854 SF)
WEST PARCEL	0.38 AC (16,531 SF)
TOTAL SITE AREA	4.51 AC (196,332 SF)
CURRENT ZONING	TC-2 (TOWN CENTER COREY CIRCLE AND COQUINA WEST DISTRICTS)
CURRENT USE	VACANT SITE / AUTO AND MARINE REPAIR / RESTAURANT
FUTURE LAND USE	TC-2 (TOWN CENTER COREY CIRCLE AND COQUINA WEST DISTRICTS)
PROPOSED USE	133 CONDO UNITS 500 SF OF COMMERCIAL SPACE (UNDETERMINED) 4,500 SF RESTAURANT 6,000 SF RETAIL

PARKING DATA		
OFF-STREET PARKING	REQUIRED	PROVIDED
RESIDENTIAL	1 SPACE / BEDROOM	1 SPACE / BEDROOM
RETAIL SALES	1 SPACE / 300 SF	1 SPACE / 300 SF
RESTAURANT	1 SPACE / 100 SF	1 SPACE / 100 SF
COMMERCIAL SPACE (UNDETERMINED)	1 SPACE / 300 SF	1 SPACE / 300 SF
BOAT SLIPS / NON-LIVE ABOARD (RESIDENTIAL ONLY)	1 SPACE / 4 SLIPS	1 SPACE / 4 SLIPS
TRANSIENT BOAT SLIPS	N/A (PER CODE, SLIPS COUNT TOWARDS PROVIDED PARKING)	TO BE DETERMINED AT TIME OF SITE PERMIT APPLICATION
PUBLIC PARKING (PER LDC SEC 23.3)	AVAILABLE	10% OF AVAILABLE SPACES
ADJACENT ON-STREET PARKING WITHIN 800 FT OF PROPERTY	ON-STREET: 107 SPACES	10 SPACES
BICYCLE PARKING (LDC SEC. 23.5, FOOTNOTE (d))	10% OF REQUIRED COMMERCIAL VEHICLE PARKING	10% OF REQUIRED COMMERCIAL VEHICLE PARKING

ZONING DATA					
	ALLOWABLE	NORTH PARCEL	SOUTH PARCEL	WEST PARCEL	TOTAL
DENSITY (UNITS / AC)	24 UNITS / AC (4.51 AC = 108 UNITS)	33.3 (36 UNITS / 1.08 AC)	31.8 (97 UNITS / 3.05 AC)	--	29.5
COMMERCIAL FLOOR AREA RATIO	0.55	0.01 (500 SF / 46,947 SF)	0.03 (4,500 SF / 132,854 SF)	0.36 (6,000 SF / 16,531 SF)	0.06
IMPERVIOUS SURFACE RATIO (ONSITE)	0.70	0.69 (14,640 SF / 46,947 SF)	0.69 (40,640 SF / 132,854 SF)	0.78 (3,640 SF / 16,531 SF)	0.70
VEGETATIVE GREENSPACE (AC)	--	14,640 SF	40,640 SF	3,640 SF	--

Know what's **below.** **Call** before you dig.

GROUNDWATER / DEWATERING NOTE:

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR THIS ISSUE. WHEN PERFORMING GRADING OPERATIONS DURING PERIODS OF WET WEATHER, PROVIDE ADEQUATE DEWATERING, DRAINAGE AND GROUND WATER MANAGEMENT TO CONTROL MOISTURE OF SOILS.

No.	REVISIONS	DATE

Kimley»Horn
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CA 00000696

DESIGN ENGINEER: SCOTT W. GILNER
FLORIDA REGISTRATION NUMBER: 63945
DATE:

SCALE: AS NOTED
DESIGNED BY
DRAWN BY
CHECKED BY

CONDITIONAL USE PERMIT
SITE PLAN

COREY LANDINGS

PREPARED FOR:
KT COREY AVE, LLC

CITY OF ST. PETE BEACH, FLORIDA

DATE
03/17/2025
PROJECT NO.

SHEET NUMBER
C300

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

PLANTING SCHEDULE

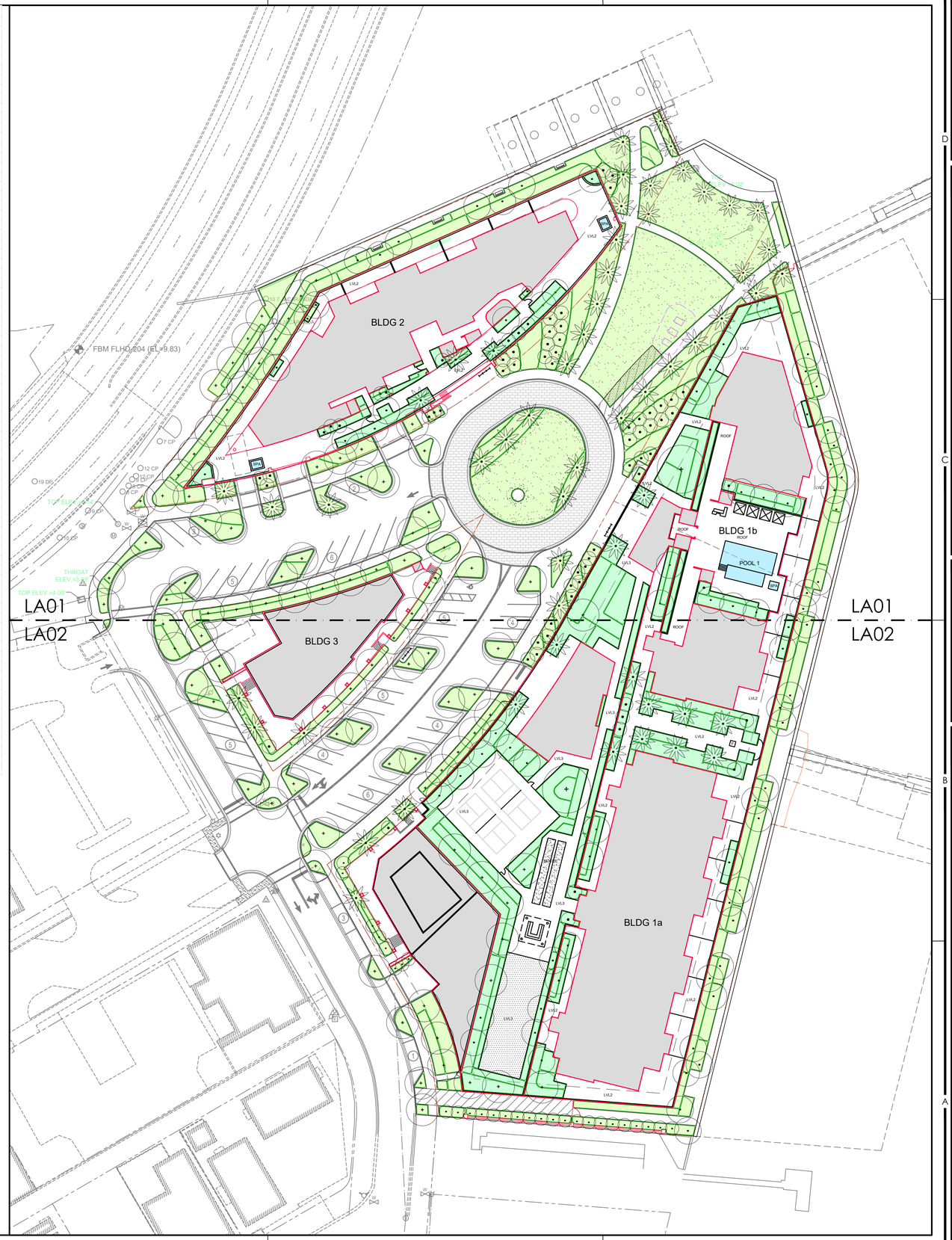
Wednesday, September 17, 2025

QNTY	KEY	LATIN NAME	COMMON NAME	SPECIFICATIONS	FFP	NATIVE	NOTES	FFP	NATIVE
		TREES							
3	BB	Bucida buceras	Black Olive	12' ht. x 6' spr; 3" cal / full	Yes	No		3	0
0	BS	Bursera sumaruba	Gumbo Limbo	12' ht. x 6' spr; 3" cal / full	Yes	Yes		0	0
58	QVH	Quercus virginana "High Rise"	High Rise Oak	12' ht. x 6' spr; 3" cal / full	Yes	Yes		58	58
12	QV	Quercus virginana	Live Oak	12' ht. x 6' spr; 3" cal / full	Yes	Yes		12	12
2	QVR	Quercus virginana	Live Oak (Ranch Oak)	12' ht. x 6' spr; 3" cal / full	Yes	Yes		2	2
9	SM	Swietenia mahogani	Mahogany	12' ht. x 6' spr; 3" cal / full	No	Yes		0	9
		PALMS					equals 1 canopy tree if 12' CT		
79	CNX	Cocos nucifera "Green Malayan"	Green Malayan Coconut Palm	12' CT; full; straight trunk	Yes	No		79	0
0	BNX	Bismarkia nobilis	Bismark Palm	12' CT; full	Yes	No		0	0
12	CMX	Caroyta mitis	Fishtail Palm	12' OA; full; sun-grown	Yes	No		12	0
27	PMX	Phycosperma macarthurii	Macarthur Palm	12' CT; full; triple	Yes	No		27	0
20	SPX	Sabal palmetto	Sabal Palm	12' CT; full; straight trunk	Yes	Yes		20	20
10	PDX	Phoenix dactylifera "Medjool"	Medjool Palm	12' CT; diamond cut; match; Florida Fancy	Yes	No		10	0
46	ROX	Roystonea elata	Royal Palm	12 GW; straight trunk	Yes	Yes		46	46
25	WBX	Woodlei bifurcata	Foxtail Palm	12' CT; full	Yes	No		25	0
		FLOWERING TREES							
6	DR	Delonix regia	Royal Poinciana	12' ht. x 6' spr; 3" cal / full	Yes	No		6	0
6	JM	Jacaranda mimosifolia	Jacaranda	12' ht. x 6' spr; 3" cal / full	No	No		0	0
0	TC	Tabebuia caribea	Yellow Trumpet Flower	12' ht. x 6' spr; 3" cal / full	Yes	Yes		0	0
		ACCENTS							
9	CHX	Chamerops humilis	European Fan Palm	8' OA; 5-stem; full; 2" cal	Yes	No		9	0
5	JAT	Jatropha hostata	Jatropha	8' OA; full'; single-trunk; well-branched; 2" ca	Yes	No		5	0
0	LAG	Lagerstromea indaca "Watermelon Red"	Red Crepe Myrtle	8' OA; full'; multi-trunk	Yes	No		0	0
4	LIG	Ligustrum japonicum	Ligustrum Tree	8' OA; full; 2" cal	No	No		0	0
5	LTX	Bismarkia nobilis	Bismark Palm	8' OA; full; 2" cal	Yes	No		5	0
		SHRUBS							
668	BBK	Bougainvillea 'Barbara Karst'	Barbara Karst Bougainvillea	3 Gal; 24" ht x 16" spr; full /24" OC	Yes	No		668	0
151	BGP	Bougainvillea glabra	Dwarf Purple Gougainvillea	3 Gal; 24" ht x 16" spr; full /24" OC	Yes	No		151	0
1313	CAR	Neomarica caerulea 'Giant Apostle'	Giant Apostle Iris	3 Gal; 24" ht x 16" spr; full /24" OC	No	No		0	0
637	CHR	Chrysobalanus icaco 'Red Tip'	Cocoplum	3 Gal; 30" ht x 18" spr; full / 36"OC	Yes	Yes		637	637
1574	CLU	Clusia guttifera	Clusia	3 Gal; 30" ht x 18" spr; full / 36"OC	Yes	No		1574	0
1334	FICg	Ficus "Green Island"	Green Island Ficus	3 Gal., 24" ht x 24" spr / 18" OC	No	Yes		0	1334
1245	MUL	Muhlenbergia capillaris	Muhly Grass	3 Gal., 24" ht x 18" spr / 30" OC	Yes	Yes		1245	1245
945	PEN	Pennisetum setaceum nana	Dwarf Pennisetum	3 Gal., 24" ht x 18" spr / 30" OC	No	Yes		0	945
696	PLU	Plumbago zeylanica	Wild Plumbago	3 Gal., 24" ht x 18" spr / 30" OC	Yes	Yes		696	696
0	POD	Podocarpus macrophylla	Podocarpus	25 Gal; 7'-8' OA; full / 36" OC	Yes	No		0	0
2085	RAP	Raphaelepsis indica nana	Dwarf India Hawthorne	3 Gal., 24" ht x 18" spr / 24" OC	Yes	Yes		2085	2085
685	SCH	Scheffelra arboricola	Dwarf Scheffelera	3 Gal., 30" ht x 18" spr / 36" OC	No	No		0	0
1129	TAB	Tabernamontana divericata	Cape Jasmine	3 Gal., 24" ht x 24" spr / 42" OC	Yes	No		1129	0
30	TRD	Tripsachum floridana nana	Dwarf Fakahatchee Grass	3 Gal., 24" ht x 18" spr / 30" OC	Yes	Yes		30	30
		GROUNDCOVERS + ANNUALS							
62	ACH	Arachis glabrata	Perennial Peanut	6" ht x 12 spr; full; 24" OC	Yes	No		62	0
63	BUL	Bulbine frutescens 'Yellow'	Yellow Bulbine	12" ht x 12 spr; full; 18" OC	Yes	No		63	0
1453	CEB	Carissa microcarpa "Emerald Blanket"	Dwarf Carissa	3 Gal; 12" ht x 12" spr; full /18" OC	Yes	Yes		1453	1453
980	GAL	Gaillardai puchella	Blankey Flower	12" ht x 8 spr; full; 16" OC	Yes	Yes		980	980
562	NEO	Neomarica longifolia	Yellow Walking Iris	3 Gal., 18" ht x 12" spr /18" OC	Yes	Yes		562	562
158	NEP	Nephrolepsis biseratta	Sword Fern	3 Gal., 12" ht x 12" spr / 30" OC	Yes	Yes		158	158
0	TRA	Trachleospermum asiiaticum minima	Trailing Jasmine	8" ht x 12 spr; full; 24" OC	Yes	No		0	0
939	ZAM	Zamia pumila	Coontie	3 Gal;16" ht x 24" spr / 24" OC	Yes	Yes		939	939
365	ANN	Pentas lanceolata	Pentas	1 gal; full; 16" OC	Yes	No	Color / species TBD	365	0
		LAWN							
16540	sf SOD	Paspalum 'Emerald Green Isle'	Emeerald Green Paspalum	Staggered sod panels / clean + weed free		No			
570	cub.yrds.	Shredded Eucalyptus Mulch	Dark Brown Mulch	3" shredded eucalyptus mulch / dark brown (per sf)					

Notes: The noted plant size is the key spec and not the container designation.

		FFP	NATIVE	
17,074	Total shrubs and groundcovers	75.0%	12,797	11,064	64.8%
17,412	Total trees, palms, accents, shrubs and groundcovers	75.3%	13,116	11,211	64.4%

Pervious	Parcel	
41,253	133,677	SOUTHEAST PARCEL
14,734	46,964	NORTHWEST PARCEL
4,113	16,531	CENTER PARCEL
60,100	197,172	Totals



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Plan | Design | Manage
8805 TAMIAMI TRAIL
SUITE 244
NAPLES, FLORIDA 34108
PH: (239) 216-5852

COREY LANDING

St. Pete Beach Florida

OWNER:
KT COREY AVE LLC

ARCHITECT:
GROH Architecture

CIVIL:
Kimley-Horn

LEGAL
Stearns Weaver Miller
Weissler Alhadeff
& Sitterson, P.A.

TRC SUBMITTAL

REV	DATE	DESCRIPTION
5		
4		
3		
2		
1	09/16/25	Building entrances, +4 benches
0	08/18/25	TRC Submittal
1	07/02/25	Per City Comments

LANDSCAPE ARCHITECT: KEITH MORROW
LICENSE NUMBER: FL LA1503

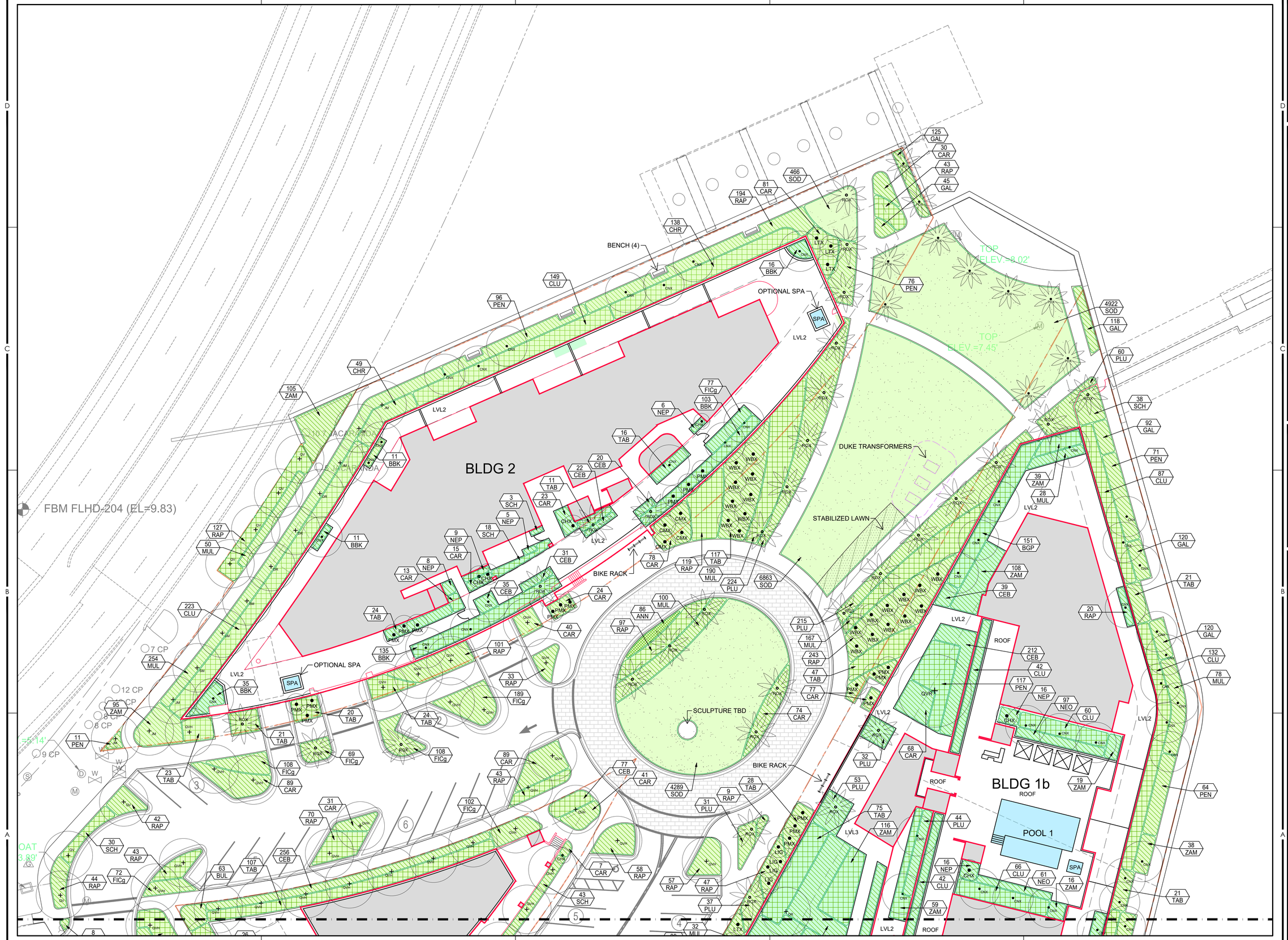
NORTH
0 20 40 80'

SCALE: 1" = 40'
DATE: MAY 5, 2025
PIN:

TRC SUBMITTAL
LANDSCAPE
SITE PLAN

LA00

24 x 36



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2	08/18/25	TRC Submittal
1	07/02/25	Per City Comments

LANDSCAPE ARCHITECT: KEITH MORROW
LICENSE NUMBER: FL LA1503

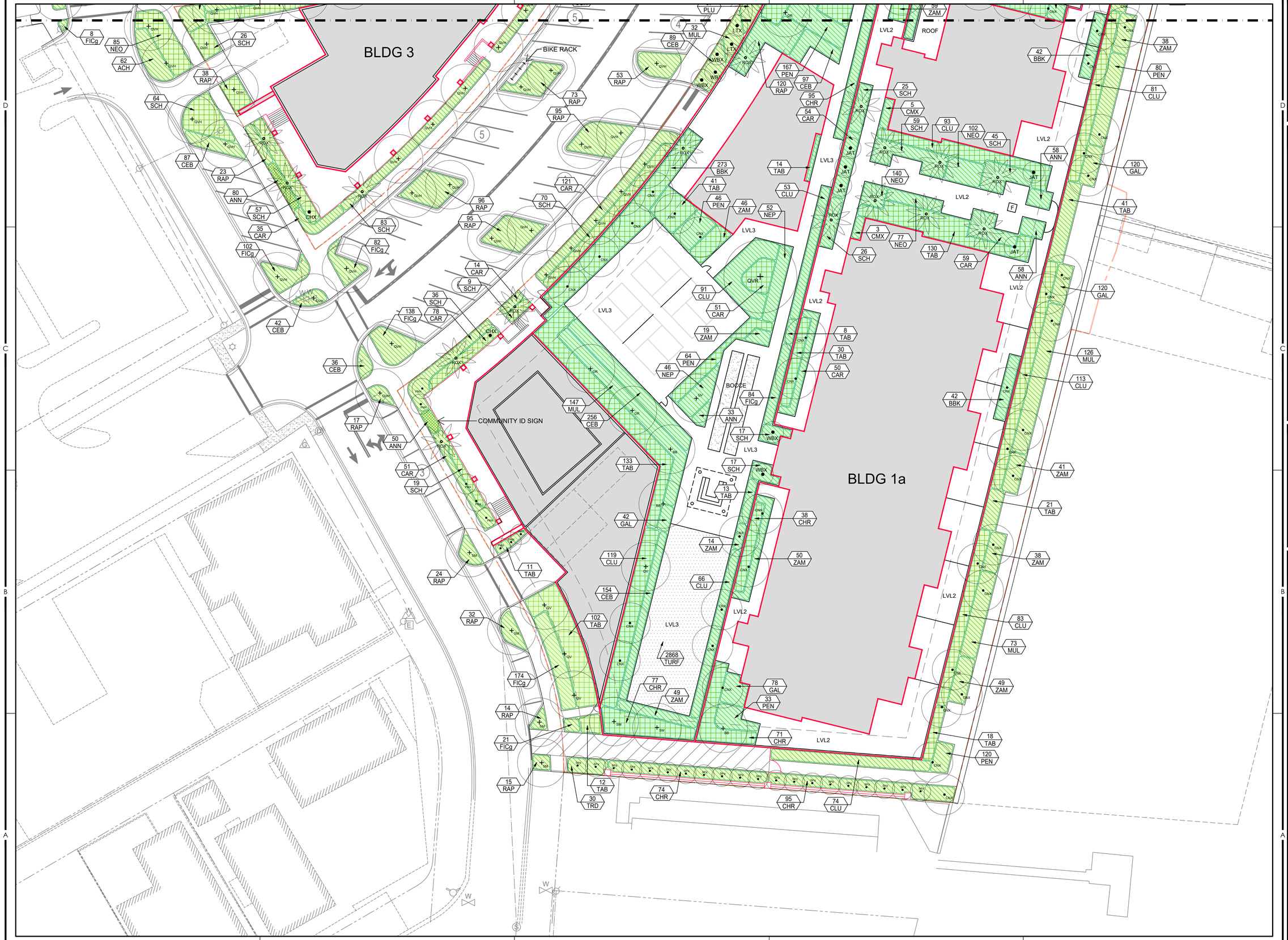
NORTH
0 10 20 40'

SCALE: 1" = 20'
DATE: MAY 5, 2025
PIN:

TRC SUBMITTAL
LANDSCAPE
SITE PLAN

LA01

24 x 36



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St. Pete Beach Florida

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ARCHITECT:
GROH Architecture

CIVIL:
Kimley-Horn

LEGAL
Stearns Weaver Miller
Weissler Alhadeff
& Sitterson, P.A.

TRC SUBMITTAL

REV	DATE	DESCRIPTION
7		
6		
5		
4		
3	09/16/25	Building entrances, +4 benches
2	08/18/25	TRC Submittal
1	07/02/25	Per City Comments

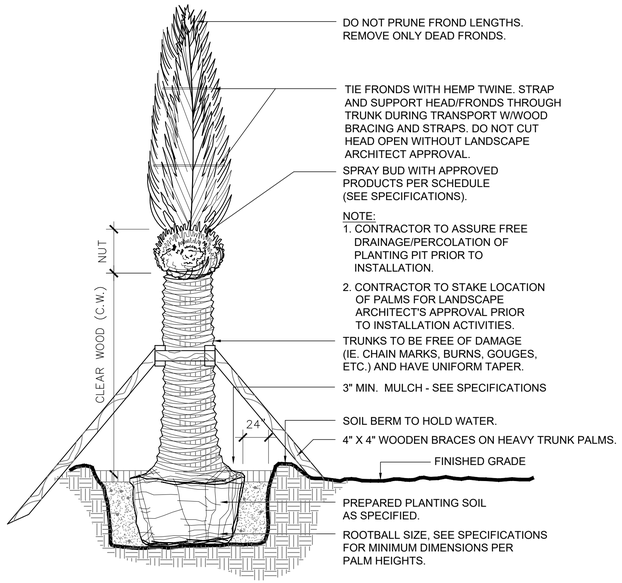
LANDSCAPE ARCHITECT: KEITH MORROW
LICENSE NUMBER: FL LA1503

NORTH
0 10 20 40'

SCALE: 1" = 20'
DATE: MAY 5, 2025
PIN:

TRC SUBMITTAL
LANDSCAPE
SITE PLAN

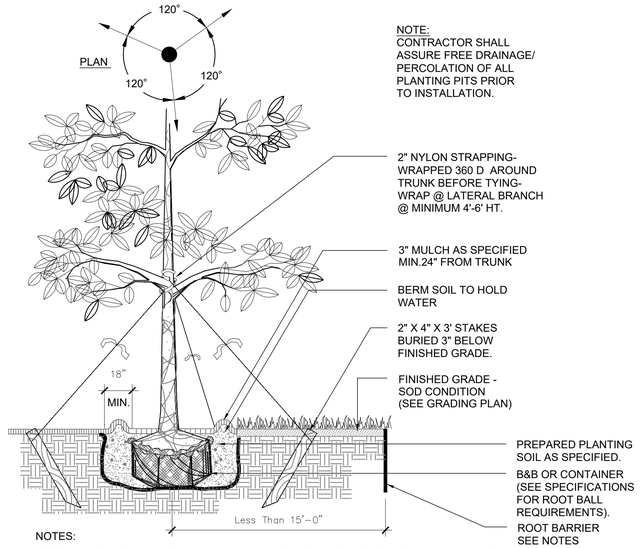
LA02



Date Palm

C1 SCALE:1" = 1'-0"

FILE NAME: DT-DatePalm.dwg

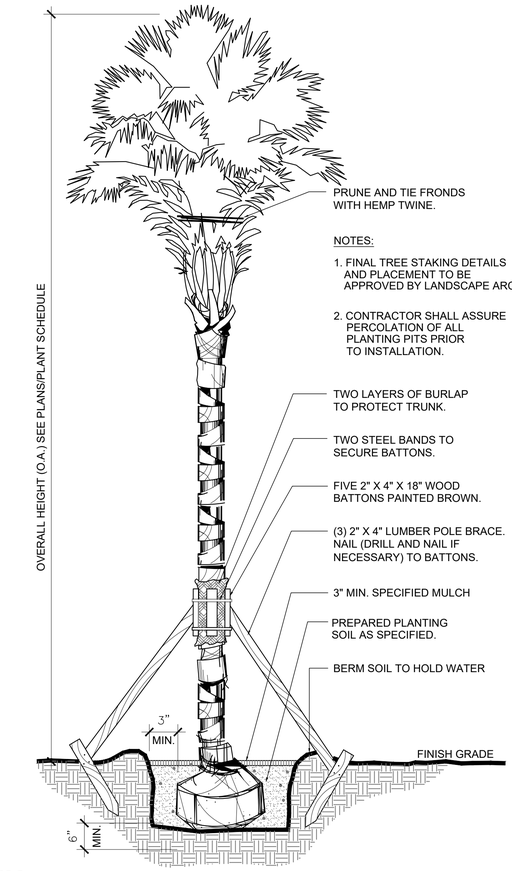


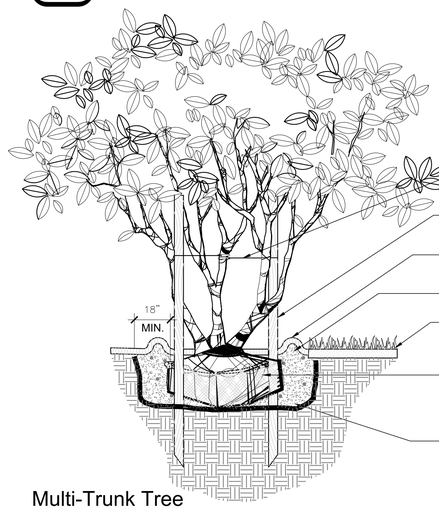
NOTES:
-ROOT BARRIERS ARE REQUIRED WHERE LARGE CANOPY TREES, SUCH AS LIVE OAKS, ARE WITHIN 15' OF A SIDEWALK, PAVED AREA, OR BUILDING, AND SHALL RUN PARALLEL WITH PAVED AREA OR BUILDING TO A DISTANCE 20' OUT EITHER DIRECTION FROM TRUNK.
-ROOT BARRIERS SHALL BE A MINIMUM OF 18"-24" DEEP AND SHALL EXTEND UP TO FINISHED GRADE.
-PRODUCT SPECIFICATION SHALL BE APPROVED BY LANDSCAPE ARCHITECT.
-ALL ROOT BARRIERS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.

Large Tree

B3 SCALE:1" = 1'-0"

FILE NAME: DT-LargeTree.dwg

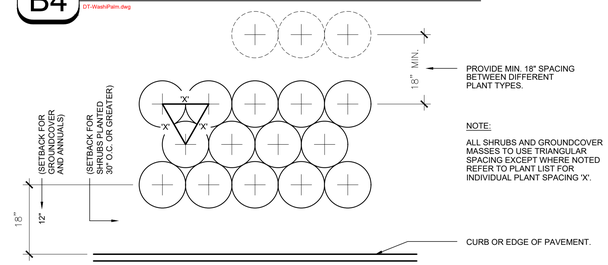




Palm Tree

B4 SCALE:1/2" = 1'-0"

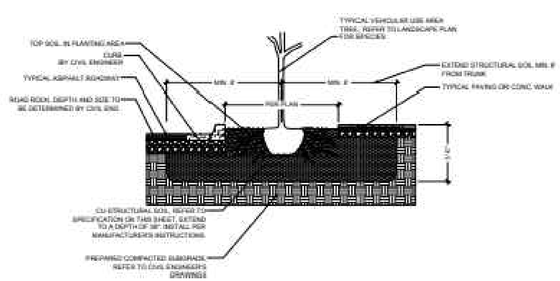
DT-WaxedPalm.dwg



Typical Plant Spacing Diagram

A3 SCALE:1" = 1'-0"

DT-PlantSpacing.dwg



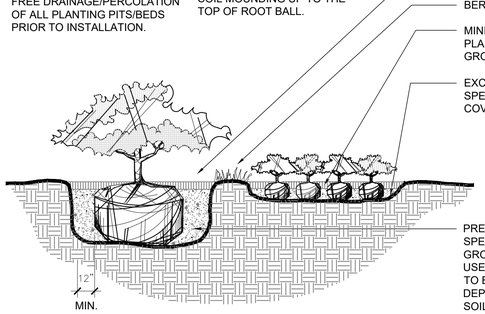
CU-STRUCTURAL SOIL DETAIL

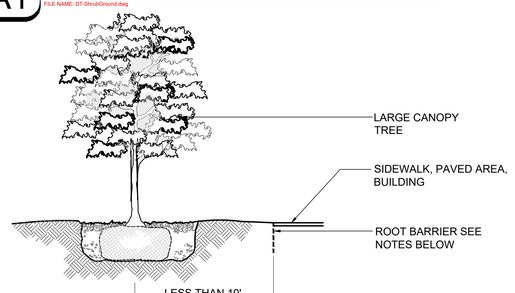
NTS

Shrub and Groundcover

A1 SCALE:1" = 1'-0"

FILE NAME: DT-ShrubGround.dwg





NOTES:
1. A SOLID PANEL 24" DEPTH ROOT BARRIER DEVICE SHALL BE EMPLOYED WITHIN A 20.0' RADIUS OF A TREE WHEN TREES ARE WITHIN 10.0' OF ADJACENT HARDSCAPE SURFACES AND SHALL RUN PARALLEL WITH PAVED AREA OR BUILDING TO A DISTANCE 20.0' OUT EITHER DIRECTION FROM TRUNK.
2. USE UB24-2 POLYETHYLENE SOLID PANEL ROOT BARRIER BY DEEPROOT OR APPROVED EQUAL.
3. ROOT BARRIERS SHALL BE 24" DEPTH AND SHALL EXTEND UP TO FINISHED GRADE.
4. NO TREES ARE TO BE PLANTED WITHIN 5 FEET OF EXISTING OR PROPOSED UNDERGROUND UTILITIES. WHERE A CONFLICT EXISTS, NOTIFY THE LANDSCAPE ARCHITECT FOR RESOLUTION PRIOR TO CONTINUED INSTALLATION.
5. USE PHYSICAL ROOT BARRIER WHEN TREES ARE WITHIN 10 FEET OF UNDERGROUND UTILITIES. ROOT BARRIER TO BE NO CLOSER THAN 5 FEET TO UNDERGROUND UTILITY PIPES.
6. ALL ROOT BARRIERS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.

Root Barrier

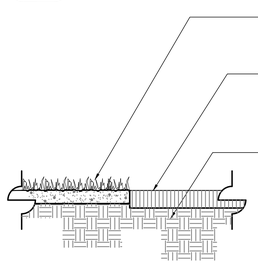
A3 SCALE:1" = 1'-0"

DT-RootBarrier.dwg

Multi-Trunk Tree

C1 SCALE:1" = 1'-0"

FILE NAME: DT-MultiTrunkTree.dwg



Mulch Application

B1 SCALE:1" = 1'-0"

DT-Mulch.dwg

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COREY LANDING

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TRC SUBMITTAL

REV	DATE	DESCRIPTION
1	09/16/25	Building entrances, +4 benches
2	08/18/25	TRC Submittal
1	07/02/25	Per City Comments

LANDSCAPE ARCHITECT: KEITH MORROW
LICENSE NUMBER: FL LA1503

SCALE:	AS NOTED
DATE:	MAY 5, 2025
PIN:	

TRC SUBMITTAL
LANDSCAPE DETAILS

LA03

GENERAL LANDSCAPE NOTES

1. ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL, FREE OF PESTS AND DISEASES. ALL PLANT MATERIAL SHALL BE IN FULL AND STRICT ACCORDANCE TO FLORIDA NO. 1 GRADE, ACCORDING TO THE "GRADES AND STANDARDS FOR NURSERY PLANTS", PUBLISHED BY FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. PLANT MATERIALS IN SOME INSTANCES EXCEED NO. 1 GRADE IN ORDER TO MEET THE MINIMUM REQUIREMENTS OF THIS PROJECT.

2. CONTRACTOR SHALL BE RESPONSIBLE FOR PLANTS MEETING SPECIFICATION AS NOTED PRIOR TO INSTALLATION. CONTRACTOR SHALL IMMEDIATELY REMOVE ALL PLANT MATERIAL THAT DOES NOT CONFORM TO SPECIFICATIONS AT THE CONTRACTOR'S EXPENSE.

3. ALL ROOTBALLS SHALL CONFORM TO THE SIZE STANDARDS SET FORTH IN "AMERICAN STANDARDS FOR NURSERY STOCK".

4. CONTRACTOR TO SUBMIT TO THE LANDSCAPE ARCHITECT THE GROWER'S AND/OR STATE INSPECTION CERTIFICATE FOR PLANT MATERIAL TWO (2) WEEKS BEFORE COMMENCEMENT OF WORK.

5. ALL PLANT MATERIAL SHALL BE PROTECTED DURING TRANSPORT AND DELIVERY TO JOB SITE WITH SHADE CLOTH OR OTHER ACCEPTABLE MEANS OF WINDBURN PREVENTION. CONTRACTOR SHALL FIELD VERIFY ALL INFORMATION PRIOR TO INITIATING PLANTING INSTALLATION.

6. ALL EXISTING PLANTING SHALL REMAIN INTACT AND UNDISTURBED UNLESS OTHERWISE NOTED ON THE PLANS. CONTRACTOR SHALL INSTALL A 4.0' HEIGHT ORANGE NYLON OR POLYPROPYLENE TYPE FENCE AFFIXED WITH NAILS OR STAPLES TO STURDY POSTS (METAL FENCE STAKES OR 2x4 WOOD, SET TO A DEPTH OF 2.0' MINIMUM) SURROUNDING ALL EXISTING VEGETATION AND/OR VEGETATION TO BE PROTECTED AND RELOCATED. FENCE TO BE INSTALLED IN THE CRITICAL PROTECTION ZONE - THE AREA SURROUNDING A TREE WITHIN A CIRCLE DESCRIBED BY A RADIUS OF ONE (1) FOOT FOR EACH INCH OF TREE TRUNK DIAMETER MEASURED AT 54" ABOVE FINISHED GRADE (FOR GROUPS OF TREES, LOCATE FENCE BETWEEN TREES AND CONSTRUCTION ACTIVITY). THE FENCE SHALL BE LOCATED TO PROTECT A MINIMUM OF 75% OF THE CRITICAL PROTECTION ZONE. SHRUBS AND GROUNDCOVER VEGETATION SHALL HAVE A MINIMUM 5.0' BUFFER BETWEEN FENCE AND CONSTRUCTION ZONE. NO CONSTRUCTION DEBRIS, VEHICLES, CHEMICALS, OR OTHER CONSTRUCTION ACTIVITY SHALL BE ALLOWED WITHIN THE ROOT ZONE AND/OR CRITICAL PROTECTION ZONE.

7. ANY SUBSTITUTIONS IN SIZE AND/OR PLANT MATERIAL MUST BE APPROVED BY THE LANDSCAPE ARCHITECT IN WRITING PRIOR TO PROCUREMENT AND/OR DELIVERY TO THE WORK SITE. ALL PLANTS WILL BE SUBJECT TO APPROVAL BY LANDSCAPE ARCHITECT BEFORE PLANTING CAN BEGIN.

8. LANDSCAPE CONTRACTOR SHALL FIELD STAKE THE LOCATION OF ALL PLANT MATERIAL PRIOR TO INITIATING INSTALLATION FOR THE REVIEW AND APPROVAL OF THE LANDSCAPE ARCHITECT.

9. ALL TREES MUST BE STRAIGHT TRUNKED, FULL HEADED, AND MEET ALL REQUIREMENTS SPECIFIED. PRIOR TO CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING CONSTRUCTION. SHOULD THE CONTRACTOR CAUSE DAMAGE TO ANY UTILITIES, NECESSARY REPAIRS SHALL BE MADE AS QUICKLY AS PRACTICABLE, AT CONTRACTOR'S EXPENSE, UNDER SUPERVISION OF THE LANDSCAPE ARCHITECT AND/OR OWNER.

10. INSTALLATION - ALL PLANT MATERIAL SHALL BE INSTALLED IN A SOUND, WORKMANLIKE MANNER AND ACCORDING TO ACCEPTED GOOD PLANTING PROCEDURES WITH THE QUALITY OF PLANT MATERIALS AS HEREINAFTER DESCRIBED. ALL ELEMENTS OF LANDSCAPING SHALL BE INSTALLED SO AS TO MEET ALL APPLICABLE ORDINANCES AND CODE REQUIREMENTS.

11. TYPICALLY, SHRUB AND GROUNDCOVER PLANTINGS ARE SHOWN AS MASS PLANTING BEDS. PLANTS SHALL BE PLACED ON A TRIANGULAR SPACING CONFIGURATION (STAGGERED SPACING) AS SHOWN IN THE PLANTING DETAILS. PLANT CENTER TO CENTER DIMENSIONS (O.C.) ARE LISTED IN THE PLANT LIST/SCHEDULE.

12. CONTRACTOR SHALL ASSURE DRAINAGE AND PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION OF PLANT MATERIAL. CONTRACTOR SHALL FILL ALL TREE PITS WITH WATER BEFORE PLANTING TO ASSURE THAT PROPER DRAINAGE AND PERCOLATION IS AVAILABLE. CORRECT IF REQUIRED TO ASSURE PERCOLATION. CONTRACTOR IS RESPONSIBLE FOR REPLACEMENT OF ALL PLANTS LOST DUE TO INADEQUATE DRAINAGE CONDITIONS AS DETERMINED BY THE LANDSCAPE ARCHITECT.

13. TREES GROWN IN GROW BAGS OR GROW BAG TYPE MATERIAL MUST HAVE THE GROW BAG REMOVED ENTIRELY PRIOR TO PLANTING .

14. BALLED AND BURLAPPED MATERIAL SHALL HAVE THE TOP ONE HALF (1/2) OF THE BURLAP AROUND THE BASE OF THE TRUNK CUT AND PULLED BACK. DO NOT REMOVE BURLAP. WIRE CAGES, STRAPS, ETC. MUST BE CUT AND REMOVED PRIOR TO INSTALLATION.

15. CONTRACTOR TO REPLACE REJECTED PLANT MATERIAL WITHIN FIVE (5) BUSINESS DAYS OF NOTICE.

16. CONTRACTOR SHALL REFER TO THE LANDSCAPE PLANTING DETAILS, PLANTS LIST, GENERAL NOTES AND THE PLANTING SPECIFICATIONS FOR COMPLETE LANDSCAPE PLANTING INSTRUCTIONS.

17. FERTILIZATION:

    PALMS:
    13-3-13 PLUS MINOR ELEMENTS - SLOW RELEASE
    1/2 LB FERTILIZER PER 1/2 INCH CALIPER

    SHRUBS AND GROUNDCOVERS:
    8-10-10 PLUS MINOR ELEMENTS - SLOW RELEASE
    1/2 LB FERTILIZER PER 100 FT2

    TREES:
    8-6-6 PLUS MINOR ELEMENTS - SLOW RELEASE
    1/2 LB FERTILIZER PER 1/2 INCH CALIPER

    TURF:
    16-4-8 PLUS MINOR ELEMENTS - SLOW RELEASE
    1 LB FERTILIZER PER 1000 FT2

    THE COST FOR LANDSCAPE FERTILIZER AS DESCRIBED ABOVE SHALL BE INCLUDED IN THE PER PLANT PRICE.

18. SOIL PREPARATION AND SOIL MIX:

    a. APPLY ROUNDUP (MANUFACTURED BY MONSANTO CORP.) OR APPROVED HERBICIDE EQUAL ACCORDING TO MANUFACTURER'S RATE AND SPECIFICATION WITHIN LIMITS OF ALL AREAS TO BE PLANTED. PROTECT EXISTING PLANTS TO REMAIN FROM OVER-SPRAY OR SPRAY WITHIN ROOT ZONE. CONTRACTOR TO ENSURE TOTAL WEED ERADICATION.

    b. BEFORE REPLACING TOPSOIL, RAKE SUBSOIL SURFACE CLEAR OF STONES (1 INCH DIAMETER AND LARGER), DEBRIS, RUBBISH, AND REMAINING FROM REMOVED PLANT MATERIAL.

    c. SCARIFY SUBSOIL TO A DEPTH OF 3 INCHES THEN APPLY "RONSTAR" OR APPROVED PRE-EMERGENT HERBICIDE IN ACCORDANCE WITH MANUFACTURER'S RATE AND SPECIFICATIONS. FOLLOW MANUFACTURER'S RECOMMENDED WAITING PERIOD PRIOR TO NEW LANDSCAPE INSTALLATION.

    d. PLANTING SOIL MIX FOR TREES, SHRUBS, AND GROUNDCOVERS SHALL CONSIST OF A THOROUGHLY BLENDED MIXTURE OF:

        ROYAL PALMS:
        60% CLEAN D.O.T. SAND
        40% APPROVED TOPSOIL / SOLID WASTE COMPOST

        TREES / ALL OTHER PALMS:
        90% CLEAN D.O.T. SAND
        10% APPROVED TOPSOIL / SOLID WASTE COMPOST

        SHRUBS, AND GROUND COVERS:
        70% CLEAN D.O.T. SAND
        30% APPROVED TOPSOIL / SOLID WASTE COMPOST

    NOTE:
    CONTRACTOR TO SUBMIT LABORATORY SOIL TESTS OF THE SOIL MIXTURE FOR APPROVAL BY THE LANDSCAPE ARCHITECT.

    e. COMPOST MIX SHALL BE FREE OF DELETERIOUS MATERIALS THAT WOULD BE HARMFUL TO PLANT GROWTH, SHALL BE FREE OF NEMATODES, SHALL BE OF UNIFORM QUALITY AND SHALL HAVE A PH VALUE BETWEEN 5.3 AND 6.5 (AS DETERMINED IN ACCORDANCE WITH ASTM E70). FLORIDA PEAT SHALL BE STERILIZED TO MAKE FREE OF ALL VIABLE NUT GRASS AND OTHER UNDESIRABLE WEEDS.

    f. TOPSOIL SHALL BE NATURAL, FERTILE, AGRICULTURAL SOIL CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH. IT SHALL BE OF UNIFORM COMPOSITION THROUGHOUT, WITH ADMIXTURE OF SUBSOIL. IT SHALL BE FREE OF STONES, LUMPS, LIVE PLANTS AND THEIR ROOTS, STICKS, AND OTHER EXTRANEOUS MATTER. SPREAD TOPSOIL MIXTURE TO MINIMUM DEPTH OF THREE (3) INCHES THROUGHOUT ALL AREAS AND SIX (6) INCHES IN ALL SHRUB AND GROUNDCOVER BEDS. REMOVE ALL ROCKS AND OTHER OBJECTS OVER ONE (1) INCH IN DIAMETER.

    g. SMOOTH ALL PREPARED TOPSOIL TO FOUR (4) INCHES BELOW TOP OF SURROUNDING PAVEMENT EDGES. FINISH GRADE ALL PREPARED TOPSOIL AREAS TO A SMOOTH, EVEN SURFACE ASSURING POSITIVE DRAINAGE AWAY FROM THE STRUCTURES AND AND ELIMINATE ANY LOW AREAS WHICH MAY COLLECT WATER.

    h. SMOOTH TOPSOIL MIXTURE TO SIX (6) INCHES BELOW GRADE IN AREAS TO BE SODDED.

    i. TOPSOIL SHALL NOT BE EXTREMELY ACIDIC OR ALKALINE, NOR CONTAIN TOXIC SUBSTANCES WHICH MAY BE HARMFUL TO PLANT GROWTH. THE PH SHALL BE IN THE RANGE OF 5.5 TO 6.5. IF NECESSARY, THE CONTRACTOR SHALL APPLY THE APPROPRIATE SOIL AMENDMENTS ADJUSTING SOIL PH TO ASSURE A PH RANGE OF 5.5 TO 6.5.

20. GUYING / STAKING PRACTICES SHALL NOT PERMIT NAILS, SCREWS, WIRES ETC., TO PENETRATE OUTER SURFACE OF TREE OR PALM. TREES OR PALMS REJECTED DUE TO THIS PRACTICE SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE WITH THE LANDSCAPE ARCHITECT AND/OR OWNER ON SITE.

21. CONTRACTOR SHALL MULCH ALL PLANT MATERIAL THROUGHOUT AND COMPLETELY TO A THREE (3) INCH DEPTH WITH CLEAN, WEED FREE MELALEUCA IN DARK BROWN COLOR UNLESS OTHERWISE SPECIFIED (WWW.GOMULCH.COM - "FLORIMULCH BROWN" OR APPROVED EQUAL; SAMPLES REQUIRED FOR APPROVAL PRIOR TO PROCUREMENT AND/OR INSTALLATION).

22. INSTALLATION PERIOD : THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING IN FULL, ALL PLANTING AREAS (INCLUDING WATERING, SPRAYING, MULCHING, MOWING, FERTILIZING, ETC.) UNTIL THE JOB IS ACCEPTED, IN FULL, AT THE END OF THE INSTALLATION PHASE BY THE OWNER AND LANDSCAPE ARCHITECT. CONTRACTOR TO REQUEST INSPECTION OF PROJECT IN WRITING AT END OF INSTALLATION PERIOD. LANDSCAPE ARCHITECT AND OWNER ACCEPTANCE SHALL BEGIN THE ESTABLISHMENT PERIOD.

23. ESTABLISHMENT PERIOD : CONTRACTOR TO GUARANTEE, MAINTAIN, AND WATER PLANT MATERIAL FOR A NINETY (90) DAY ESTABLISHMENT PERIOD FOLLOWING DATE OF INSTALLATION PERIOD COMPLETION. CONTRACTOR TO REQUEST INSPECTION OF PROJECT IN WRITING AFTER NINETY (90) DAY ESTABLISHMENT PERIOD. LANDSCAPE ARCHITECT AND OWNER ACCEPTANCE SHALL BEGIN THE GUARANTEE PERIOD.

24. GUARANTEE PERIOD : IF ALL WORK IS SATISFACTORY AND COMPLETE IN ACCORDANCE WITH THE CONDITIONS OF THE CONTRACT DOCUMENTS, THEN THE OWNER AND LANDSCAPE ARCHITECT SHALL DECLARE SUBSTANTIAL COMPLETION IN WRITING UPON WRITTEN REQUEST OF THE CONTRACTOR. ACKNOWLEDGMENT OF SUBSTANTIAL COMPLETION CONSTITUTES THE BEGINNING OF THE ONE (1) YEAR GUARANTEE PERIOD.

25. ALL PLANT MATERIAL SHALL BE OF FLORIDA NO. 1 OR BETTER QUALITY AT TIME OF INSTALLATION AND SHALL BE MAINTAINED IN THIS SAME CONDITION UNTIL COMPLETION OF THE GUARANTEE PERIOD. DECLINE IN CONDITION OF PLANT MATERIAL DURING ANY PERIOD (INSTALLATION, ESTABLISHMENT, GUARANTEE) SHALL BE GROUNDS FOR REJECTION AND REPLACEMENT AS DETERMINED BY THE LANDSCAPE ARCHITECT AT THE CONTRACTOR'S EXPENSE.

26. REMOVAL OF ALL STAKING AND GUYING OF TREES AND PALMS AFTER GUARANTEE PERIOD SHALL BE THE RESPONSIBILITY OF THE OWNER UNLESS OTHERWISE AGREED UPON WITH THE CONTRACTOR IN WRITING.

27. A PRE-PLANTING MEETING SHALL BE SCHEDULED WITH THE CITY FORESTER OR LANDSCAPE INSPECTOR AND THE LANDSCAPE CONTRACTOR PRIOR TO ANY INSTALLATION ON THE SITE.

GENERAL TREE PROTECTION NOTES:

1. PRUNING OF A GRAND TREE, WITH THE EXCEPTION OF MINOR PRUNING, IS PROHIBITED UNLESS CONDUCTED IN ACCORDANCE WITH THE ANSI A-300 PRUNING STANDARDS, AND PERFORMED BY AN ARBORIST CERTIFIED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) OR A REGISTERED CONSULTING ARBORIST WITH THE AMERICAN SOCIETY OF CONSULTING ARBORISTS (ASCA). MINOR PRUNING IS THE PRUNING OF A TREE BY THE REMOVAL OF BRANCHES NO GREATER THAN THREE (3) INCHES IN DIAMETER AT THE POINT OF CONNECTION TO A SUPPORTING BRANCH AND SHALL BE IN ACCORDANCE WITH THE ANSI A-300 PRUNING STANDARDS. A NOTARIZED AFFIDAVIT AFFIRMING AN ISA CERTIFIED ARBORIST OR AN ASCA REGISTERED CONSULTING ARBORIST WILL CONDUCT OR PROVIDE ONSITE SUPERVISION OF THE PRUNING SHALL BE SUBMITTED TO THE CITY PRIOR TO THE PRUNING OF A GRAND OAK. AN ISA CERTIFIED ARBORIST OR AN ASCA REGISTERED CONSULTING ARBORIST CONTRACTED BY A PROPERTY OWNER TO PRUNE A GRAND OAK SHALL ASSUME FULL RESPONSIBILITY FOR ALL PRUNING ACTIVITIES DETERMINED IN NONCOMPLIANCE WITH STANDARDS SPECIFIED WITHIN THE CITY OF SARASOTA TREE PROTECTION ORDINANCE.

2. ALL TRIMMING UNDERTAKEN ON A TREE PROTECTED BY THE PROVISIONS OF THE CITY OF SARASOTA TREE PROTECTION ORDINANCE SHALL BE IN ACCORDANCE WITH THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A-300 PRUNING STANDARDS.

3. PROPOSED LAND ALTERATION ACTIVITIES SHALL NOT UNNECESSARILY REMOVE EXISTING VEGETATION AND ALTER EXISTING TOPOGRAPHY. ADEQUATE PROTECTION MEASURES (I.E., HAY BALES, BAFFLES, SODDING AND SANDBAGGING) SHALL BE PROVIDED, AS NECESSARY, TO MINIMIZE EROSION AND DOWNSTREAM SEDIMENTATION CAUSED BY SURFACE WATER RUN-OFF ON EXPOSED LAND SURFACES.

4. DURING LAND ALTERATION AND CONSTRUCTION ACTIVITIES, IT SHALL BE UNLAWFUL TO REMOVE VEGETATION BY GRUBBING OR TO PLACE SOIL DEPOSITS, DEBRIS, SOLVENTS, CONSTRUCTION MATERIAL, MACHINERY OR OTHER EQUIPMENT OF ANY KIND WITHIN THE APPROVED PROTECTED ROOT ZONE OF A TREE TO REMAIN ON THE SITE UNLESS OTHERWISE APPROVED BY THE CITY.

5. ANY AREAS SUBJECT TO EROSION MUST BE ADEQUATELY STABILIZED WITH VEGETATIVE MATERIAL THAT WILL, WITHIN A REASONABLE TIME FRAME, DETER SOIL DISTURBANCE. SODDING, PLUGGING, SPRIGGING OR SEEDING IS ACCEPTABLE FOR STABILIZATION; HOWEVER, SODDING MAY BE REQUIRED IN AREAS OF EROSION-PRONE SOILS OR WHERE SLOPES ARE GREATER THAN 5:1. VEGETATION OTHER THAN GRASS IS ACCEPTABLE UNLESS OTHERWISE SPECIFIED.

6. INSTALL TREE BARRICADES TO THE FULLEST EXTENT OF THE DRIP LINE OF ALL TREES/PALMS AS POSSIBLE AND/OR TO THE MAXIMUM LIMIT OF IMPROVEMENT(S) AS POSSIBLE (OF COURSE REALIZING THAT THE TREE BARRICADES, PER SECTION VII-312(A)(3), MAY BE TEMPORARILY RELOCATED TO ACCOMMODATE A CONSTRUCTION ISSUE IF ADVANCED NOTICE IS PROVIDED TO THE CITY ARBORIST. DO NOT INSTALL TREE BARRICADES (SPECIFICALLY SILT FENCING MATERIAL) BY TRENCHING WITHIN THE DRIP LINE OF EXISTING TREES/PALMS.

7. NO CHANGES TO THE PREDEVELOPMENT CONDITIONS WITHIN THE APPROVED PROTECTED ROOT ZONE ARE ALLOWED, PER SECTION VII-312.

8. ALL MITIGATION TREES MUST BE A MINIMUM OF 3" CALIPER, CANOPY TREES MUST BE 12' HT/3" CAL.; PALMS LESS THAT 15' CANOPY CAN BE GROUPED TO EQUAL 15' SPREAD (MAX. 30%); PALMS MUST BE 12' HEIGHT; ACCENT TREES MUST BE 8' TALL/1" CAL. X 3' SPR.; SHRUBS MUST BE 2' MIN. HT AT PLANTING; VINES MUST BE 30" AT PLANTING; GROUNDCOVERS TO PRESENT A FINISHED APPEARANCE AND REASONABLY COMPLETE COVERAGE. 50% OF ALL REQUIRED CANOPY TREES MUST BE NATIVE.

9. IN THE EVENT THAT ANY VEGETATION OR PHYSICAL ELEMENT FUNCTIONING TO MEET THE STANDARDS OF THIS DIVISION IS SEVERELY DAMAGED, IT SHALL BE REPLANTED OR REPLACED WITHIN 90 DAYS OR ONE GROWING SEASON, WHICHEVER IS SOONER. IN THE EVENT THAT THE DAMAGE IS FOUND TO BE CAUSED BY AN ACT OF GOD (I.E. HURRICANES, WINDS, FIRE, FLOOD, FREEZE) A GRACE PERIOD OF 180 DAYS (AN ADDITIONAL 90 DAYS) SHALL BE GRANTED FOR REPLACEMENT.

GENERAL IRRIGATION NOTES:

1. ALL LANDSCAPE AND LAWN AREAS SHALL BE IRRIGATED BY A FULLY AUTOMATIC SPRINLER SYSTEM ADJUSTED TO PROVIDE 100% COVERAGE OF ALL LANDSCAPE AREAS. ALL HEADS SHALL BE ADJUSTED TO 100% OVERLAP AS PER MANUFACTURERS SPECIFICATIONS AND PERFORMANCE STANDARDS UTILIZING A RUST FREE WATER SOURCE. EACH SYSTEM SHALL BE INSTALLED WITH A RAIN SENSOR.
2. SHRUBS (DRIP), TREES (BUBBLER), AND TURF (SPRAY) TO BE IRRIGATED BY A 100% AUTOMATIC SYSTEM. SEE LANDSCAPE PLAN FOR LOCATIONS
3. ALL SOD AND LANDSCAPE RECEIVE 100% COVERAGE FROM AN AUTOMATIC IRRIGATION SYSTEM USING AN APPROVED WATER SOURCE.
4. IRRIGATION SYSTEM SHALL NOT BE INSTALLED THROUGH EXISTING PLANT COMMUNITIES. WHEN NECESSARY, IRRIGATION INSTALLATION WITHIN THE DRIPLINE/CANOPY OF EXISTING TREES SHOULD BE DONE IN THE MOST SENSITIVE MANNER POSSIBLE IN ORDER TO AVOID ROOT DAMAGE. PROPOSED IRRIGATION WITHIN THE DRIPLINE/CANOPY SHOULD BE 'MICRO-SPRAY' LOCATED ABOVE EXISTING GRADE.
5. IRRIGATION SPRINKLER ZONES TO BE SEPERATE FOR HIGH AND LOW WATER REQUIREMENT PLANT AREAS AND OPERATED ON DIFFERENT WATERING SCHEDULES.
6. IRRIGATION OVERTHROW TO NON-PERVIOUS AND NATURAL AREAS TO BE MINIMIZED.
7. A RAIN SENSOR IS TO BE INSTALLED WITH THE IRRIGATION SYSTEM CONTROLLER.
8. IRRIGATION PIPING TO BE LOCATED WITHIN PLANTING OR SOD AREAS WHEREVER FEASIBLE. PIPING UNDER ROADS TO BE INSTALLED WITHIN SCHEDULE 40 PVC SLEEVE.
9. ALL TREE, SHRUB, AND GROUNDCOVER AREAS ARE TO BE FULLY IRRIGATED WITH DRIP / MICRO IRRIGATION, LOW-VOLUME EMITTERS. ALL SOD AREAS TO BE IRRIGATED WITH ROTOR OR SPRAY HEAD SPRINKLERS SPACED TO PROVIDE 100% COVERAGE.
10. A "Y" TYPE FILTER SHALL BE INSTALLED AT THE HEAD END OF LOW VOLUME LINES AND IN-LINE PRESSURE REGULATORS TO REDUCE PRESSURE NO MORE THAN 15 PSI SHALL BE UTILIZED.
11. NON-POTABLE IRRIGATION LINES TO BE PURPLE IN COLOR.
12. IRRIGATION SYSTEM TO BE DESIGNED TO ALLOW ALL AREAS TO BE IRRIGATED BETWEEN 11PM AND 6AM.

morrow design
Plan | Design | Manage
8805 TAMIAMI TRAIL
SUITE 244
NAPLES, FLORIDA 34108
PH: (239) 216-5852

COREY LANDING

St. Pete Beach
Florida

OWNER:
KT COREY AVE LLC

ARCHITECT:
GROH Architecture

CIVIL:
Kimley-Horn

LEGAL
Stearns Weaver Miller
Weissler Alhadeff
& Sitterson, P.A.

TRC SUBMITTAL

REV	DATE	DESCRIPTION
7		
6		
5		
4		
3	09/16/25	Building entrances, +4 benches
2	08/18/25	TRC Submittal
1	07/02/25	Per City Comments

LANDSCAPE ARCHITECT: KEITH MORROW
LICENSE NUMBER: FL LA1503

SCALE: N/A
DATE: MAY 5, 2025
PIN:

TRC SUBMITTAL
LANDSCAPE NOTES

LA04



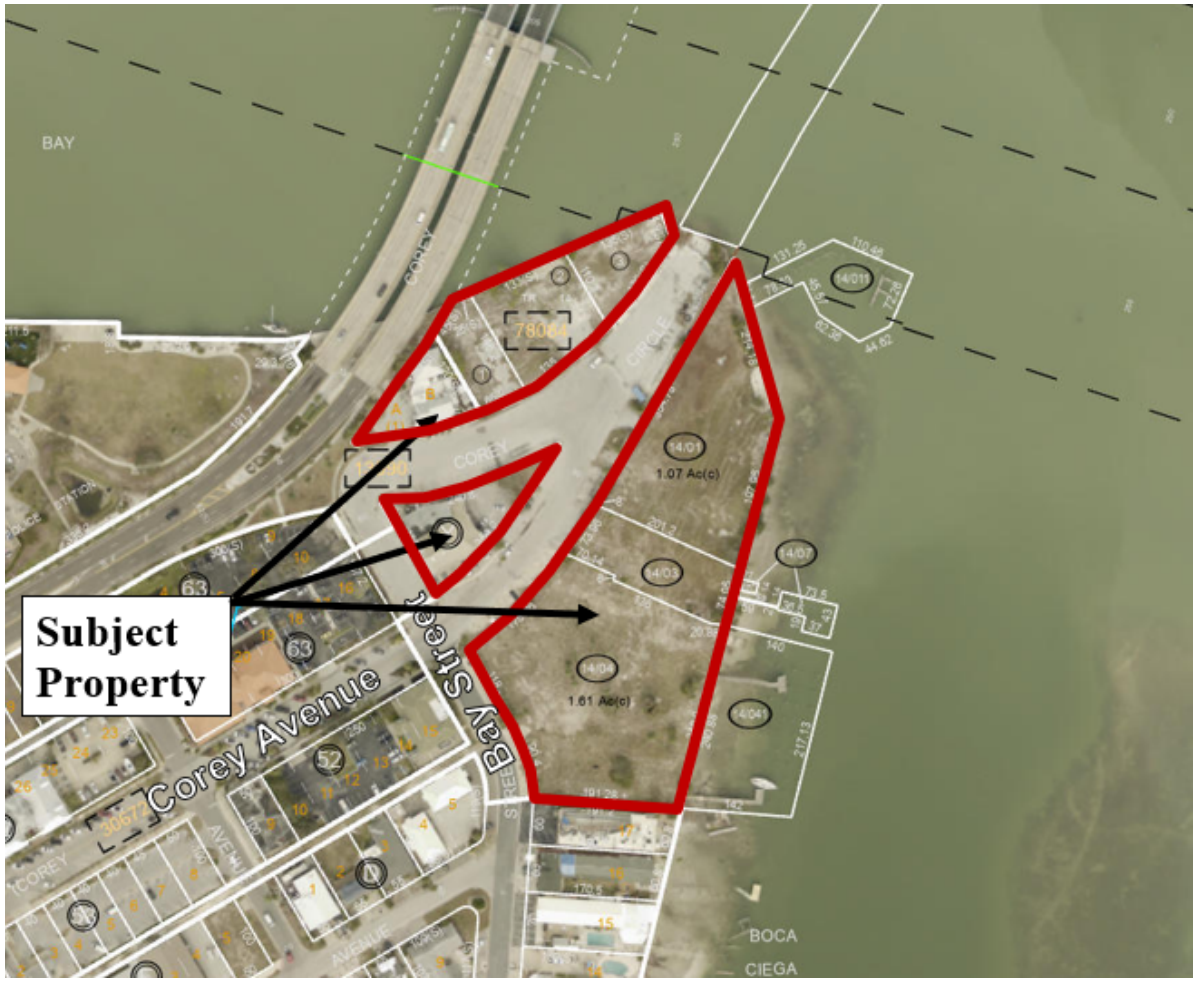
CUP 25069 (Res. 2025-23) & Ord. 2025-20

Property Address: 0, 10, 71, & 75 Corey Avenue; 0 & 85 Corey Circle; 73 75th Avenue; & 7345 Bay Street

Request: S. Elise Batsel, Esq., c/o Stearns Weaver Miller for KT COREY AVE LLC requests a conditional use permit with General Residential Unit "RU" Density Pool Reserve allocation to:

1. Construct a mixed-use project containing 11,000 square feet of commercial (retail/restaurant) and 133 residential condominium units, of which 25 require the subject conditional use permit (LDC Sec. 39.18) and accompanying density pool allocation Ordinance 2025-20.
2. Construct a 39-slip dock consisting of four Class A (restaurant/facility enhancement) and 35 Class B (private multifamily) slips (LDC Sec. 37.5.(d)).

Aerial



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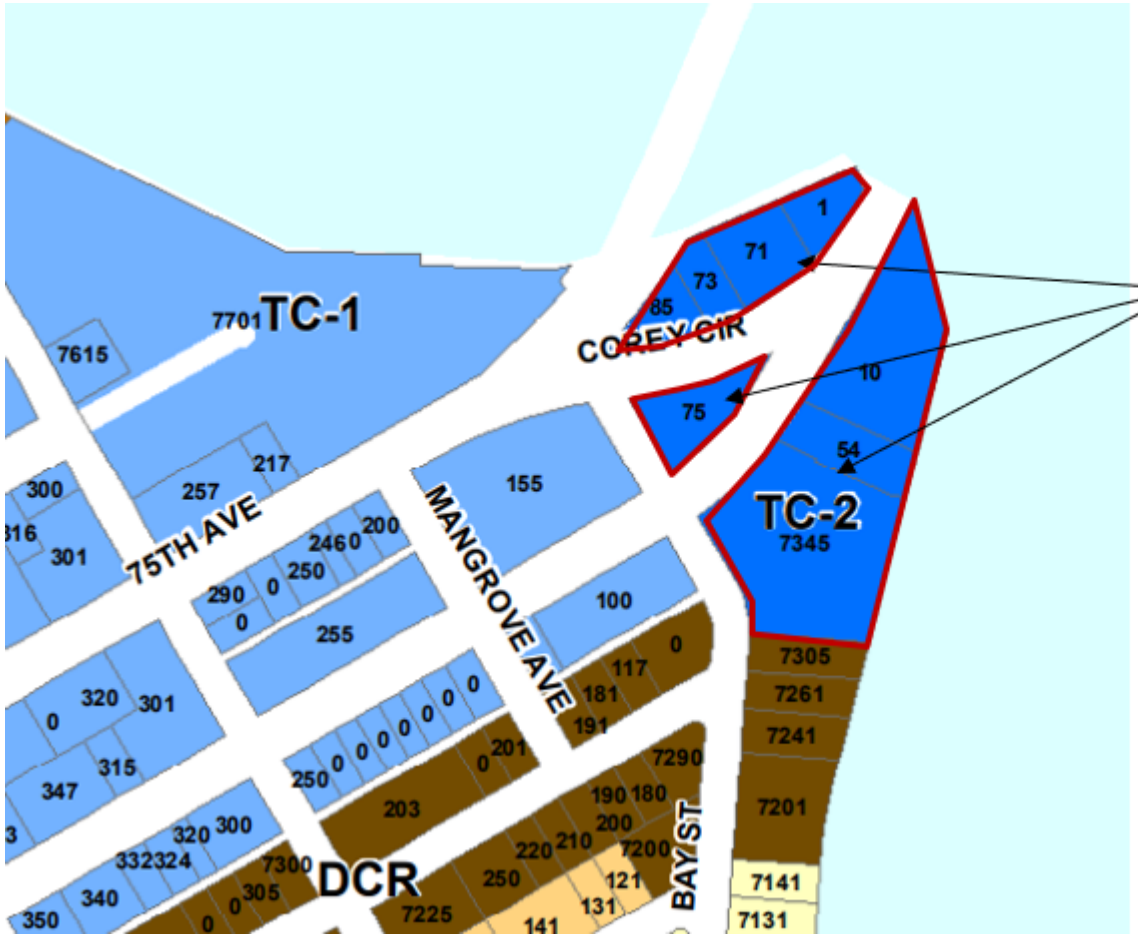
The Sunset Capital of Florida
COMMUNITY DEVELOPMENT

Zoning/Land Use



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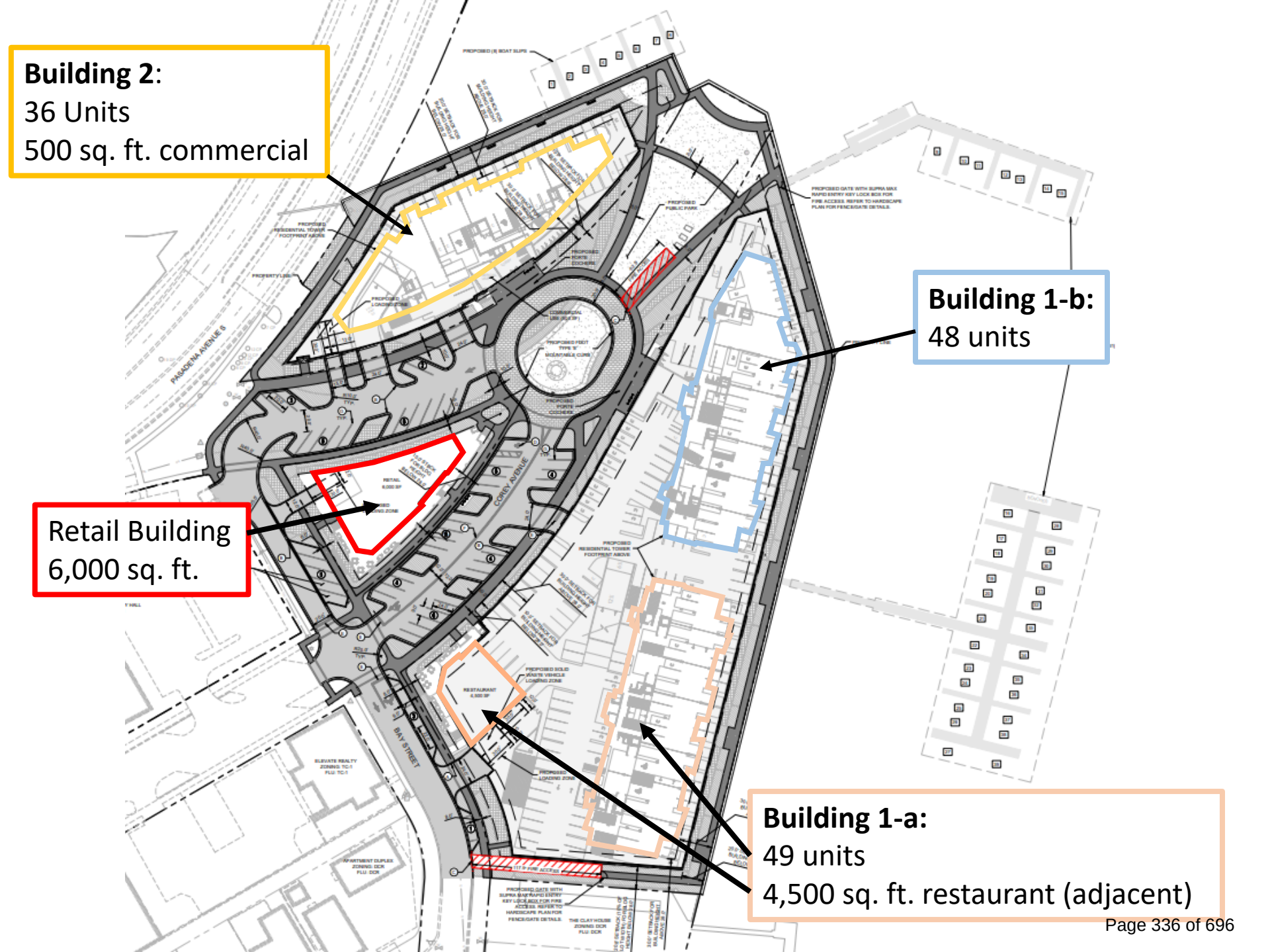
Proposed Project

The subject project is submitted by the applicant as a significant revision of CUP 21080 (Res. 2022-03) and Ordinance 2022-03, which authorized a similar mixed-use project and allocation of 150 residential density pool units to the property.

		2022 Vested Project	2025 Requested Project	Change (2022 to 2025)	
Residential	Residential Units	243 units	133 units	-110 units	
	Project Acreage	3.88 acres	4.51 acres	+ 0.63 acres	
	Residential Type	Apartments	Condominiums		
	Density Pool Request	150 units	25 units	-125 units	CUP Request
	Units/acre	62.6	29.5	-53%	
Commercial	Retail	8,264 sq. ft.	6,000 sq. ft.	-27%	
	Restaurant	5,000 sq. ft.	4,500 sq. ft.	-10%	
	General Commercial		500 sq. ft.		
	Office/Co-work	3,959 sq. ft.			
	Outdoor Music	Yes	No	Removed	
Commercial Docks	Class A (Public) Boat Slips	8 slips	4 slips	- 4 slips	CUP Request
	Class B (Private) Boat Slips	31 slips	35 slips	+ 4 slips	


Building 2:
36 Units
500 sq. ft. commercial
Building 1-b:
48 units
Retail Building
6,000 sq. ft.
Building 1-a:
49 units
4,500 sq. ft. restaurant (adjacent)

Project History

2022	**March**	**Original project approval** 243 residential units 17,200 sq. ft. retail, restaurant & office 39 commercial dock slips
2025	**February**	**Community meeting for first version of subject project** 162 residential condo units 12,500 sq. ft retail & restaurant 39 commercial dock slips
	May	Application deemed complete
	June	Technical Review Committee #1
	July	Project modified (abandoned vacation of Corey Circle)
	September	Technical Review Committee #2 **Project modified (current request)** 133 residential units 11,000 sq. ft. retail, restaurant and commercial 39 commercial dock slips
	October	Resolution 2025-23 Ordinance 2025-20 (First Reading)

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COMMUNITY DEVELOPMENT

Summary – Comprehensive & Vision Plan Support

The project supports the Comprehensive Plan and Corey Avenue Vision Plan in the following ways:

1) High-quality, internally-consistent architecture and landscaping.
2) Significant reduction in expected vehicle trips, and maintenance or reduction in expected sewer impact, compared with 2022 project **(community request)**.
3) Additional on-street parking compared with existing conditions and 2022 project **(community request)**.
4) Public park provision, buffered by high-quality landscaping adjacent to it.
    - Lower maintenance and cost landscaping in public right-of-way.
5) Returns 125 of 150 residential units to the density pool.
    - Allows targeting of other priority areas.
6) Contributes significantly to ad valorem tax base compared with 2022 project.





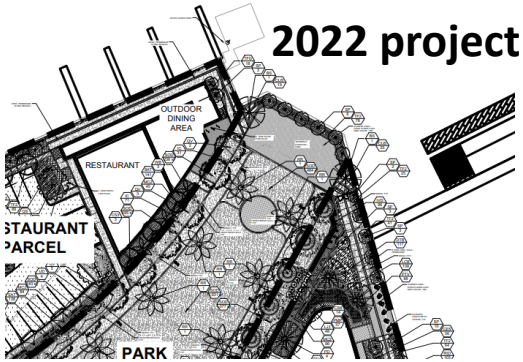


Summary – Comprehensive & Vision Plan Limited Support

The following project elements are not adverse to the Comprehensive Plan, but provide limited support:

1) The project is less integrated as a mixed-use development than the 2022 project, lacking liner retail and activation of the private development adjacent the park (no waterfront restaurant)
2) The subject project likely has reduced occupancy and intensity compared to the 2022 project, which could be less supportive of an active downtown.
3) Minor, addressable concerns:
    - Noise mitigation from rooftop recreation uses.
    - More direct access from parking garages to commercial uses.
    - Commitment to low-flow fixtures to reduce sewer impact.
    - Use of living art/other pedestrian-friendly visual improvements to enhance Building 2 property walkway.







Summary of Staff Findings

- The project overall is high-quality and of a development type supported by the Comprehensive Plan.
- Single-project redevelopment of the TC-2 Corey Circle area allows for streetscape and benefit improvements not viable from individual, parcel-level redevelopment.
- The project supports more short- and medium-term City priorities than the 2022 approval:
  - Higher ad valorem tax base
  - Reallocation of 125/150 residential density pool units for targeted redevelopment elsewhere
  - Lesser estimated traffic, and the same or lesser estimated sewer impact (when including Blue Parrott and Charlie's Transmission properties)

- Longer term, the project appears to be somewhat less supportive of, but not adverse to, the City's vision for downtown:
  - Fewer and less diffuse commercial spaces/park space activation.
  - Likely lower project occupancy year-round to support downtown businesses.
  - Fewer public dock slips, and no commitment to water taxis or other se
    compensate.

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Public Benefit Summary

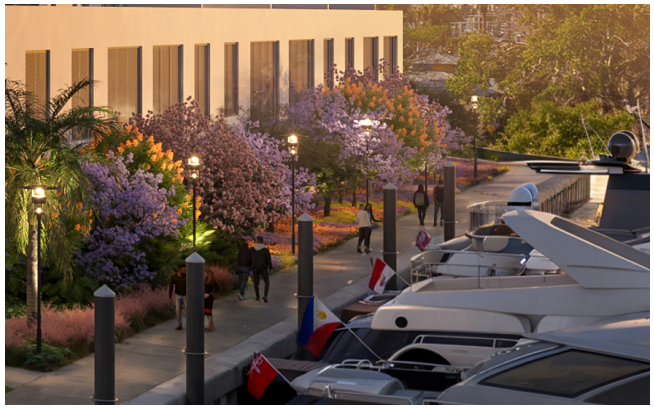
The subject project provides more benefits than the 2022 version:

1) Public park (previously provided)
2) Promenade walk
3) Corey Avenue seawall improvement
4) Street and parking improvements
5) Right-of-way utility line undergrounding (previously provided up to $50,000)

Staff has generated a value of approximately $3 million for the above improvements.

Applicant estimate, with higher-cost seawall and ad valorem/impact fee value is approximately $5 million.

Recognized benefits fit LDC Sec. 4.12.(d)(1),(3),(4),&(8).







Public Benefit Valuation

St. Pete Beach's Comprehensive Plan does not provide a "fee in lieu" valuation.

Other communities provide a more direct valuation for public benefits:

Tampa: 10% of cost to construct bonus floor area or density (most districts).
Seattle: Flat rate per square foot.
Clearwater: Percentage of aggregate project cost (for parking contributions).

Tying benefits to bonus unit construction costs (Tampa model) allows portability and scales to the size of the residential unit, which can have some relationship to value.

Estimated construction cost for 56,725 sq. ft. of residential floor area and in-unit terrace space (bonus unit square footage for subject project) is $13.9 million.

Benefits offered by applicant represent around 22% of this estimated base construction cost.

Public Benefit Valuation

If the City Commission finds benefits offered by the applicant to be insufficient to justify the 25 units requested, alternative benefits that have been addressed to staff and would help fulfill criteria 4.12.(d)(9) include:

1. Street calming improvements to reduce traffic impact on Bay Street-adjacent residences for residents traveling south to access Gulf Boulevard **(Transportation Element Goal 1)**;
2. Requesting the applicant allow use of the center dock for public water taxi dropoff or pickup, to support project multimobility **(Future Land Use Element, Downtown Redevelopment District Objective 1.10)**;
3. Longer landscaping or street maintenance commitments, if deemed necessary **(Recreational and Open Space Element Objective 1.2)**;
4. Commitments to use of low-flow fixtures or other water-saving improvements within the project's development **(Future Land Use Element, SPA-1 Goal 1)**.

St. Pete Beach
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COMMUNITY DEVELOPMENT

Proposed Conditions

If the City Commission finds adequate basis to approve the subject project, Staff recommends at least the following conditions (summarized – see full conditions in Resolution 2025-23):

Density Contingency Conditions

1. Unit count of project is contingent on final passage of Ordinance 2025-20.
2. Approval of this project divests 2022 approval.
3. Units approved under this request revert to density pool if unutilized after one year.

Proposed Conditions

Public Benefit and Project Development Requirements

4. Commits applicant to baseline (sidewalk, undergrounding, frontage improvement) amenities.
5. Commits applicant to bonus public amenities (park, promenade, streetscape, seawall).
6. Requires improvements associated with the part of the site where certificate of occupancy is sought, and the public park, seawall, and roadway improvements, before the first residential building is opened.
7. Requires all public benefits before both residential buildings are open.
8. The applicant must receive a certificate of occupancy for the retail building at time of of certificate of occupancy for the second of the two residential developments.
9. Allows City Manager to value engineer landscaping and street improvements where necessary, and sets minimum construction standards for public facilities.
10. Requires boardwalk easement (no improvements) from applicant.
11. Requires public utility relocation from applicant.
12. Public benefits proposed do not provide credits against impact fees.

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COMMUNITY DEVELOPMENT

Proposed Conditions

Landscaping Plan and Pedestrian Amenity Requirements

13. Landscaping must be warrantied until it is established.
14. Applicant must install pedestrian features along pedestrian promenade every 100 feet.
15. Applicant is responsible for roundabout plaza art sculpture.

Operational and Design Requirements

16. All commercial truck deliveries must be from within the loading zones once a certificate of occupancy is issued to the building.
17. Construction trucks are limited from using local streets, particularly between 7 PM and 7 AM.
18. All construction materials must be stored interior to the project site.
19. Class A and B docks must be maintained as established unless a new conditional use permit is issued.
20. Project at development must have the same or similar massing, scale, details, materials and overall look as the project renderings.

Financial Capacity Requirement

21. Approval is not transferrable to another owner unless it is another affiliate or subsidiary of Kolter Urban.

Proposed Conditions

Landscaping and Code Compliance Requirements

22. Private landscaping must be installed at equivalent or better condition to what is shown on conceptual plans.
23. Reclaimed irrigation and at least one water-saving feature is required.
24. All Land Development Code design, operational, and other requirements shall be provided at relevant project stages.

Site Improvement Requirement

25. Surfaces shall be permeable when viable.

Energy and Environmental Requirement

26. Roof areas shall contain cool or green roof features when viable.

General Conditions

27. Applicant shall waive reversion rights.
28. City Commission may rescind approval if conditions are violated.
29. City Commission may review the CUP periodically.

St. Pete Beach
The Sunset Capital of Florida
COMMUNITY DEVELOPMENT

Requested Action

October 14

Ordinance 2025-20 (First Reading)
Vote to approve, deny, or continue.
*Approving first reading does not create an onus on City Commission to approve the second reading. It simply moves the case along for final action.

Resolution 2025-23
If adequate information is available to vote: Vote to approve with or without conditions, or deny.

or

If additional information is needed from Applicant or Staff: Vote to continue Resolution 2025-23 to October 28.

October 28

Ordinance 2025-20 (Final Reading)
Vote to adopt or deny Ordinance 2025-20.

Resolution 2025-23 (if continued)
Vote to approve, approve with additional conditions, or deny Resolution 2025-23.

PLANNING DIVISION
CONDITIONAL USE PERMIT AND RESIDENTIAL DENSITY POOL APPLICATIONS
STAFF REPORT TO THE
CITY OF ST. PETE BEACH CITY COMMISSION

CASE NO.: 25069 **MEETING DATES:** October 14 & 28, 2025
OWNER/APPLICANTS: S. Elise Batsel, Esq., c/o Stearns Weaver Miller for KT COREY AVE LLC
PREPARED BY: Brandon Berry, Planner

This application is for a Conditional Use Permit with General Residential Unit "RU" Density Pool Reserve allocation for the project as described:

REQUEST:	**Conditional Use Permit #25069 (Resolution 2025-23)** Develop a residential and commercial mixed-use project as follows (uses with an asterisk * require the subject conditional use permit): 1) 133 residential condominium (multifamily) dwelling units, developed in three towers of 86 feet in height, comprised of the following: a. 108 residential units allowed by-right for a buildable zoning lot of 4.51 acres when combined with a commercial mixed-use (LDC Sec. 37.2.(i)); b. 25 residential units requested from the Special Planning Area 1 (SPA-1) General Residential Unit "RU" Density Pool Reserve (LDC Sec. 39.18.)*. 2) Thirty-nine commercial dock slips with accessory kayak launch facility, comprised of the following: a. Thirty-five "Class B" commercial multifamily (private) residential slips (LDC Sec. 37.5.(d))*; b. Four "Class A" accessory public slips (LDC Sec. 37.5.(d))*. 3) 4,500 square foot restaurant in the southern building complex (LDC Sec. 37.2.(d)); 4) 6,000 square foot freestanding retail building and approximately 500-square foot commercial space within the northern building entry (LDC Sec. 37.2.(a)); 5) Complementary and accessory residential spaces and amenities, including rooftop pool and recreation courts. **Density Pool Request (Ordinance 2025-20)** A request to draw 25 of the requested 133 residential dwellings units from the General Residential Unit "RU" Density Pool Reserve established in the St. Pete Beach Comprehensive Plan and Land Development Code Sec. 39.18., which will return to the Residential Density Pool a net of 125 units allocated to the project site under Ordinance 2022-03.
LOCATION:	0, 10, 71, & 75 Corey Avenue; 0 & 85 Corey Circle; 73 75th Avenue; & 7345 Bay Street. Parcel Numbers 36-31-15-00000-140-0300, 36-31-15-00000-140-0100, 25-31-15-78084-000-0142, 36-31-15-30672-063-0230, 25-31-15-78084-000-0143, 36-31-15-13590-000-0010, 25-31-15-78084-000-0141, & 36-31-15-00000-140-0400.
ACREAGE:	4.51 acres (buildable) 1.26 acres (submerged land – lease)

EXISTING LAND USE & ZONING	TC-2 – Town Center Corey Circle
SURROUNDING FUTURE LAND DESIGNATIONS:	North: TC-1 – Town Center Core South: DCR – Downtown Core Residential West: TC-1 – Town Center Core & DCR – Downtown Core Residential East: N/A
SURROUNDING ZONING MAP DESIGNATIONS:	North: TC-1 – Town Center Core South: DCR – Downtown Core Residential West: TC-1 – Town Center Core & DCR – Downtown Core Residential East: N/A
SURROUNDING EXISTING USES:	North: Corey Causeway/75th Ave & Horan Park South: Apartments East: Water West: City Hall, Office, & Residential

BACKGROUND

The subject request is a major amendment to Resolution 2022-03 (Conditional Use Permit No. 21080) and corresponding density pool allocation Ordinance 2022-03, approved in March 2022, to redevelop the eastern side of the City's town center into a mixed-use commercial and residential project with dock facilities. Pursuant to the Land Development Code (LDC), any amendment that adds property to the site, changes the conditional use, alters access points, and other listed revision criteria of LDC Sec. 4.10. which this project's modifications have triggered relative to the vested approval, is treated as a new conditional use permit and must go through the same process as if a former version of the project was never approved. Since 2022 the subject zoning lot has been augmented with two additional parcels, 75 Corey Avenue and 85 Corey Circle, and now comprises the entirely of the TC-2 Town Center Corey Circle zoning and land use districts.

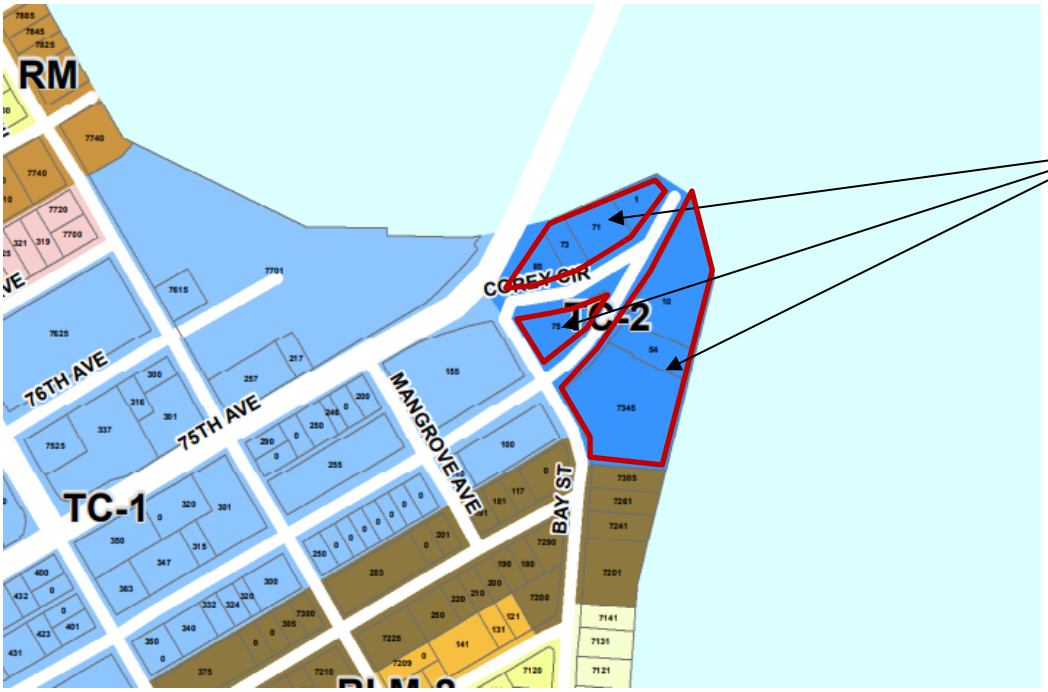
The majority of the subject project can be developed by-right. The requests subject to the conditional use process are the following:

1) The request to allocate 25 of the project's 133 residential units from the Special Planning Area 1 General Residential Unit "RU" Density Pool Reserve (hereinafter referred to as "residential density pool"), which will revert the original, currently-vested 150 units allocated to the property under Ordinance 2022-03 to that pool, resulting in a net return of 125 residential density pool units to the pool.
2) The request to construct the 39 commercial Class A & B dock slips. While a nearly identical dock arrangement was approved under the corresponding 2022 resolution, the applicant has modified the slips to provide four (4) fewer Class A public slips and four (4) additional Class B multifamily residential (private) slips, and the overall project to which they are associated has been modified, necessitating a second conditional use permit.

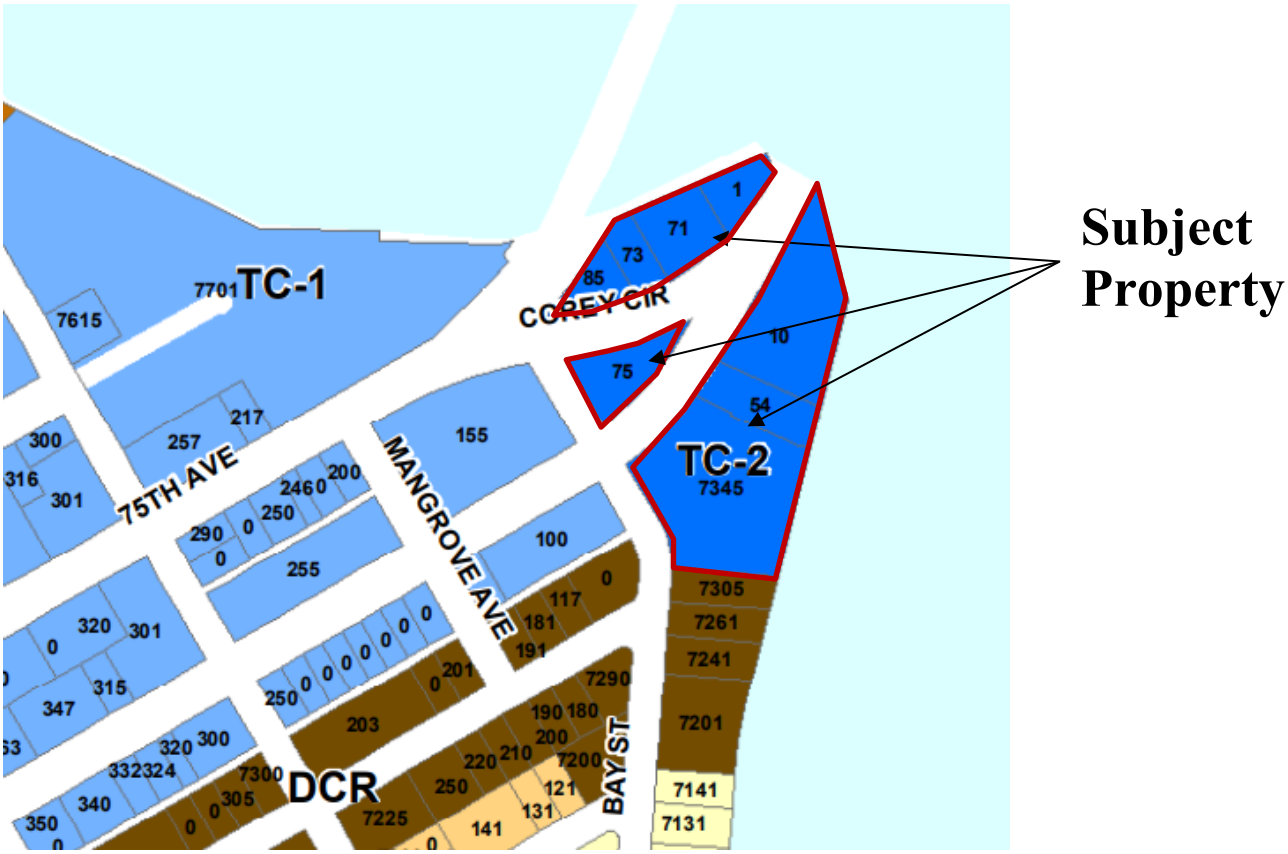
The request as currently proposed is a significant reduction in project scope from the project presented at the February 2025 community meeting, the public comments from which are summarized in a later section of this report. The applicant has abandoned the vacation of Corey Circle between the northern properties and 75 Corey Avenue, which would have provided approximately an additional 0.3 acres in land to the project. The applicant has also modified the unit count and commercial area of the project as follows:

1) Reduction in residential unit count from 162 (158 at initial application submittal) to 133;
2) Increase in restaurant square footage from 4,000 to 4,500 square feet, and relocation of the restaurant from the northern to the southern mixed-use building at the Bay Street and Corey Avenue intersection;
3) Reduction in retail square footage from 8,500 to 6,000 square feet, and relocation from the southern building's frontage along Corey Avenue to a freestanding building in the center of the project site;
4) Addition of approximately 500 square feet of commercial space to the lobby mezzanine of the northern building.

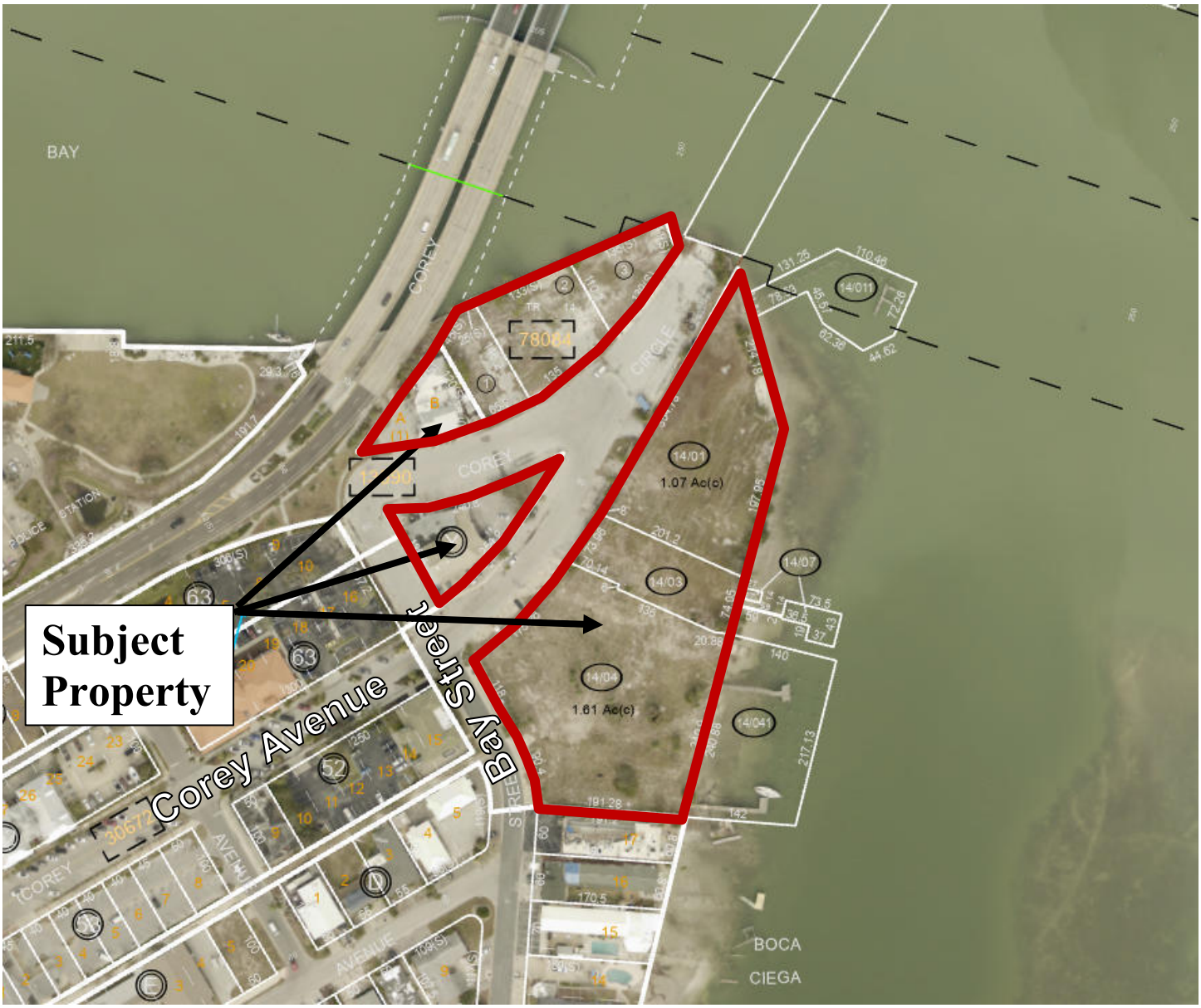
ZONING MAP



FUTURE LAND USE MAP



AERIAL MAP


Subject Property
Corey Avenue
Bay Street
BAY
BOCA
CIEGA
1.07 Ac(c)
1.61 Ac(c)

SITE DETAILS

The subject property is currently fully vacant, with a restaurant at 85 Corey Circle and former auto repair at 75 Corey Avenue demolished in late 2024. The properties underwent contaminant remediation in 2025 and a 2022 brownfield designation for the remainder of the project site was expanded in September 2025 through Resolution 2025-19 to encompass both added properties, allowing the owner to seek brownfield tax credits and other state benefits for the remediation work performed.

Through the late 2000s, the remainder of the properties that comprise the project site contained restaurants, lodging, and apartment lodging facilities, along with the auto repair shop. The majority of the zoning lot has been vacant since 2008, when a similar mixed-use project was proposed and ultimately abandoned due in part to a failed referendum to vacate Corey Circle as a component of the project.

A former owner was approved in 2022 for a 243-unit apartment residential mixed-use project, with 39 dock slips in similar layout to the subject request. The 2022 mixed-use development was located entirely on the southern side of the project site, with the central triangle remaining with the then-auto shop and the northern owned property containing a surface parking lot with new 3,500 square foot restaurant with outdoor deck. See comparison chart on the following page.

Due to Florida's development tolling statute, and the frequently-concurrent series of states of emergency experienced in Pinellas County starting with Hurricane Ian in late 2022 (which only expired in August 2025), the 2022 approval is still vested and has potential to remain vested to the property until at least the end of the decade. As a condition of approval of this request, the applicant's right to undertake the vested project would become void as of the date of non-appealable approval of the subject project, which would return a balance of 125 units to the residential density pool, increasing the current remaining unit count from 45 to 170 of 195.

COMMUNITY MEETING

The applicant held a community meeting in the ballroom of the Sirata Beach Resort on February 17, 2025 with approximately 110 attendees. Comments made at the meeting and provided through comment cards pertained to the following:

1) Traffic and water management concerns, including impacts to egress from Bay Street and traffic on neighboring avenues.
2) Financial or in-kind contributions to stormwater and sewer systems.
3) Whether adequate parking is provided for the buildings' uses, and addition of public parking within the project's garages.
4) Pricing of condominiums.
5) Pump station capacity.
6) Parking count on the street relative to parking in the project's garages for retail and restaurant uses.
7) Concerns pertaining to Corey Circle vacation (now removed from project scope).
8) Hurricane protection for construction equipment.
9) Height limitation for boats, to limit the frequency of the Causeway bridge being raised.
10) Ownership and maintenance of the City street-end park.
11) Concerns regarding closeness of the northern building to the bridge.
12) Sewer treatment capacity concerns.
13) Plans for later additions of rooftop uses.
14) Walkway connection or floating dock access to Horan Park.
15) Traffic routing alterations.
16) Whether the buildout will be phased.

TECHNICAL REVIEW COMMITTEE SUMMARY

Staff held Technical Review Committee meetings on June 4 and September 10, 2025 to review the initial submittal and revised request, respectively, of the subject project. Major comments at the initial meeting

pertained to requirements for the now-abandoned vacation of Corey Circle, design consideration, fire requirements and access, and stormwater and wastewater calculations. At the second meeting, Staff requested the following commitments from the developer, which have not been accepted at this time:

- Accommodation of water taxi or other small public multimodal vessel dropoffs at the center dock.
- Additional public dock slips.
- Non-capital maintenance of the park, and maintenance of the roundabout if it remains paver.
- Developer contribution toward resolving sewer infiltration and inflow as a public benefit.

ANALYSIS

The table below compares the vested 2022 approval with the first version of the project submitted to the City in May 2025. The final column details the current version of the request, which was most recently amended on September 19, 2025.

	Vested Approval		Subject Request
	2022 Approval	**2025 Submittal #1**	**2025 Submittal #2**
Residential Uses			
Apartments (units)	243	-	-
Condominiums (units)	-	158	133
Bedrooms (total)	373	350	300
Average Bedrooms/Unit	1.55	2.2	2.25
Full Bathrooms	361	326	285
Half Bathrooms	-	108	109
Smallest Unit Size – Living	560 sq. ft.	1,847 sq. ft.	1,718 sq. ft.
Largest Unit Size – Living	1,610 sq. ft.	2,300 sq. ft.	2,632 sq. ft.
Living Area Square Footage	235,127 sq. ft.	337,234 sq. ft.	301,733 sq. ft.
Residential Floor Area Ratio[1]	1.39	1.61	1.54
Acreage/Density			
Buildable Acreage	3.88 ac	4.80 ac[2]	4.51 ac
Residential Density	62.6 units/ac	32.9 units/ac	29.5 units/ac
Commercial Floor Area Ratio	0.10	0.06	0.06
Commercial & Accessory Uses			
Restaurant	5,000 sq. ft.	4,000 sq. ft.	4,500 sq. ft.
Retail Uses	8,264 sq. ft.	8,500 sq. ft.	6,000 sq. ft.
Office/Co-work	3,959 sq. ft.	-	-
Commercial (Undetermined)	-	-	500 sq. ft.
Boat Slips – Res. (Class B)	31 slips	35 slips	35 slips
Boat Slips – Transient/Public	8 slips	4 slips	4 slips

[1] Residential Floor Area is not restricted in this zoning district, except indirectly through setbacks, height, design requirements, and lot coverage restrictions. This data is presented to provide information on the relative scale of the individual project proposals. Residential Floor Area = Living Area Square Footage divided by the Buildable Acreage (excludes submerged land).

[2] Including the vacation of the portion of Corey Circle that bisects the former Charlie's Transmission site from the former Blue Parrott (sp) Restaurant, which the applicant has removed from the scope of their request in 2025 Submittal #2. Acreage is the same as Submittal #2, 4.51 ac, when not accounting for that vacation.

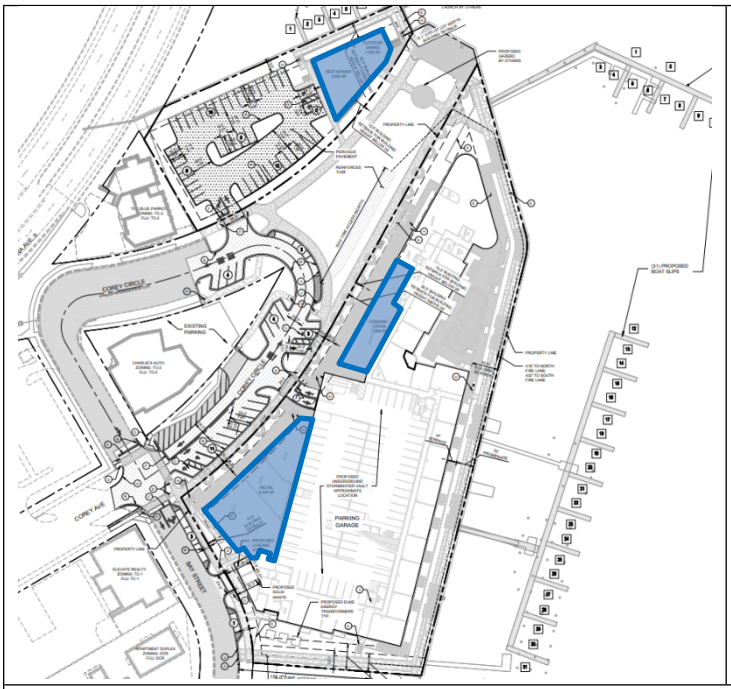
Acreage/Uses

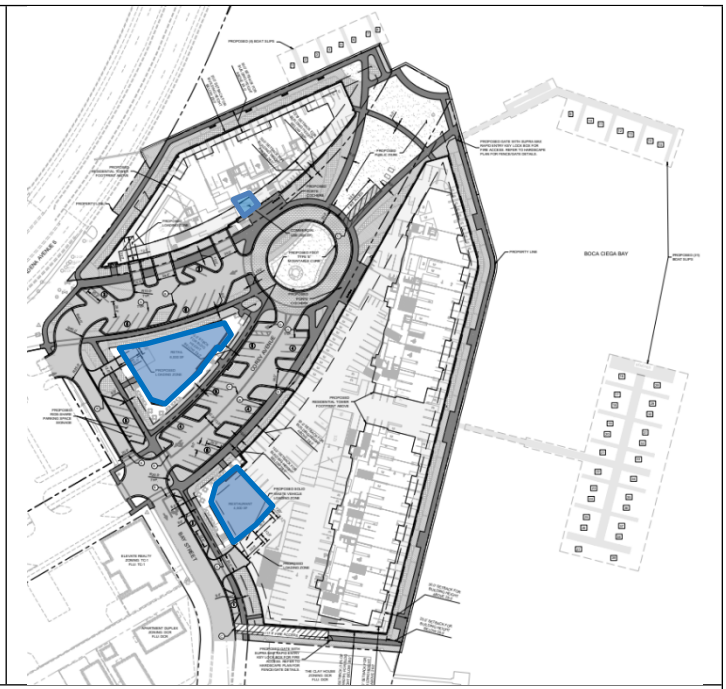
All three project versions detailed above are similar in overall concept: mixed-use multifamily with limited ground floor commercial spaces. The projects all include a 39-slip commercial dock, reserved primarily for residences of the development. Major changes between the 2022 approval and the 2025 resubmittal include the following:

Project Acreage
The subject Corey Landings project now comprises 4.51 acres, which constitutes the entirety of the privately-owned TC-2 Town Center Corey Circle land use area. This is an increase from 3.88 acres under the 2022 submittal, with the difference accounted for by the applicant's purchase of 75 Corey Ave (formerly Charlie's Transmission) and 85 Corey Circle (formerly the Blue Parrott (sp) Restaurant). When this project was initially submitted in April 2025, the project included a proposed vacation of Corey Circle between these newly-purchased properties, accounting for an additional 0.29 acres of land that would be allocated to the project site. This proposal has been abandoned and the right-of-way will remain dedicated to the public.

Building Location and Floor Area Mix

The 2022 approval's mixed-use development was contained on the southern parcels of the project site, with the then-owned northern parcels used for a single-story restaurant and adjacent surface parking. The subject project now includes significant development on both large land areas of the site, with the southern parcels containing a one-level garage and restaurant at the ground floor with seven-level residential tower above, and the northern parcels containing a two-level garage with six-level residential tower above. The parcel at 75 Corey Ave, which was not part of the Corey Landings project site in 2022, is now proposed to contain a retail building.





Above, left: The 2022 project proposed retail along the Corey Avenue frontage of the building, with a standalone restaurant in the northeast side of the site adjacent the waterfront. Co-work space extended along the park frontage. Commercial spaces, excluding the then-independent auto repair and restaurant, are shown in blue.

Above, right: The subject 2025 proposal locates the retail out to a standalone building, placing the restaurant as part of the building complex at the eastern corner of Bay Street and Corey Avenue. A limited commercial space is provided in the mezzanine of the lobby of the northern building. The co-work space has been eliminated. Commercial spaces are shown in blue.

Residential Ownership Comparison

The residential portion of the project, while remaining multifamily residential in nature, is now proposed to be entirely condominiums where the 2022 project was proposed as apartments. Condominiums are typically owned at the unit level by different owners, with the common area in the project maintained by an association or similar entity which is financially supported by dues paid by the unit owners. In contrast, both the apartment units and the common areas within apartment developments are frequently owned by one entity.

Unit Count and Residential Density Pool Allocation

Despite comprising a larger project site, the subject project contains approximately 55% of the unit count of the 2022 project, with 133 residential condominium units proposed where 243 apartment units had been approved and remain vested for the original development proposal. The 2022 project was the recipient of 150 of the City's 195-unit residential density pool; if the subject project is approved, 125 of those units would be returned to the pool, and 25 would be reallocated to the subject project. However, as relayed in the following section, substantially-larger condo units in the subject project compared with the 2022 apartment unit sizes has resulted in a larger project by residential floor area despite the substantial reduction in unit count.

Commercial Use Mix

The mix of commercial uses remains similar between the 2022 and 2025 projects, with the subject request's restaurant containing 4,500 sq. ft. compared to 5,000 sq. ft. and the retail square footage reduced by approximately 2,300 sq. ft to 6,000 sq. ft (from 8,300 sq. ft.). The applicant has also eliminated an approximately 4,000 square feet co-work/rentable office space that was proposed to be located along the park in the then-sole mixed-use building. The retail, which was formerly on the first level of the mixed-use building at the corner of Bay Street and Corey Ave, has now been located to a standalone building on the former Charlie's Transmission site. The restaurant, formerly located east of the former Blue Parrott property as a standalone building near the Corey Ave terminus, is now proposed at the southeast corner of Bay Street and Corey Ave.

To meet minimum code compliance, the applicant is also proposing an undefined 500 square feet of commercial space in the mezzanine of the northern residential building.

Residential Unit Size Comparison

The 2022 project had a handful of studio units, and approximately half the project's units were one bedroom and one bath or studio with bath, averaging around 700 sq. ft. The remaining half were approximately 90% two-bedroom and two bath, and 10% three bedroom and two bath, at an average unit square footage of 1,176 sq. ft. and 1,553 sq ft respectively.

For the subject project request, the smallest residential units are larger than the largest residential units proposed in the 2022 project. The largest living square footage in a residential unit approved under the 2022 project was 1,610 sq. ft., and the smallest residential unit size in the subject submittal is 1,718 sq. ft. The average unit size in the subject project is 2,269 sq. ft., and all units in the subject project submittal contain at least two bedrooms. The subject project also contains considerably more three-bedroom units, at 34 compared with 12 in the 2022 project.

Corey Avenue Vision Study Compatibility

The Corey Avenue Vision Plan was unanimously accepted by the City Commission in June 2015 and represents the most recent, substantive, evaluation of the Corey Avenue area from a planning, mobility, and desired appearance perspective. This evaluation encompasses multiple zoning districts and all the subject properties. The following table evaluates the subject project's compatibility with the "Mangrove Street to Sunrise" enhancement plan, which encompasses all of the subject property and select properties to the south which are currently zoned Downtown Core Residential, a lower-intensity transitional district to detached single-family zoning even further south.

Desired Enhancement	Project Provides?	Method
Public space and east-side anchor	Partial	The subject project provides commercial uses, albeit in lower proportion and fewer buildings than envisioned in the 2015 plan. Views and access are provided from the park, but the public access walkway is along the northern portion of the project, which provides a subjectively less-appealing view of the water than the private resident amenity behind the southeastern mixed-use building. This is unchanged from the 2022 vested project, which also held the rear of the southern building out to be a private amenity. The northern walkway is a new amenity that was not proposed in the 2022 project. An outdoor restaurant seating deck originally proposed near the northern side of the park has been eliminated, and the majority of the first-floor building area on the northern parcels are private space.
Create housing to support a "live, work, play" area	Yes	The living units requested are all residential in nature, and the applicant stated the condominium portion of the project will be held out solely as a residential development.
Integrate streetscape elements to improve user experience	Yes	The interior streetscapes of the site are well-vegetated with significant proportions of Florida-friendly trees suitable for Zone 10b conditions, and contain the extended sidewalks required by the City for new development. Trees proposed are not the buttonwood, strawberry, or seagrape promoted through the Vision Study, but are generally species promoted by the City's landscaping codes, such as oaks, black olive, and jacaranda. Staff finds the renderings presented by the applicant that reflect planting (rather than mature) tree heights and calipers to provide a lush and inviting project. Built environment improvements like seaglass-inset sidewalks or additional shade structures can be negotiated through conditions.
Straighten Corey Avenue	No	The Vision Study shows a desire to straighten Corey Avenue to provide a "sunrise to sunset" span, which was not pursued by the applicant. A straightaway view down the central portions of Corey Avenue will terminate at the southeastern Buildings 1-a and 1-b complex of the development.
Encourage pedestrian activity and preserve vehicular access	Partial	The proposal provides for safer vehicular access and circulation at the eastern side with the inclusion of a roundabout and defined travel lanes, along with better-designed and more overall on-street parking than existing conditions. The pedestrian environment is significantly enhanced relative to the current layout, but the extent of pedestrian pubic access boardwalks are not as defined in this project as was envisioned. Additionally, as noted elsewhere, the development adjacent the park becomes more private traveling east toward the park waterfront, rather than providing significant commercial development integration with the public park feature. A restaurant was proposed in 2022 adjacent the park, which could help with activating that space.
Consolidate parking into a central parking structure	Yes – for subject development	The applicant includes parking sufficient for all project uses within parking garages accessible the ground floor of each building. A consolidated parking garage for the subject development and other uses in the Corey area was envisioned, but would need to be constructed with City involvement as it spans partially into the City Hall parking lot.
Provide a pedestrian bridge over 75th Avenue	N/A	The applicant does not provide any kind of direct or permanent access across 75th Avenue; however, this feature was envisioned for the City to provide adjacent a redeveloped City Hall.



Left: The Corey Avenue Vision Plan in 2015 envisioned a straightened Corey Avenue, southern boardwalk, and more diffuse mix of commercial and residential for the Town Center – Corey Circle area. The subject project's promenade is along the northern portion of the project, and the development makes use of existing lot layouts. Quality water views are still provided to the public from the northern Corey Circle terminus, which will become a landscaped park with deck area at the waterfront. The applicant has expressed a willingness to maintain an easement for a boardwalk to Horan Park if viable, but was not required to construct it under the original 2022 approval and is not proposing to do so in the subject scope.

Public Benefit and Amenity Analysis

The applicant provides both code-mandated and voluntary benefits as listed in the table below.

Public Benefit	Comparison with 2022 Project	Required by Comprehensive Plan or Land Development Code?	Estimated Voluntary Benefit Cost
Replacing public seawall (103 feet)	New benefit	No	$205,600[3] (City estimate)
Expanded 6-10' sidewalks	Previously provided – expanded in scope	Yes	N/A – Minimum Code requirement
Public park	Previously provided – reduced in area from approximately 31,000 continuous sq. ft. to 24,500 sq. feet with 19,000 sq. ft. park and 5,500 sq. ft. roundabout ("plaza) greenspace	No	$452,680 (park) $716,400 (plaza) (applicant estimate)
Utility line undergrounding	Applicant responsible for costs up to $50,000 in vested project. No cap on current project.	Yes, for on-site utilities only.	$100,000 (applicant estimate)
Public promenade from Corey Causeway pedestrian detour	New benefit	No	$471,360 (applicant estimate)
Public boat slips	Reduction from eight to four slips	No	N/A – Private dock facility with publicly-accessible slips
Public streetscape improvements	Twenty-nine spaces provided in 2022 vested approval increased to 53 spaces in subject approval	No	$1,060,225 (applicant estimate)
		Total	**$3,006,265**

The City Commission has significant latitude in determining whether public benefits proposed are equivalent to the scale of the residential density pool request, within the context of whether the project is expected to become a catalyst for other, promoted, redevelopment in the vicinity. The public benefits are proposed by the applicant to meet codified recommendations of Land Development Code Sec. 4.12.(d)(1), (4), (8), and (9). When compared with the 2022 approval, the public promenade behind Building 2, public seawall replacement, and additional public parking improvements along Corey Avenue and Corey Circle are benefits that Staff considers to be over and above minimum code and Comprehensive Plan requirements, and to have a direct public benefit. The applicant's commitment to the full expense of undergrounding utilities provides some additional resiliency against future storms and reduce City financial burden for assistance. The park is reduced in overall acreage and contains a roundabout that separates the interior plaza greenspace from the approximately 0.45-acre (formerly 0.7-acre) park beyond. This loss of contiguous greenspace is somewhat mitigated by the pedestrian walkway along the seawall enabled by the consolidation of the former Blue Parrott Restaurant site into the zoning lot. However, the northern parcels have lost most of their commercial space and integration with the park, now containing only a small 500 square foot mezzanine commercial space in the building's lobby.

The applicant has reduced the number of public boat slips from eight (8) to four (4) in the subject request, and did not accommodate a Staff request to provide the preferred center dock's seven (7) slips for public use and a potential future water taxi drop-off area. Staff found better public use dock integration would support project

[3] The applicant cited a much more costly $795,000 as a public benefit for the seawall improvement, which Staff was not able to replicate. The applicant should provide testimony justifying this higher number.

multimodal access and Policy 4 of the future land use category, which promotes "Publicly or privately-owned small-scale marina facilities with transient boat slips will be encouraged in locations and quantities that attract visitors to the Downtown core…". While the applicant has expanded the span of sidewalks within the project site, with most varying between eight and ten feet, this is a minimum code requirement and does not represent a benefit beyond one that would be required of any new, by-right integrated development.

Staff has worked with the Tampa Bay Regional Planning Council on a density bonus valuation framework, which included a case study detail. Some of the case studies that Staff finds to align with the more general (rather than affordable housing-focused) benefit schema of comparison communities are found in the table below.

City	Bonus Criteria	Basis
Tampa, Florida[4]	Provides density and intensity bonuses at a rate of ten development dollars to every one improvement/amenity dollar in certain districts outside of the Channel District (1:100 within) in exchange for a menu of benefits listed in Code of Ordinances Sec. 27-140.	For every ten development dollars spent on the bonus density or intensity construction, one dollar in benefit must be provided for projects outside of the Channel District (100:1 inside Channel District).
Seattle, Washington[5]	Provides a list of a variety of benefits that can be provided in exchange for additional residential and non-residential floor area, up to a cap.	$31.63/square foot for additional residential floor area (as of March 2025)
Clearwater, Florida[6]	Provides a variety of private and public benefit options that support local priorities, with one quantifiable incentive requiring financial support to the City's parking fund in the cost of 1.25% of the aggregate job value (not bonus value).	Aggregate job value times 0.0125 (1.25%).

The communities above are communities where there is either a "fee in lieu" basis available, or a comparative ratio of development dollars relative to project cost. No other, similar community has been identified that has as stringent or limited a cap on the density pool as St. Pete Beach does (only 195 residential density pool units).

Using Tampa's example bonus basis is effective to understand the scale of benefits provided by the applicant to the actual count of units requested, rather than basing the public benefits on an aggregate job value, which may over- or undervalue the bonus proportion of the project.

Percentage of Bonus Unit Construction Cost Returned in Benefits	Estimated Cost of Construction – Bonus Residential Unit Floor Area Only	Total Benefit Value Expected
10	$13,892,817.49[7]	$1,389,281.75
15		$2,083,922.62
20		$2,778,563.50
25		$3,473,294.37
30		$4,167,845.25
35		$4,862,486.12
40		$5,557,127.00

Using the August 2025 International Code Council (ICC) Building Valuation Data, which an acceptable estimation source in this geographic area of Tampa, the table above shows public benefit value that would be expected

[4] Retrieved from Tampa, Florida Code of Ordinances Sec. 27-140.
[5] Retrieved from Seattle, Washington TIP 258 (https://www.seattle.gov/DPD/Publications/CAM/Tip258.pdf)
[6] Clearwater Ordinance 9964-23,
[7] Calculated as 2,269 (average unit size) multiplied by 25 (bonus units requested) multiplied by $234.59 (cost per square foot per August 2025 ICC Building Valuation Data for R-2 Group Construction, Type IA), adding $585,699.74 for terraces of average 191 square feet, 25 units, U Group Construction, Type IA.

based upon the value exaction requested per bonus unit. These rates are averages, and do not reflect the cost of higher-quality fixtures, counters, and other features that are more likely in a luxury project like the subject development than a median-cost development.

Economic Impact Analysis

As a member government of the Tampa Bay Regional Planning Council, St. Pete Beach is eligible for membership-supported economic impact analyses. This analysis, which uses the REMI PI+ model, was provided for the originally-submitted proposal, and the revised proposal. Expected impacts are provided below.

	2022 Vested Approval	2025 Initial Submittal	2025 Subject Submittal
Residential unit count	243	158	133
Commercial space (Total)	17,223 sq. ft.	12,500 sq. ft.	12,100 sq. ft.[8]
Local construction spend (One-time)	$49 million	$146 million	$146 million
Annual tenant sales (ongoing)	$6.97 million	$5.29 million	$5.23 million

Unsurprisingly, the $70 million (in 2022 dollars) initial spend for the vested project is significantly overshadowed by the $208.5 million estimated for the subject project in terms of one-time construction spending, but the substantially-higher resident count of the vested project results in higher annual tenant sales for the 243-unit vested apartment project. It should be noted, however, that the City would regain 125 of the 150 units allocated to the vested 2022 project should the subject request be approved, which could be allocated to other projects elsewhere in the jurisdiction to close or override that gap between projects. The subject project contains approximately 55% of the unit count of the vested project, but a comparable estimated annual tenant sales of 75%.

The applicant's benefit sheet provides an estimate of $997,574 in ad valorem taxes to the City from this project. With a local millage rate of 3.0913, this corresponds to a project taxable value of approximately $323 million. Vue Sarasota Bay, a new Kolter Urban project that appears to offer similar unit sizes to the subject project, and is located on a bay rather than the beach, has units listed from $1.76 million for a 1,645 sq. ft. two bedroom, 2.5 bathroom unit, up to $2.99 million for a 2,380 sq. ft. three bedroom, three bathroom unit. This equates to approximately $1,100 to $1,250 per square foot. Using that project as a comparable, the ad valorem estimate provided by the applicant appears to be realistic.

Impact Fees

In addition to ad valorem fees, the City receives one-time transportation impact, parks and recreation, and connection fees when corresponding building permits are issued. The transportation impact fee is currently shared with the county, with the City retaining 54% of the fee. Estimated fees for the proposed application are detailed in the table below.

	Rate	Number	Total Fee
Transportation			
Multifamily Condominiums	$1,248.00/unit	133 units	$89,631.36 to City ($165,984.00 total)
Restaurant	$8,205.00/1,000 sq. ft.	4,500 sq. ft.	$19,938.15 to City ($36,922.50 total)
Retail	$3,396.00/1,000 sq. ft.	6,500 sq. ft.	$11,919.96 to City ($22,074.00 total)
Parks and Recreation			
Multifamily	$843.35/unit	133 units	$112,165.55
Sewer Connection			
Water meter	Unknown: applicant estimates $427,728 (133 units at $3,216/Equivalent Residential Unit, per adopted fee schedule)		

[8] This reflects the square footage provided in an earlier version of the project. The analysis was not revised due to time constraints.

It should be noted that the transportation impact fees may fluctuate based on additional amenities provided by the applicant, or submission of an approved transportation impact study that shows a reduction impact compared with county rates. Impact fee rates are calculated as static numbers from the General Fee Schedule of Chapter 150, Pinellas County Code of Ordinances. Rates above are estimates.

Transportation Analysis

The subject request's study, as assessed by the City's transportation consultant, shows a significant decrease in PM peak hour traffic compared with the study provided for the vested 2022 development. The results show a PM peak hour net new external trip count of 82 compared with the original development's 157 net new external trips.

P.M. Peak Hour Project Trip Generation				
	2022 Vested Approval	**2025 Submittal #1**	**Subject Request (PM Peak)**	**Subject Request (Saturday Peak)**
Multifamily Mid-Rise	88	48	39	40
Variety Store	48	-		-
Office (Small)	-	-	1	-
Strip Retail	-	32	24	20
High-Turnover (Sit Down) Restaurant	21	19	18	21
Total	157	99	82	81

The City's consultant found the study supported that the development would not cause deficiencies or negative impacts.

Sewer Capacity Analysis

The City's Public Services Director confirms there is adequate downstream capacity for the proposed project, which will run sewage directly to Pump Station 1. However, there are at least eight manholes with repairs needed between the project and Pump Station 1, and numerous pipes in need of lining, point repair, or both, per the City's Inflow and Infiltration Report. Upstream and downstream capacity will be assessed at the site plan stage, should this use be approved.

Landscaping Analysis

The Land Development Code requires one tree for every 30 linear feet of the project's frontage along Corey Circle and Bay Street, and a "Type A" (small) buffer along the project's sole direct neighbor, 7305 Bay Street. Additionally, independent pedestrian walkways that are not otherwise landscaped through the preceding requirements also require one tree for each 30 linear feet of walkway.

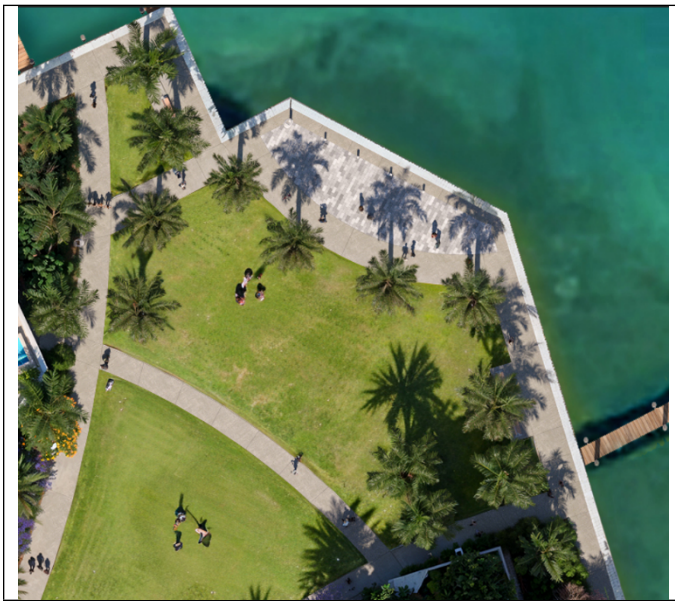
Staff finds the landscaping plan meets the frontage and buffer landscaping requirements, uses caliper and species of trees that meet or exceed minimum code requirements, and includes an apparent barrier wall adjacent 7305 Bay St in lieu of a hedge. Rear walkways contain adequate tree count on average, but there are significant expanses where trees are not provided, and may be accommodated if not in conflict with underground utilities.





The 2022 vested development (above, left) provides a greater spread of significant shade-producing trees than the subject proposal (above, right), which opts for clusters of palms near the midpoint of the development's frontage on both the north and south interior sides of the project. However, the density of plantings in many parts of the site is significantly higher in the subject proposal. Staff finds the landscaping of both project versions to be high quality and generally exceed code minimums.

The Land Development Code promotes street trees with substantial canopies along sidewalks, and the subject proposal contains a lesser extent of oaks than the vested 2022 proposal. Oaks become substantial clusters of palms approximately midway down the street frontage of the southern development, although ligustrum are included as accents. Landscaping throughout the site is generally Florida-friendly and appropriate for Zone 10b.



The park in the subject proposal contains primarily palms, with higher-quality but often fussier landscaping on private property. If longer-term maintenance costs are a concern to the City Commission, providing for lower-maintenance and hardier landscaping in the park should reduce those costs long term. A consultant has provided input that could help the City further value engineer the park landscaping if desired, such as using a lower-cost turfgrass, which can be addressed through conditions.

As with the 2022 proposal, the subject proposal contains limited high maintenance landscaping in the City's right-of-way, which Staff generally finds to be preferable. Beautiful but higher-maintenance trees like jacaranda are on the private property, while the public property receives a mix of live oak, royal, sabal, and foxtail palms, with a number of mahogany on the Bay Street frontage.

Given concerns about external project impacts from initial improvements, and the City's limited capacity for non-recovery-related expenses at the present time, Staff finds that approval of the park and associated landscaping as a public benefit supporting the density pool request should be conditioned on the developer or successor guaranteeing the health of any planted tree, irrigation, or other improvement associated with establishment of the right-of-way landscaping for at least the timeframe it takes for trees to establish their root systems. Live oaks, which are proposed along the sidewalk, can take over a year to establish their roots[9].

Land Development Code Sec. 4.4 – Standards for review.
When considering an application for approval of a conditional use, the City Commission review shall consider the following standards:

(1) **Whether the conditional use is consistent with the goals, objectives, and policies of the Comprehensive Plan, any adopted special area plan and these regulations;**

Staff finds the following Goals, Objectives and Policies of Comprehensive Plan Element 2 – Future Land Use to be relevant to this development, and provides the following analysis:

SPA-1 Goal 1, Objective 1.1, Policies 1.1.1, 1.1.4, 1.1.9, 1.1.10, 1.1.11, 1.1.12, and 1.1.13, pertaining generally to green building and energy conservation, for which the applicant must integrate two nationally-or state-recognized standards such as LEED or Florida Green Building Coalition, at time of building permit issuance. Policy 1.1.4 promotes safe and comfortable pedestrian linkages which are provided and subject to enhancement though conditions as proposed.

SPA-1 Goal 2, Objectives 2.1, 2.2, and 2.3 (if approved as conditioned), Policy 2.1.1 and 2.1.2 (except b. and c.), 2.2.2, and 2.2.5, pertaining to safe, livable roadways that promote multimodal transportation, and safety and comfort for pedestrians, cyclists and other non-vehicular road users. While these parcels do not front not a heavily-traveled thoroughfare, if unaffiliated property owners redeveloped the subject parcels individually without a cross-access plan, the development would contain significantly more curb cuts and would likely not provide the extent of park greenspace proposed. The 2022 vested approval contained two primary curb cuts to the development and one separate loading space, with the now-included parcels each maintaining at least one oversized cut. The southeastern development (Buildings 1-a and 1-b) in the subject request contains one egress and ingress along Corey Avenue and one temporary loading space along Bay Street, while the northern Building 2 has two primary cuts and one loading zone. The retail parcel contains only a single loading zone. Combined with frontage vegetation, long expanses of pedestrian-only walkways provide for a substantially more pedestrian-focused and feature-rich environment than either the existing environment provides or a parcel-level, haphazard development scheme would produce.

SPA-1 Goal 3, Objective 3.1., Policies 3.1.1 and 3.1.3 (excluding promotion of spaces for cyclists) by including two required green building standards in the redevelopment, treating pollutants on-site before releasing stormwater into the bay, undertaking brownfield (green reuse) site cleanup to support the development, utilizing Florida-friendly landscaping and site design, providing both pedestrian protected spaces and logical drop-off areas for public-use circulators and rideshare, and consolidating required parking into garages to reduce urban heat.

Downtown Redevelopment District (DRD) Goal 1, Objectives 1.1, 1.2 (partial), 1.3, 1.5, 1.6, 1.7, 1.8, 1.9, and 1.10 (partial) are generally supported by this project. Staff finds the cleanup actively being undertaken, and development proposed, would constitute a mixed-use attractor that provides additional (luxury) housing, retail, parks and potentially recreational activities, and improves the area's

[9] Gilman, E.F. (2020, January 24). *Tree establishment irrigation research at the University of Florida.* University of Florida Landscape Plants. https://hort.ifas.ufl.edu/woody/irrigation-research.shtml.

pedestrian environment and safety. While the project would not constitute affordable housing in any form, and due to unit size will likely attract residents of a different level of income and life stage than the much-smaller apartment development vested to the property, the development does free up five-sixths of the 150 units granted to the property in 2022 which are potentially vested to the property until at least 2029. If the City Commission desires to utilize these freed-up units in or around the City's downtown, these reallocated units could be utilized in conjunction with state-initiated affordable housing provisions to incentivize redevelopment and/or property consolidation of smaller, currently-overdeveloped residential structures in other desired locations.

DRD Goal 2 (partial), Objective 2.4, and 2.5 (for pedestrian improvements only). Staff finds the project to support safer and more comfortable pedestrian linkages, even though the project lacks significant bicycle linkages or related improvements. Although Objective 2.6 is not fulfilled through a joint-redevelopment process with the City, the City is able to utilize the multimodal impact fees from this project toward capital improvements associated with improved mobility in and around downtown.

DRD Goal 3, Objectives 3.2, 3.3, and 3.4. Staff finds the structures to be of high architectural quality, emphasizing more the eclectic mix of architecture promoted in the Corey Avenue Vision Study and the general form and massing requirements of the Land Development Code than the preservation of the Corey Avenue streetscape design, which has one of its landmarks the art deco Beach Theatre and the comparably-reserved deco or moderne Upham Building. There are some material homages in the proposed development to the midcentury styling of Corey Avenue, including the rounded balconies at the park-facing levels of the mixed-use buildings, significant usage of glass, metal, and ornamental materials such as the restaurant's stonework wall, and balancing of the restaurant and residential tiers of the project at the approach from central Corey Avenue, but the style is distinct and maintained internal to the project itself rather than as an architectural extension of the nearby commercial buildings. All structures will meet or exceed current floodplain management regulations, fire access, and building requirements. Staff finds the park at the terminus to be a well-integrated aspect of the development, although questions about its programming and the deemphasis on abutting, supportive mixed-use spaces near the waterfront do somewhat decrease the built-in emphasis on this space relative to the vested development.

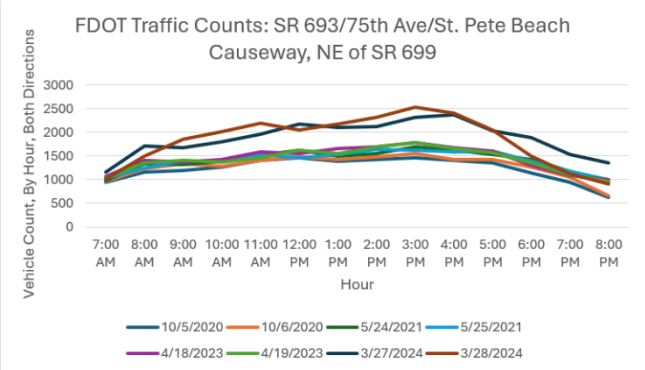
DRD Policies 1, 2 (partial), 3, 4, 5, 7, 8, 9, 10, 11, 13, and 14 are all supported. The applicant has presented the plans to the public and solicited feedback at a community meeting in February 2025, which are summarized elsewhere in this report. The request will improve pedestrian mobility at the eastern side, particularly relative to other piecemeal forms of redevelopment that could occur, will underground overhead lines and other eligible utilities, and will be compliant with current floodplain management regulations and improve the property's seawall up to or above current City regulations. Furthermore, the revisions to the project abandoning the vacation of Corey Circle have significantly expanded the daylight plane preservations of the streetscape interior to the site, with such provisions generally following a "one foot up, one foot back" method to preserve building scale from a pedestrian frame of reference. In addition to complying with the setbacks for stories above the second, the redesign locates the building a greater distance from the opposing sidewalk than its primary parapet height (approximately 95 feet from grade), which helps to preserve daylight and decrease the canyon effect of buildings of significant stature on opposite sides of the street. The same is not the case for the pedestrian sidewalk along the Corey Causeway or the meandering pathway through the rear of the project site adjacent the bridge, where Building 2 rises approximately 90 feet above the lowest adjacent portion of the bridge at an approximately 60-foot setback. However, the interior of the site does benefit from the applicant's abandonment of the Corey Circle vacation

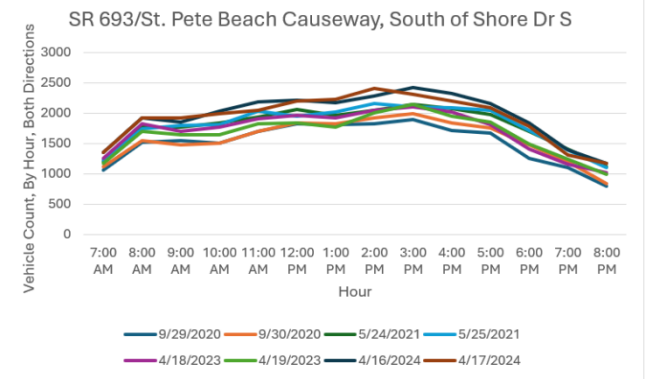
Town Center Corey Circle Policies 1 (partial), 2 (partial), 3 (partial), 4, and 5 are supported, with others not directly or largely relevant to this project. Staff finds the applicant introduces appropriate landscaping within the project boundaries, although preference would have been to have less of the interior project site landscaping tiered at upper levels. The applicant provides transient boat slips, although only four instead of the eight provided under the 2022 project. The reasoning for this is unclear, as the restaurant is approximately the same square footage and the park facilities are still proposed. The buildings are well designed at the residential tiers and in the interior to the site, but Staff finds that the ground-level pedestrian walkway-adjacent walls along the northern side of the building and the rear elevation of the southeastern structure could contain more architectural detailing, living walls, public art, or other appropriate and interesting detailing to make these spaces more appealing as is provided throughout the rest of the project. These walls appear to be largely stucco or concrete with interspersed screens, which Staff finds does not completely capture the design intent as is captured for the floors above.

Staff finds the following Goals, Objectives and Policies of Comprehensive Plan Element 3 – Transportation to be relevant to this development:

Goal 1, Objective 1.1, 1.3, 1.4, 1.5 (partial), & 1.7.Policies 1.1.1, 1.2.1, 1.3.1, 1.3.3, 1.4.1., 1.4.2, 1.5.3 (partial), 1.5.5, and 1.5.6.

The traffic impact analysis demonstrates a significant reduction in P.M. peak-hour traffic from the subject project compared with the analysis submitted with the vested 2022 approval. Gross trips, independent of expected internal and pass-by capture, have reduced from 249 to 148, a 41% reduction, based on the revised traffic study submitted in September 2025. When accounting for internal and pass-by capture, which reflect similar ratios between analyses (with the exception of internal capture of multi-family housing, which increased from 15.1% to 25%), net new external trips decrease from 157 to 82, a reduction of 48%, based upon the higher unit count and retail square footage of the initial submittal.





St. Pete Beach, due to its makeup, has less of a traffic peak hour and more a steady rise in traffic that tends to plateau around 11 AM and persist at similar volumes through 5 PM, upon which it gradually subsides. The charts to the right show data collected at various points throughout the spring and summer months between 2020 and 2024 (2022 was unavailable), but generally show this trend, which is similar along Gulf Boulevard and contrasts with communities that tend to see marked morning and evening peaks from commuter traffic.

To support Vision Zero principles as outlined in the Safe Streets Pinellas Action Plan, the project reduces potential left turns compared with a non-unified development, substantially reduces curb cuts,

reduces surface parking areas that pedestrians must traverse to reach the public amenities, and utilizes a roundabout instead of typical intersection at the park, which could provide safety benefits[10].

Staff finds the following Goals, Objectives and Policies of Comprehensive Plan Element 4 – Housing, to be relevant to this development:

Goal 2, Objective 2.1., Policies 2.1.1, 2.1.2, 2.1.4, 2.1.5, and 2.1.6, pertaining to energy-efficient building. As new construction, the development will need to meet the Florida Energy Conservation Code, and the developer has indicated they are intending to pursue the Florida Green Building Coalition High Rise and Commercial standards.

The project, as with its vested predecessor, is not held out to be affordable housing, and thus Goal 1 and its Objective and Policies are not relevant. If the taxable project value of approximately $330 million supplied by the applicant is accurate, the subject project will be valued at roughly $1,100 per residence's square foot, which is well into luxury condominium range.

Staff finds the following Goals, Objectives and Policies of Comprehensive Plan Element 5 – Infrastructure, to be relevant to this development:

Goals 1 & 2, Objectives 1.1, 1.2, & 2.2, Policies 1.1.1., 1.1.2., 1.1.5, 1.1.6, 2.2.1, 2.2.2, 2.2.3, & 2.2.4, pertaining to maintenance of level of service for potable water, sewer, solid waste, and stormwater. The City has confirmed adequate downstream capacity for the subject project, and will evaluate manhole and pipe conditions along with upstream impacts at the site plan stage should the use be approved. The vested project was held out to Pinellas County for potable water service in 2022, and Staff expects the impact of the subject project should not substantially exceed demand of the prior development due to the similar residential and restaurant floor areas, but asks for the applicant's testimony to confirm this expectation.

As with all significant commercial development projects in the City, the stormwater impacts from the subject development at completion may not exceed the impacts occurring from an undeveloped site, prior to any improvements. The subject project will vault stormwater, treat it, and release it into the tidally-influenced waters adjacent the site.

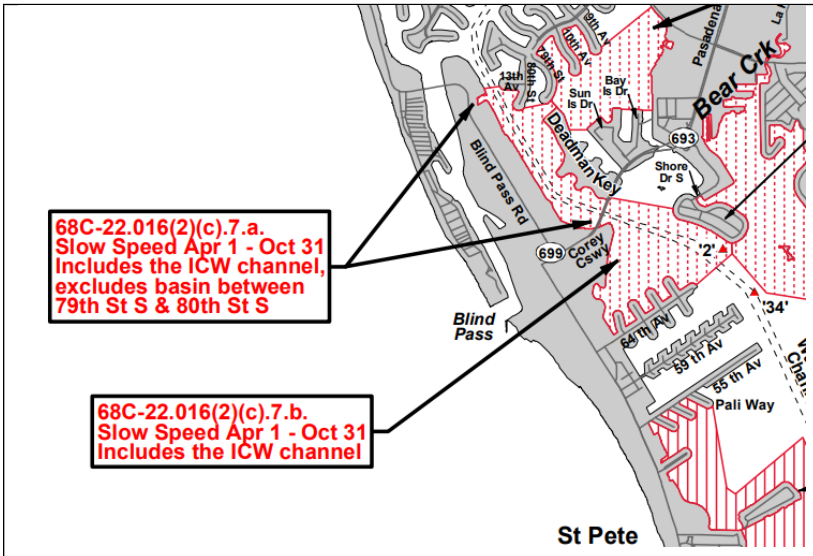
The applicant will need to demonstrate solid waste concurrency at time of site plan approval. When evaluated for recent projects, the City's receiving landfill was found to have several decades of capacity remaining.

Staff finds the following Goals, Objectives and Policies of Comprehensive Plan Element 6 – Coastal and Conservation, to be relevant to this development:

Goal 1, Objectives 1.1, 1.2, 1.4,1.6, 1.7, and 1.8, Policies 1.1.1, 1.1.4, 1.2.1, 1.2.2, 1.2.3, 1.2.5, 1.2.6, 1.2.7, 1.4.2, 1.6.5, 1.7.1, 1.8.1, 1.8.2, 1.8.5, pertaining, generally, to protection of Boca Ciega Bay and other waters, air quality maintenance, hazardous waste disposal, protection of wildlife habitat, and heightened standards for development in the floodplain. The development will undergo state and local permitting for adequate treatment of stormwater runoff before it is discharged into the Bay. The development's uses are likely to have low negative impact on air quality, and the applicant has remediated several tons of contaminated soil and nearly two million gallons of groundwater for treatment. The applicant is building the first living levels of the structure several feet the proposed base flood elevation, which provides additional protection above the City's minimum elevation requirement.

[10] Forward Pinellas Staff. (2023, February). Safe Streets Pinellas Action Plan. Retrieved from https://forwardpinellas.org/safestreets/wp-content/uploads/2023/02/action_plan_V7_2-3-23_508_Compliant-2.pdf.

Additionally, while the site has been vacant and boat traffic generated from the property has been nonexistent for some time, the applicant will undergo state permitting for docks. The applicant does not propose any commercial watercraft activities that may provide exemptions from established manatee-friendly slow speed date ranges in the abutting waterways.

	The intracoastal waterway adjacent the project site is a manatee protection zone and requires slow speeds between April 1st and October 31st.
	The dock layout from the 2022 project (red) is similar to the 2025 proposal (green) on the Causeway-facing dock, which is where the original eight public slips and proposed four public slips are located, as well as the center private dock. The only significant change is a relocation of the kayak launch from the Causeway dock to the center dock. The southern private dock has been modified to two rows of wet slips, significantly locating the dock away from the riparian line adjacent the neighboring property. The slip count is the same between both projects, with the newer project containing four additional private slips and four fewer public slips.

Staff finds the following Goals, Objectives and Policies of Comprehensive Plan Element 7 – Recreation and Open Space, to be relevant to this development:

Goal 1 (partial), Objectives 1.1, 1.2, 1.4, 1.7, Policies 1.1.3, 1.1.4, 1.1.5, 1.2.1, 1.4.2, 1.4.4 (partial), and 1.7.4, pertaining to provision of adequate, safe, accessible, and funded, parks and recreational facilities. The City's 2024 Comprehensive Plan evaluation and appraisal amendment found the City to

have adequate tracked recreational facilities until reaching at least 10,000 residents, although the recreation center's basketball courts are currently unusable due to the 2024 hurricanes and are the sole facility that the City both maintains and is at risk of becoming deficient when reaching a realistic medium-term municipal settled population. In addition to making the park improvements as part of the development approval, the applicant will also pay a park impact fee of an estimated $110,000, which can be used for capital improvements associated with programming for the space.

Staff finds the park does not provide for the connectivity of the space with Horan Park as is envisioned in the 2015 Vision Study. However from discussions following the 2022 project's approval, it was noted that there are challenges associated with under-bridge access with the park. Staff had requested space at the property's docking facility for a water taxi or other future multimodal improvement, to assist with the connectivity sought in the Comprehensive Plan, but the applicant has not agreed to that request at the time of the drafting of this report.

The park has limited space for programming, at approximately 0.45 acres where Horan Park has approximately 0.9 acres of space that is better equipped for community gatherings and live events. However, the proposed park will have scenic views to the south, and may have passive value for those who live in the neighborhood.

Staff finds the following Goals, Objectives and Policies of Comprehensive Plan Element 8 – Capital Improvements, to be relevant to this development:

Goal 1, Objectives 1.3 & 1.5, Policies 1.3.3., 1.3.4, 1.5.1, 1.5.2, 1.5.3, & 1.5.4, pertaining to concurrency. The subject request, if granted, authorizes only the ability for the applicant to move forward with site plan review and building permits. The applicant is still responsible for demonstrating that their development will meet the City's level of service requirements, and authorization of this development at the Conditional Use Permit stage does not reserve capacity nor affirm that adequate capacity exists.

Staff finds the project could be modified to more effectively support the following:

SPA-1 Policies 2.1.2b, 3.1.3., 3.1.3, DRD Goal 2 and Objective 2.5 , and Transportation Element Policy 1.5.3, all promote increased bicycle linkages. While bicycles are not prohibited from using Corey Avenue, and its speed limit allows for shared multimodal vehicles, separate bicycle trails and facilities are not proposed or provided.

SPA-1 Policy 2.1.2c, pertaining to pedestrian linkages. While linkages are provided throughout the project, the roundabout reduces pedestrian space that could be dedicated to the park. Staff finds the roundabout plaza to be an attractive aesthetic feature and generally effective to accommodate fire access and delivery vehicles for the primary developments, but to lack the continuity of space provided in the original development.

DRD Objective 1.2 promotes a range of affordability in mixed-use housing projects. While the vested apartment development was never promoted by the developer as containing workforce-friendly units based on area median income, which could qualify the project for local and state incentives, the cost of the subject project development and similar projects featured by the developer in their portfolio suggests the development will be classified as a luxury, high-income development. That aside, should the subject development be approved, 125 of the 150 vested residential units in this project will return to the density pool, which the City can combine with other incentives to promote workforce housing elsewhere in the downtown area if desired.

Town Center Corey Circle Policy 1 promotes high-quality architecture, which Staff finds the applicant largely provides interior to the project site. However, along the pathways at the rear of both the northern and southern mixed-use developments, the ground and first-floor facades appear to be either stucco or treated block with intermittent screens, and do not appear to match the architectural quality of the interior of the project or the upper floors. This is particularly essential on the northern side of the northern development, which is held out as a public amenity but is not afforded the water views or vistas of the southern, private walkway. Staff recommends the applicant integrate public art, living walls, or other features along the walkways to promote visual interest and comply with this policy. Benches were added in the most recent plan set, but these improvements could be continued west toward the Causeway detour.

Town Center Corey Circle Policy 2 promotes parking integration into the primary building, which the applicant fully provides in both buildings, leaving only surface on-street parking which is still appropriate for a downtown commercially-focused corridor. The design shows decorative garage enclosure details but leaves a direct view of the garages out of renderings, so it is unclear how effectively they meet the design criteria required of projects in the Downtown Redevelopment District. “Storefront character” is generally promoted in the District, and fitting parking garage façades with those pedestrian-focused architectural details will be challenging.

Town Center Corey Circle Policy 3 promotes first floor or otherwise accessible retail and restaurant uses. Staff finds entryways in the current proposal are adequately located for logical street access for both pedestrians and drivers, but finds that the development less effectively blends commercial spaces with the private residential areas of the site than the vested approval, locating the restaurant and retail to the western street frontage instead of developing a restaurant along the waterfront or continuing retail spaces along the frontage of the southern mixed-use building as formerly provided. The northern building is almost entirely a private residential development, with the exception of a small mezzanine commercial space in the lobby of the building, and the southern building lacks the extent of public and private integration adjacent the Avenue and park as was provided in the apartment development.

Recreation and Open Space Element VII, Goal 1 and Policy 1.4.4, promote multimodal connectivity between parks and recreational spaces. The applicant has agreed to provide an easement if the City is able to establish under-bridge access with Horan Park, and a 2015 Vision Plan concept for a walkover to the Park is tied to development on the City Hall property instead of the subject site. However, Staff finds that multimodal connectivity could have been better integrated into the development project, through the provision of water taxi dropoff or pickup, increased focus on streetscape design for multimodal drop-off points, or other improvements proposed by the applicant. The roundabout measures approximately 20 feet in usable width, which does provide adequate space for vehicles to pass while drop-off is made. To complement this, the applicant should also consider curb treatment and other measures to provide accessibility access to the park, to support Policy 1.4.1 pertaining to age-friendly recreation.

(2) **Whether the proposed use will be compatible with the character of the existing area, including existing structures and structures under construction, existing public facilities and public facilities under construction, and residential, commercial and/or service facilities available within the existing area. More specifically:**

a. **Whether the overall appearance and function of the area will be significantly affected. Consideration shall be given to the existence of other uses in the area, based on the number, size, and location of the uses and the intensity and scale of the proposed and existing uses in the area;** *The appearance of the area will be significantly affected, but not in a manner that is a direct result of the conditional use permit requested. The eight-story*

buildings are significantly taller than any other development in the vicinity, which is largely one- and two-story office and commercial, and one-to-three story exclusive residential or short-term rental. The applicant is adhering with the stepback and overall limitations for height in the Land Development Code, proposing structures of approximately 90 feet in height from ground to the top of the highest living story (86 feet from base flood elevation), with rooftops containing mechanical and non-habitable appurtenances of approximately 15-20 feet depending on the building. The massing of the southern building is similar to the one approved under the 2022 proposal, while the northern building will retain what Staff considers to be an appropriate daylight plane internally to the site, but which will rise approximately seven stories plus parapet above the bridge at the approach, at a distance of approximately 60 feet from the interior lane. This height and massing is permitted by right, and would not require a conditional use permit to be constructed. This conditional use permit considers only the total project density, unlike temporary lodging projects which are subject to height limitations.

The uses in the development are appropriate for the zoning category and surrounding area. Multifamily residential is found to the project's south and southwest, and explicitly supported in the City's Comprehensive Plan as a by-right component of a mixed-use development. Retail and restaurant uses are also allowed by right and found three blocks west to the center of Corey Avenue. While the development's total unit count vastly exceeds any comparable development in the vicinity, it is much more in scale with the 24 units per acre allowed by right as a benefit of consolidation at the western and eastern sides of Corey Avenue than the former project, which had a density of 62.6 units per acre compared to the 29.5 units per acre in the subject project version. The property could also support considerably more commercial than proposed by right, even as standalone developments, for an allowable 108,000 square feet where the subject project provides only 11,000 square feet.

The applicant holds a submerged land lease through the State of Florida Board of Trustees for a 39-slip dock, and the subject configuration is nearly identical to the one proposed under the 2022 vested approval, with the southernmost dock modified to two rows of wet slips and the center dock modified to add a kayak launch transferred from the northern dock (Lease # 520004853 – consolidation of four leases). This would maintain the existing number of slips (39) that have historically existed across the consolidated property through previous land leases, at 10 for 7345 Bay Street (Lease # 520000673), three at the adjacent unnumbered northern site (Lease # 520008433), 18 for 10 Corey Ave (Lease # 520004853), and eight for the unaddressed northern parcel which also historically contained a bait shack (Lease # 520027033). An adjacent L-shaped dock at the rear of what is now proposed as Building 2 existed in the 1990s through the 2000s, but did not appear to contain any permanent slips.

b. **Whether the application will preserve any city, state or federally designated historic, scenic, archaeological, or cultural resources;** *There are no known historic, archaeological or cultural resources on the property. The property is currently vacant. The applicant will maintain a prime scenic vista from the street end park, and provide an easement along the northern side of the northern Building 2 development to that park from the Corey Causeway pedestrian detour.*

c. **Whether the application will be compatible with adjacent development, if any, based on characteristics such as size, building style and scale; or whether such incompatibilities are mitigated through such means as screening, landscaping, setbacks, and other design features.** *The structure only directly abuts one property, 7305 Bay Street to the south, which is two stories in height. The development provides an adequate*

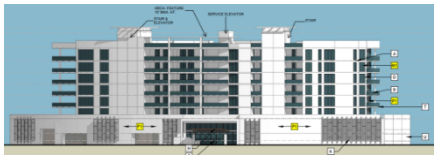
landscaping buffer, and meets the required building setback for the portion of the structure rising over two stories, with the lower garage podium floors set at 20.8 feet from the property line. Staff requested at the September 10th Technical Review Committee for the applicant to justify that lesser setback, which is based on lot width, unlike the 30-foot maximum setback for the portion of the floors rising above.

The applicant classifies the design as a coastal modern design, and Staff finds the design is both high quality and internally consistent across the development site. The architectural style is distinct from that of most of the structures along Corey Avenue, but they themselves are frequently distinct from one another. Corey Avenue contains an eclectic mix of mostly mid-century styles, including the art deco Beach Theatre, mid-century modern former Wells Fargo bank, and a variety of ranch, bungalow, and masonry vernacular commercial and office buildings. Extending further to the area encompassed in the 2015 Corey Avenue Vision Plan includes the brutalist public library on 73rd Avenue and the minimal traditional style, the latter somewhat common among homes along nearby avenues. The development includes minimal ornamentation along most of the façade, opting instead for common color palettes and materials, with stonework and other features used to highlight generally public-facing elements of the development such as the stonework adjacent the restaurant. The structures are substantially larger than any other development in the vicinity but comply with the height and stepback limitations for the zoning district.



Mixed use with ground level shops and restaurants





The 2015 Vision Plan (left) and Land Development Code promote significant street-level commercial space east of Mangrove St. along Corey Ave. Staff finds this vision was more effectively captured in the 2022 project, which provided a greater amount of integrated liner retail and a freestanding restaurant (center – restaurant not pictured). In the subject project (right), within the northern Building 2 specifically, the applicant provides only a very limited amount of commercial space, and the majority of the pedestrian frontage is along a parking garage.

Staff finds the buildings are well designed architecturally but lack the storefront character that was more prevalent in the vested development, with minimal building frontage of either mixed-use structure containing the accessible-from-street commercial space promoted through the Land Development Code. While a minimum commercial square footage for each development is not specified, and window percentage minimums apply only to defined storefronts, the development will contain less overall commercial square footage than the prior development, with the northern Building 2 almost entirely devoid of commercial space and the southern Building 1-a and 1-b's parking deck containing only the corner restaurant. The northern Building 2 in particular lacks a well-defined storefront character, which is expected as the building is designed to be almost entirely private except for the 500 square foot commercial mezzanine in the lobby. In that regard, providing a pedestrian-accessible corner building entrance would not be of significant value for the general public. Staff finds the issue stems more from the lack of commercial space provided in the 4.5-acre

development, and less with the architectural styling and character of the development, which is high quality and appears internally-consistent.

d. **Whether the application will have significant adverse impacts on the livability and usability of nearby land due to noise, dust, fumes, smoke, glare from lights, late-night operations, odors, vehicular traffic, truck and other delivery trips, the amount, location, and nature of any outside activities, potential for increased litter, or privacy and safety issues.** *The subject project is generally developed to orient uses toward the interior of the project site. When combined with the long-term nature of the residential use and limited commercial land area, Staff expects this orientation will mitigate most significant adverse impacts to nearby land. The southern building contains a rooftop pool adjacent to the street-end park, but this space is buffered hundreds of feet from the abutting two-story neighbor. Rooftop resident accessory spaces, such as bocce ball and tennis courts on the third story adjacent Building 1-a and a spa on the second floor of Building 2, are oriented toward the interior of the project site and are unlikely to have adverse impacts on neighboring properties. The applicant should discuss any sound dampening to be installed on the west and south sides of the tennis courts, to mitigate noise to residential property.*

All parking needed to support the proposed uses is interior to parking garages, and appears to be well screened and obscured to prevent headlights from disturbing neighbors. Street parking is oriented toward the project interior and does not spill into surrounding neighborhoods. The applicant has expressed on multiple occasions that the parking they are required to provide under the Land Development Code exceeds what they would typically find is necessary to park their projects, and Staff expects the street parking to be supplemental for use of the retail, restaurant, and Corey Avenue events.

Under the vested proposal, the restaurant was oriented toward the waterfront and the more frequent deliveries associated with dining uses would have occurred away from residential property. In the subject case, an interior garage loading zone is located on and accessed from the Bay Street side of the southern Buildings 1-a and 1-b complex, which likely serves as both a residential and restaurant loading space. While the applicant stated in September 2025 that they have not identified a restaurant tenant at that time, they should address if they expect any condominium regulations pertaining to loading times for the restaurant use if that loading zone will be shared, as early morning deliveries from large trucks could disturb adjacent residential and lodging properties. The retail space in the center triangle has its own loading space and abuts City Hall, and the commercial space in the northern Building 2 complex is negligible, although a dedicated residential loading zone exists in that building's parking deck as well. Staff does not have concerns pertaining to late night commercial operations or truck or delivery issues deriving specifically from the project's conditional uses.

The applicant has designed the site to effectively orient outside activities away from residential areas. The park remains in the vested location at the Corey Avenue terminus and is buffered from abutting properties by the depth of the project site and the eight-story Building 1-a and 1-b complex. The Building 2 public promenade faces the Corey Causeway bridge. Retail is located interior to the project site and contains no significant outdoor component, with limited space for sidewalk sales. The restaurant abuts the rear of an office building across Bay Street and lacks outdoor space for musicians or any large density of seating that could become a significant disturbance. The 2022 vested approval authorized outdoor music, which the applicant has fully removed from the subject scope. Unless regulations change, the applicant would require a subsequent conditional use permit to provide any form of outdoor music in the future.

Outdoor odors from the project, detectable outside of the project boundaries, are likely to arise from cooking exhaust and exhaust from idling trucks along the Bay Street side if used for restaurant deliveries. Orienting exhausts interior to the project site and utilizing scent scrubbers can help to reduce impact on neighbors.

Building 1-a will contain walkout decks for residential units on its south side, which face toward the residential neighborhood to the south. The abutting Clay House apartments and neighboring multifamily inns and apartments to the south do not contain rooftop facilities, but do contain exterior access decks with unit windows oriented toward the subject project. The walkout decks are individual, private decks and are not expected to be heavily utilized, and are not convertible for use for commercial activities, which mitigates any privacy issues they could pose.

Project safety will depend partially on lighting, which will be addressed at the site plan stage. The applicant's narrative states the project will support an 18-hour downtown, which indicates that the restaurant and/or retail use may be expected to operate until late hours.

The public walkway easement along the rear of Building 2, facing the Causeway, appears to lack any access to the building's interior. The applicant should address whether their projects generally have grounds security should issues in this area arise. The rear promenade of the Buildings 1-a and 1-b complex are private for the use of residents only, and not accessible by the public.

(3) **Whether the transportation system is capable of adequately supporting the proposed use in addition to the existing uses in the area. Evaluation factors include street capacity and level of service, access to arterials, transit availability, on-street parking impacts, if any, site access requirements, neighborhood impacts, and pedestrian safety;**

The transportation system is capable of adequately supporting the proposed use according to the applicant's traffic study, which was found by the City's traffic consultant to follow industry standard procedures for projecting traffic and analyzing impacts. The development is estimated to produce 82 peak hour trips when accounting for internal capture and pass-by capture. This is a significant reduction compared with the original project. Local segments, and turn analyses, show adequate capacity for the project's traffic when accounting for Tradewinds (Phase I) and Sirata Resort expected project traffic. Adequate capacity would still exist even if no pass-by or internal capture was accounted for from the subject project.

Approval of the conditional use permit associated with this project does not reserve traffic concurrency. The applicant is still responsible for submitting the study for an analysis at the site plan stage, which will be assessed against conditions at that time. The applicant has submitted a traffic impact analysis at the request of Staff, due to local concerns regarding the impacts of large new development projects.

A pull-off area exists in the roundabout for multimodal transit options such as Freebee. The City may wish to consider curbing or other variation in the roundabout pavement to have dedicated drop-off or pickup spots where appropriate. The applicant and owner have not expressed interest in enabling water transit options at this time, such as use of the center kayak launch for small-scale water taxis.

The site is becoming pedestrian friendly, with multiple options for accessing the waterfront park for residents and visitors traveling down Corey Avenue, Corey Causeway, and Bay Street by foot. While visibility will need to be assessed at the site plan stage, particularly around landscaping islands adjacent parking garage exits, the development provides a significant improvement compared with

existing conditions and the consolidation of the property into one project site has substantially cut down on the number of driveways serving as potential vehicle and pedestrian conflict points.

(4) **Whether the minimum off-street parking area required and the amount of space needed for the loading and unloading of trucks, if applicable, will be provided and will function properly and safely;** *The applicant provides a loading space within each of the two building complexes and within the retail building. While the retail and northern Building 2 spaces are accessible only through the interior of the project site, the Bay Street loading space will be accessible through a right-turn from Corey Avenue. The applicant should address whether large trucks are expected to frequently use this space for deliveries, as it could impede traffic along Bay Street.*

(5) **Whether generally, the public health, safety and welfare will be preserved, and any reasonable conditions necessary for such preservation have been made;** *Staff finds that the elements subject to the conditional use permit criteria, especially the reduced unit count, are unlikely to have significant adverse effects on the surrounding neighborhood compared to an as-right project with the same use mix but 25 fewer residential units. The dock request is less optimal from a public use perspective but will slightly cut down on the number of transient slips compared with the prior development, which may in turn reduce overall boat traffic. The applicant has indicated that the remaining 35 wet slips will be reserved for residents only.*

Conditions are proposed to ease in maintenance burden on the City resulting from improvements made within the public park, ensure high quality landscaping in line with the greater of that shown in the landscaping plan and renderings, and retain conditions of the 2022 project, which will be divested if this approval is granted.

(6) **Whether the applicant has demonstrated the financial and technical capacity to complete any improvements and mitigation necessitated by the development as proposed and has made adequate legal provision to guarantee the provision such improvements and mitigation;** *The applicant is an affiliate of Kolter Group which has developed and is actively developing projects of significantly greater scale and of large site area in other areas of the west coast of Florida. The applicant provided a letter of financial assurance from Wells Fargo indicating they have previously borrowed and repaid over $600 million, with a subject project cost of $208.5 million per the green reuse application narrative. The applicant has remediated contamination in the soil and groundwater of the site, and will continue monitoring activities as directed by the Florida Department of Environmental Protection.*

(7) **Whether the proposed use complies with all additional standards imposed on it by the particular provision of these regulations authorizing such use and by all other applicable requirements of the regulations of the City of St. Pete Beach.** *The development is a permittable use in the subject zoning, and the applicant seeks only a higher density of a permittable use mix, along with reestablishment of the conditional use permit for the 39 wet slips in a similar but scaled-back configuration to the one proposed in 2022. The developer will be responsible for compliance with all concurrency, fire, and building codes at time of permitting. At the September 2025 Technical Review Committee re-review of this project, the building official had no concerns on the site plan layout, and the fire marshal asked for alternative to the grasspave material in the park approach that will be used for truck pull-off, but indicated other comments could be addressed at the site plan stage.*

The applicant successfully held a code-compliant community meeting in February 2025. A subsequent meeting is not necessary as of the drafting of this report.

Sec. 4.12. - Criteria for review of conditional use applications.

(a) Conditional use applications within the community redevelopment district shall be evaluated upon the extent to which the applicant can demonstrate that the following issues are addressed in a manner consistent with the policies established in the community redevelopment plan for the district and that no unreasonable or disproportionately negative impacts are imposed upon adjacent or nearby properties:

(1) Utility infrastructure, including sanitary sewer, reclaimed water, potable water, electric and natural gas services, and data transmission and telecommunications services;

The City's Public Services Director has accepted sewer impact estimates and found there to be sufficient downstream capacity for the project. Upstream impacts will be assessed at the site plan stage. The owner has indicated intent to pursue Florida Green Building Coalition certification for the commercial and high-rise components of this project, which awards points for high efficiency water closets and other fixtures that reduce impact on the City's sewer system. The applicant should indicate if they have assessed whether they will pursue points for those efficient fixtures.

Reclaimed water is available in the area and preferable for use for landscaping irrigation where viable.

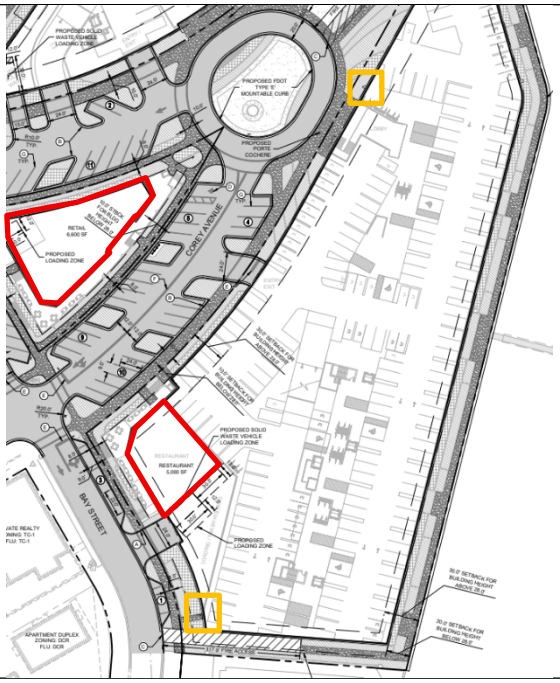
Potable water service is provided by Pinellas County. Potable water is one of the facilities the City will verify meets County level of service standards at time of site plan issuance. The applicant's engineer formerly made application to Pinellas County for water service for the vested 2022 project, and can supply testimony as to whether the subject project is expected to exceed the daily and peak demand of that project. Florida Green Building Coalition also awards points for low flow toilets, faucets, and shower heads based on the certification type, which the applicant can pursue in their certification request.

Reclaimed water is available in the area. Electric service and telecommunications are available at the subject site.

(2) Transportation infrastructure, including ingress and egress from public rights-of-way, traffic control devices and signalization, internal vehicle circulation of the site, design and function of parking areas, loading and unloading areas, pedestrian transit infrastructure and amenities, and public sidewalks and roadways;

This criteria has been answered elsewhere in this report, but Staff generally finds the development to create a safer condition for both pedestrians and motor vehicles, with bicyclists eligible to access the site and amenities along the roadways but no separate, protected bike lanes or trails provided. However, with only one entry point, the southern Buildings 1-a and 1-b parking garage is somewhat cavernous. Wayfinding signage may be appropriate within this garage as there is no loop around for vehicles that travel in either direction on entry, requiring that vehicles make multi-point turns when reaching a dead end. Additionally, the interior of the garages do not have logical access points to the outside of the building as shown on the site plan except for a single door at the far north side of the garage, adjacent to the park. Other exit points require walking through the drive lane to the sidewalk, or exiting the Bay Street side and passing the loading zone to reach the restaurant. The applicant should redesign the interior to provide a more direct access from this garage to the restaurant and retail spaces, as they are the most direct parking spaces (other than the new public spaces along Corey Avenue) to those uses.

The applicant should also address how parking within the garages will be secured. While Staff agrees that the property is effectively parked for the mix of uses proposed, during events like the Corey Market or other occasional events where all or part of the center street parking is closed, there may be resident or visitor demand to park in the garages, and spaces should be clearly marked to differentiate between reserved resident and customer spots.

	Pedestrian parking garage exits (orange) are located a significant distance from the retail and restaurant buildings (red) in the southern building complex. While many visitors will likely park in the new adjacent public spaces on Corey Avenue and Circle to access these uses, during busy events the spaces reserved for commercial interior of the garage will likely need to be used. A more direct egress should be added, with those spaces closest to the commercial frontage reserved for the public.

(3) Hydrological features and storm water management infrastructure;

St. Pete Beach requires on-site stormwater attenuation adequate to handle a 25-year, 24-hour event. According to the applicant, state and federal requirements will exceed local standards in terms of attenuation. The project is adjacent to a tidally-influenced waterway and is eligible to treat stormwater onsite and release, which if properly designed will reduce impact on City stormwater systems and right-of-way. The applicant will be responsible for demonstrating the design of the treatment and detention facility will meet requirements at time of site plan permitting if this use is approved.

(4) Aesthetic and architectural features of the development, including site layout, physical dimensions of structures such as height and massing, design and appearance of building facades, exterior building materials, advertising and directional signage and the provision and maintenance of Gulf and Bay views and vistas;

The development is architecturally consistent across the three major buildings and appropriate height and massing at the pedestrian scale interior to the development, although as noted in prior responses the northern Building 2 will be located roughly sixty feet from the interior lane of the Corey Causeway, and extend approximately seven stories above the bridge elevation at that location. The building may appear somewhat dominating at that distance, although the jog of the building along the seawall and away from the bridge will mitigate that to a significant degree. The City lacks daylight plane requirements other than those baked in to zoning stepback requirements, and the building's tiers will comply with required setbacks, but this does potentially impact the project's overall massing.

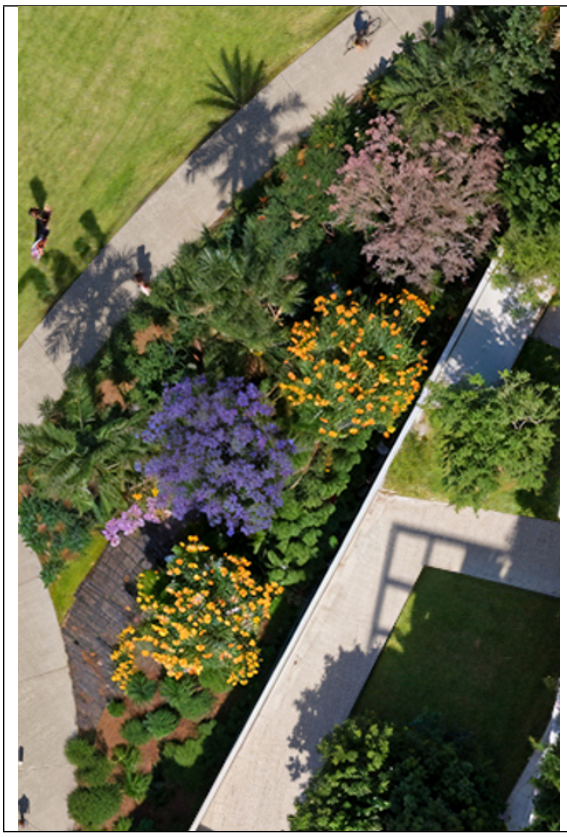
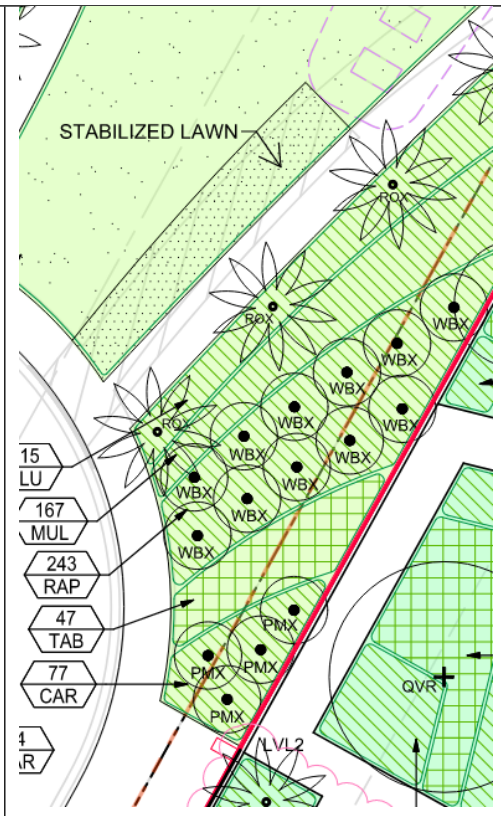
Exterior building materials appear to be high quality. Large panes of glass, particularly on the commercial spaces, are inviting and present a storefront character. The buildings are finished with metal accents, and stonework on the wall of the restaurant facing the western side of Corey Avenue.

Outside advertising appears to be minimal per renderings, but the applicant has not provided a full sign package. The applicant has discussed with Staff constructing a temporary leasing building adjacent City Hall at a vacant parcel. It is expected the retail spaces will have individual signage on the parapet or above the storefront depending on the unit subdivision, and renderings show the stonework wall and seating landing with appropriately-scaled signage at the restaurant. The applicant should address whether they expect to have any freestanding signage in their project, other than the noncommercial art piece proposed for the roundabout greenspace.

Bay vistas are preserved from the street-end park. The applicant is providing a public walkway along the northern side of Building 2, and a private walkway along the southern side of Buildings 1-a and 1-b. While the Building 2 view is less appealing visually, as it faces the Causeway bridge, it is well landscaped.

(5) Site landscaping, open space provision and impervious surface limitations;

The site is well landscaped, and the applicant is providing at their own cost the improvements associated with a new street-end park. The park is interrupted from the greenspace plaza in the roundabout, unlike the original design which retained the existing street curve for turnarounds. Additionally, it appears that the landscaping plan and the renderings show differences in foliage, such as the inclusion of large flowering trees adjacent the building at the street side of the park in renderings which do not appear on the landscaping plan.

		Large flowering trees, potentially trumpet or jacaranda, are shown adjacent the building in renderings but not on the landscaping plan. The developer should provide for the denser of the two options at site plan, and provide accent plantings where viable along the private side of the development.

The property is shown to comply with impervious surface limitations, but it appears that is accomplished through permeable areas located on the roofs of buildings rather than having true open space on the site for percolation. The applicant should address this through their testimony.

(6) Operational and functional requirements of facilities, including hours of operation, provision of required services or amenities, lighting requirements, noise abatement requirements, residency limitations and facilities maintenance;

Most project amenities are private. The City does not explicitly require any particular amenities for multifamily residential use. Rooftop tennis and bocce courts, pools, and spas, will be available to residents and their guests. Publicly-accessible spaces include the restaurant, retail spaces, park, and any allocated interior garage space for parking. Restaurant and retail tenants have not been identified at this time, but the space for extension of either of these uses outside of the building is extremely limited, as the restaurant seating deck accommodates only a handful of tables and chairs, and the retail has no significant outdoor space. The public promenade to the north is not oriented toward any private use and the southern walkway is reserved for residents.

The applicant will be installing pedestrian-scale lighting fixtures at the frontage of the property as required by the Land Development Code, and is recommended to install similar fixtures along the promenade walkway detour from the Causeway.

In speaking with the applicant, they expect that residential rental restrictions will be more restrictive than the minimum one month required by St. Pete Beach. No portion of the use will operate as a short-term rental, which will be enforced by both the City and the condominium association.

As noted in other responses, Staff asks for applicant testimony on expected delivery times for the restaurant, if using the loading space accessible from Bay Street, and any mitigation for the rooftop active uses to reduce noise impacts on surrounding residential uses.

(7) Fire suppression and facility security;

As of the September 10 Technical Review Committee re-review of this project, the fire marshal found the project provided sufficient detail to address remaining concerns at the site plan stage. Fire suppression and security will be addressed during permitting. Per the City's Fire Marshal, the mandatory fire access at the southern side of the park will need to be a hardscape if the applicant is not responsible for maintaining the proposed grass paver access.

(8) Emergency management and hurricane evacuation provisions;

The residential tiers will be significantly elevated above the required flood elevation, with the restaurant and retail floors elevated to the required design flood elevation. The applicant is working through a map revision to remove the project from the coastal high hazard zone, which will remove some of the elevated building and commercial floodproofing requirements.

As a residential development, the project will be subject to the same evacuation requirements as any other residential project.

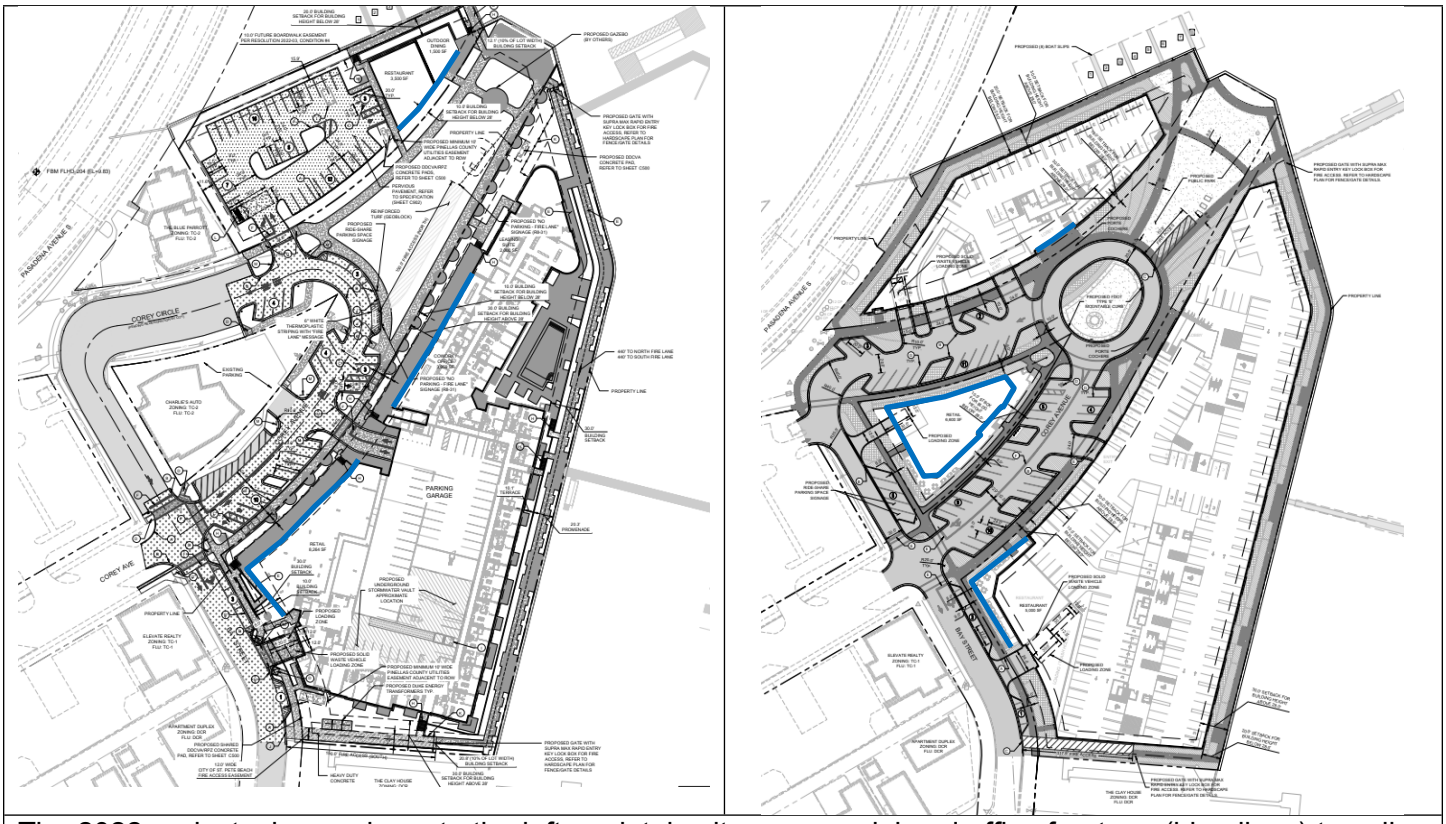
LAND DEVELOPMENT CODE SEC. 4.12.(d) – DENSITY POOL CRITERIA

Staff finds the applicant provides the following proposed public benefits as recommended:

(1) Public multimodal improvements: The applicant will provide 53 public parking spaces and landscaping islands around the interior of the project. This right-of-way currently exists but has not recently been resurfaced or striped.
(2) Public amenities: The applicant will provide the improvements associated with a new public park.
(3) Transient boat slips: The applicant will provide four boat slips eligible for use by the public, a reduction of eight slips in the 2022 vested approval.
(4) Seawall improvement: The applicant will be repairing the approximately 100-foot portion of public seawall at their own expense. The applicant should provide testimony as to whether this is a required improvement as a known of expected condition of their Conditional Letter of Map Revision, and whether there are any known upland benefits to properties in the vicinity, such as removing them from the Coastal A zone.
(5) Undergrounding: The applicant has agreed to underground utility lines along the frontage of their project. While this is of aesthetic benefit to the applicant, undergrounding of lines does provide resiliency benefits to surrounding properties when they are tied into the same lines.
(6) Additional landscaping: The landscaping shown in the plan and rendering exceeds minimum code criteria for density, and meets or exceeds requirements for planting height and caliper. Landscaping is more than 50% Florida friendly and is majority species recommended by the City's Land Development Code.

This subsection also addresses general allocation guidance for the density pool units, finding they should be considered in the context of the local and citywide impact, and the degree to which they advance the goals, objectives, and policies of the Comprehensive Plan.

The Corey Circle land use category encourages one or two comprehensive mixed-use projects that will serve as an anchor for the district and a catalyst for revitalization of the Corey Avenue area. The subject development provides a similar square footage of commercial space compared with the previous development, but the span of which is concentrated much more heavily to the western side of the project, with the park beset by almost entirely private spaces excepting the walking path along the rear of Building 2.



The 2022 project, shown above to the left, maintains its commercial and office frontage (blue lines) traveling east toward the park, with retail continuing to the garage entrance and co-work space beyond in the southern building. A freestanding restaurant was proposed to the northeast side, on the park. The current project relegates the commercial space to the western side, which may be better for customer attraction, but provides for limited activation of the public park space.

To the extent the City seeks to allocate units from the density pool to promote higher-quality projects that initiate cascading effects on local redevelopment, allocating that density in its downtown is likely a good choice. Downtowns often benefit from higher density, both in terms of incentivizing infill where resources already exist and do not need to be duplicated, and to connect new residents to "15-minute destinations".[11] [12] While the City lacks a downtown grocery store, it does contain a large number of locals-supported businesses that benefit from local support[13]. Having a local residential base that routinely visits and supports downtown is a component of the catalytic impact of a new mixed-use project.

The City does not differentiate between residential types of ownership from a zoning or land use perspective, but the 2022 vested development was held out to be apartments, and the current proposal luxury condominiums. St. Pete Beach has a much lower homestead rate for residential condominiums compared with single-family residences, at 30.5% compared to 62.5%. Apartments, meanwhile, have a nearly 95% occupancy rate nation-wide, reflecting the economic incentive to keep apartments rented as opposed to individually-owned luxury

[11] American Planning Association Board of Directors. (2012, April 14). APA Policy Guide on Smart Growth. https://www.planning.org/policy/guides/adopted/smartgrowth.htm.
[12] Langdon, P. (2023, April 17). When is density good, and when is it harmful to cities? *Public Square A CNU Journal.* https://www.cnu.org/publicsquare/2023/04/17/when-density-good-and-when-it-harmful-cities.
[13] Florida Division of Historic Resources. (n.d.). Florida Main Street. https://dos.fl.gov/historical/preservation/florida-main-street/.

condos or residences that can serve as, frequently, a vacation residence for their owners.[14] [15] The applicant stated they routinely see occupancy rates of 50% or greater in their other projects, and stated in their narrative that the City's lower occupancy may be tied to aging housing stock. Year-round occupancy of 50% within this condo development would be significantly higher than the City average as estimated through the homestead rate.

Lower year-round occupancy supports certain current City priorities, like lower sewer and water impact outside of peak seasons, and less traffic impact. Research suggests homeownership also increases longevity in a neighborhood, and may include civic and community engagement benefits.[16] However, long-term, having high occupancy rates to support the "18 hour downtown" advanced by the applicant is important, especially if the purpose of the future land use district is to be fully realized. In that sense, Staff finds a major basis for support of the current project is to free up 125 of the vested 150 units allocated to the project approved in 2022, to support City Commission priorities elsewhere in the City where needs can be met.

SUMMARY OF STAFF FINDINGS

Staff finds the project is generally supported by the Goals, Objectives, and Policies of the St. Pete Beach Comprehensive Plan, despite being less aligned than the vested project with the more visionary considerations that promote higher-intensity mixed-use development in the City's downtown, such as Policy 2 of the Downtown Redevelopment District. Where the project introduces components that could result in adverse effects that exceed a base, by-right mixed-use development, the applicant either already addresses those concerns, or it would be viable to address those concerns through conditions. This version of the project also addresses many of the recurring concerns that have been conveyed by residents, chief being sewer and traffic impact. The current version of the Corey Landings project is estimated to produce a similar sewer impact as the vested project despite containing additional land area and eliminating a restaurant and auto body which were not factored into the original project's calculations, and is estimated to have a substantially lower traffic impact. The architecture and landscaping designs for the project are high quality, the project substantially improves walkability interior to the project site, and this version of the project provides a greater value and range of public benefits than the 2022 version. It is also estimated to produce a substantially higher ad valorem tax base to the City than the vested apartment project while freeing up five-sixths of the units allocated in 2022, which can be used by the City to incentivize redevelopment elsewhere within the City's mixed-use land use areas.

However, Staff finds that the project is less in line with the Corey Avenue Vision Plan and the overall intent of this district, specifically pertaining to the City Commission's consideration of the density pool allocation, compared with the vested apartment development. The commercial uses on the site are less integrated with the public park, the contiguous park space has been bifurcated by a traffic roundabout, and the project contains condominiums, which typically have a lower occupancy rate than apartments. This version of the project provides four fewer public dock slips to support its commercial uses, which is less favorable to the public than the prior version. It also contains less commercial square footage despite being built across substantially more land area. The applicant does provide additional benefits that were not provided in the 2022 vested version, including additional public parking spots and the northern Corey Causeway detour promenade, which do support that vision. The City Commission may also find this project more favorable due to the expected reduced infrastructure impact and the reallocation of five-sixths of the site's vested density pool units to the residential density pool, which could assist with promoting high-quality development elsewhere. However, Staff finds this development will likely produce less public activity overall than the prior project version, which may have more effectively "infuse[d] Corey Avenue with life outside of business hours" **(2015 Corey Avenue Vision Plan)**, and provides for less of the "retail, commercial, office and entertainment uses at street level that support a live, shop, work and play environment in the Corey downtown area" **(Downtown Redevelopment District Objective 1.4)**.

Staff finds the following project components support the Comprehensive Plan and Vision Plan:

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[14] CRE Daily Staff and Lung, Han. (2025, January 29). Apartment occupancy levels are back to historic norm. *CRE Daily.* https://www.credaily.com/briefs/apartment-occupancy-levels-are-back-to-historic-norm/

[15] Olya, Gabrielle. (2024, April 19). Many wealthy people own second homes – why you should too. *Yahoo!Finance.* https://finance.yahoo.com/news/two-thirds-wealthy-americans-now-150051439.html.

[16] Wielga, C. (2025, February 18). *Community involvement of renters.* MOST Policy Initiative. https://mostpolicyinitiative.org/science-note/community-involvement-of-renters/.

1) The development will clean up the vacant eastern side of Corey Avenue and produce architecturally high-quality buildings that have both streetscape and contextual relationships, increasing greenspace and providing uses that are sought in this land use category. Buildings will be floodplain compliant and compliant with modern building and fire codes, and the applicant is proposing a floodplain map revision, which if approved and undertaken will have additional positive resiliency aspects. Creating a safer environment and attractive entrance to the City is supported by the Purpose and Intent of the TC-2 Corey Circle Land Use District. **(TC-2 Corey Circle Purpose and Intent; Redevelopment Incentives & Deterrents (partial); TC-2 Corey Circle Policies 1, 2, and 5)**
2) The development substantially reduces the number of new vehicle trips that will be generated from the eastern side of Corey Avenue compared with the vested development, and for which a higher rate of trips could be generated from a by-right mix of uses. Expected traffic generation from 25 additional residential units is relatively minor in comparison to additional commercial uses that could be provided by-right, such as additional restaurants. The subject development is estimated to generate only 82 trips at evening peak hour, when factoring out pass-by and internal capture. **(Transportation Element Goal 1, Objectives 1.1., 1.4, & 1.5)**
3) The development maintains the expected sewer impact of the vested development when using Florida Administrative Code estimates, despite comprising additional land area and eliminating a restaurant use that was formerly on the northern portion of the project site. When adding in the now-demolished restaurant and auto body parcels, the applicant estimates a 12% reduction in sewer impact (approximately 6,800 gallons per day) compared with the vested approval. Additionally, from an occupancy standpoint, the applicant has held out 50% occupancy as a likely rate for this project, where the homestead rate for residential condominiums City-wide is around 30%. Apartment occupancy, as a business venture, is often sought to fall in the range of 90-95%. While peak season usage may be similar, lower occupancy may result in lower average infrastructure impact. Sewer capacity has been a recurring concern expressed for both this project and new development in general. **(Infrastructure Element Goal 1, Objective 1.1, Policy 1.1.3; Land Development Code Sec. 39.18.(b)(7)(ii)).**
4) The applicant provides additional public parking in the right-of-way in this project compared with the prior development, and is overall more integrated from a streetscape perspective. Numerous comments made at the community meeting requested additional public parking. While the current project area's public frontage contains roughly ten defined public spaces along Corey Circle and Avenue, and adequate frontage for 30 or more spaces, the pavement condition is variable, overgrown in spots, and once-striped spaces are poorly defined. New spaces will be well defined and integrated with other streetscape improvements like landscaping islands. Additionally, the project significantly reduces the number of curb cuts that would be necessary to support independent parcel-level redevelopment, and creates a more integrated pedestrian-focused frontage environment as a result. **(Future Land Use Element Special Planning Area-1 Goal 2, Objective 2.2., Policies 2.2.1, 2.2.2, 2.2.5; Downtown Redevelopment District Policies 3, 4, 8, & 10).**
5) The project provides additional publicly-accessible green space compared with existing conditions, such as the promenade around the rear of the northern Building 2 as an easement and at the street-end park. While Staff finds the park to be less well-integrated than the vested approval due to the presence of the roundabout plaza, which reduces contiguous greenspace from 0.7 to 0.45 acres, the walkability and total landscaping of the eastern side of Corey Avenue is a significant improvement compared to existing conditions. This applicant also provides amenities in this project that would be unlikely from a series of standalone commercial developments. The landscaping appears to be of exceptional quality from renderings, and with a few exceptions the applicant has effectively laid out the landscaping such that the plants with higher maintenance commitments are on private land and thus the condominium association's responsibility to maintain. **(Future Land Use Element Goal 2, Objective 2.2, Policy 2.2.3 & Town Center Corey Circle District Policy 5; Recreation and Open Space Element Goal 1, Objective 1.5)**
6) The project will return five-sixths of the vested development's units to the residential density pool, which due to concurrent states of emergency active since 2022, and additional state development tolling provisions, has provided the Owner at least through the end of the decade to hold those units as a development right. Given widespread damage City-wide, and renewed interest from the City Commission on reevaluating the western side of Corey Avenue which has not seen success in property consolidation as the eastern side has, these units could be valuable to support significant revitalization elsewhere in the

City. **(Future Land Use Element Goals, Objectives and Policies for the Downtown Redevelopment District, Goal 1, Objective 1.9).**

7) The development will significantly shore up the City's ad valorem tax base, at nearly $1 million per year according to the applicant's estimate which appears in line with the known value of other, similar projects the developer has undertaken in other west coast jurisdictions. This is estimated by the applicant to be over four times the ad valorem taxes that would have been produced by the higher-density 2022 project. While the project produces additional applicant-developed improvements that will become the City's responsibility to maintain, particularly the roadway improvements, public parking spaces and park landscaping, conditions can be applied that allows the City to value-engineer these improvements if the applicant is unwilling to enter into a long-term maintenance agreement. The City will also collect limited, one-time impact fees that can be used for capital improvements **(Infrastructure Element Goal 1; Capital Improvements Element Goal 1, Objective 1.3, Policy 1.3.1, & 1.3.2).**

Staff finds the following project components as not adverse to the Comprehensive Plan, but are not fully supportive, either independent of or in comparison with the vested development:

1) The subject project is less integrated from a public use perspective than the vested project, lacking the liner retail in the southern building that extended up to and (with co-work space) into the park's southern face, and the waterfront restaurant that provided activation of space on the north side of the park adjacent the public-use docks. In the subject project, with the exception of a small unprogrammed commercial space in the mezzanine of the northern building's lobby, the commercial space is almost entirely relegated to the western side of the project, leaving the park bounded by parking garages and a public easement walkway around the rear of the northern Building 2. Additionally, there are four fewer public slips proposed as public benefits than provided in the prior project. **(Future Land Use Element Downtown Redevelopment District Policy 2 & Goals, Objectives and Policies for the Downtown Redevelopment District Objective 1.4).**
2) While the community has expressed concerns with density, having an active and occupied residential base near downtown is valuable to support existing local businesses, provide support for businesses included in the subject development, and generally contribute to the vibrancy and vitality of an active downtown. The applicant states they expect occupancy of the condo units to be greater than 50%, which is substantially better than for the estimated typical residential condo development in St. Pete Beach, which have average homesteading rates around 30%. However, it is far from the 95% average apartment occupancy that could be expected as a goal from the vested development's use. Furthermore, while the vested development provided no commitment to any affordable housing, the unit size and density could potentially support more median income-focused workforce housing than the subject development, which will be luxury individually-owned condominiums. The City Commission should weigh the more visionary aspects of the Comprehensive Plan and Corey Avenue Vision Study against some of the more evident issues that the 2024 hurricanes unearthed or were considered issues prior, such as the subject project's positive and significant reduction in traffic impact, when considering reallocation from the density pool **(Future Land Use Element, Town Center Corey Circle District Purpose and Intent; Redevelopment Incentives & Deterrents (partial) & Goals, Objectives and Policies for the Downtown Redevelopment District Objective 1.2).**
3) Staff finds there are numerous minor project components that should be addressed by the applicant through testimony or modifications at the site plan stage, including the following:
    a. Noise mitigation of the rooftop active uses from abutting residential **(Future Land Use Element Goal 1, part b.)**;
    b. More direct pedestrian access from the parking garages to the retail and restaurant uses **(Future Land Use Element Goals, Objectives and Policies for Special Planning Area 1, Goal 1, Objective 1.1, Policy 1.1.4)**;
    c. Commitment to use of low-flow fixtures to further reduce sewer impact **(Future Land Use Element Goal 2, Objective 2.2, Policy 2.2.2)**;
    d. Use of living art or other visual improvements to improve the pedestrian experience in accessing the site along the northern walkway **(Future Land Use Element Goal 2, Objective 2.3, Policy 2.3.3.).**

The applicant proposes approximately $3 million in direct public benefits, above and beyond the basic development requirements such as frontage landscaping and sidewalks, and exclusive of direct and obvious benefits such as ad valorem tax revenue. These optional public benefit numbers are generally in line with the numbers verified by City Staff. Should the City Commission seek to obtain a greater range of benefits in exchange for the requested 25 density pool units, due to the proportionality of the request, concerns pertaining to quality land management, or to promote additional catalytic project impact, the City Commission may wish to consider the following:

1) Street calming improvements to reduce traffic impact on Bay Street-adjacent residences for residents traveling south to access Gulf Boulevard **(Transportation Element Goal 1)**;
2) Requesting the applicant allow use of the center dock for public water taxi dropoff or pickup, to support project multimodal transportation **(Future Land Use Element, Downtown Redevelopment District Objective 1.10)**;
3) Longer landscaping or streetscape maintenance commitments, if deemed necessary **(Recreation and Open Space Element Objective 1.2)**;
4) Commitments to use of low-flow fixtures or other water-saving improvements within the project's development **(Future Land Use Element, SPA-1 Goal 1)**.

REQUEST FOR APPLICANT TESTIMONY

Staff requests the following testimony from the applicant:

1) A commitment to ensure that the project, at time of site plan submittal, will meet all of the architectural requirements for the Downtown Redevelopment District, including requirements for window and architectural features and/or treatment at the garage level in the project's interior, adequate design treatment along all other facades of the development, and any other requirements that are not inherently met due to the lack of liner commercial promoted by the Comprehensive Plan and Land Development Code.
2) Any commitment that can be made to the use of low-flow fixtures or other indoor water conservation techniques to further reduce the project's sewer impact.
3) Expected timing for restaurant deliveries, and whether what is presumed to be a shared-use delivery zone with the southern residential development will be regulated to prevent conflicts and truck obstructions on Bay Street or interior to the project.
4) Proposed location of restaurant exhausts, or any scrubbers to be employed, to mitigate impact on abutting residences.
5) Whether the letter of map revision being pursued would have any upland benefits to properties, including City Hall, if known.
6) Any sound mitigation employed to buffer the southern building's rooftop active recreational uses from the nearby residential developments.
7) Whether project permeability requirements are addressed through rooftop landscaping features, and whether such features drain directly to the underground storage vaults.
8) Whether the project is anticipated to result in a potable water usage reduction compared with the vested development.
9) Viability of using water collected in rooftop planters or treated water for site irrigation.
10) Whether dock improvements require removal or modification of any existing mangroves.

STAFF RECOMMENDED CONDITIONS

Should the City Commission find support for the project and allocation of the requested twenty-five (25) residential units from the residential density pool, and continued support for the requested thirty-nine (39) commercial dock slips, Staff recommends at least the following conditions to mitigate potential project impacts and protect the public health, safety and welfare:

Density Contingency Conditions

1) Approval of the residential unit count of the subject development requested herein is contingent upon the passage of companion Ordinance 2025-20. Should Ordinance 2025-20 be reduced in unit count, the applicant shall be required to reduce the number of residential units contained within the project to be consistent with the units awarded. Should Ordinance 2025-20 be denied, any component of this approval pertaining to density greater than 24 residential units per buildable acre as a permitted right for this project site shall be considered null and void. This shall not be construed to conflict with any vested right the applicant has to development on the project site, except as found in the following condition.

2) Should Resolution 2025-23 and companion Ordinance 2025-20 be approved by the City Commission, all bonus units awarded to the subject property under Ordinance 2022-03 shall be considered divested and return to the Special Planning Area 1 General Residential Unit "RU" Density Pool Reserve (hereinafter referred to as "residential density pool") immediately upon non-appealable approval of both Resolution 2025-23 and Ordinance 2025-20. Such non-appealable approval shall also extinguish the conditional use development rights awarded to the subject property under Resolution 2022-03.

3) Density units allocated to this project under companion Ordinance 2025-20 shall revert to the residential density pool should a building permit not be obtained within one (1) year of the date of the passage of companion Ordinance 2025-20, or should "continual construction" as defined in Division 2 of the Land Development Code cease, unless extended by resolution of the City Commission.

Public Benefit and Project Development Requirements

4) The following benefits are recognized as minimum development requirements of the project, as necessitated by the Comprehensive Plan and Land Development Code. These benefits shall be demonstrated through the site plan submittal and/or building permit documents as relevant, and shall be completed and operational no later than the timeframes specified in condition 6).

    a. Sidewalks of at least six feet in usable width adjacent the project site within the frontage right-of-way, or the width shown on the conceptual site plan, whichever is greater, pursuant to Land Development Code Section 39.10. Public easements shall be provided for the portions of the sidewalk(s) that encroach onto private property when deemed necessary by the City Attorney, who shall also approve the easement to form and contents prior to execution (LDC Sec. 39.10).

    b. Undergrounding of all utilities on the project site (Downtown Redevelopment District Policy 5).

    c. Two frontage amenities every 200 feet of project frontage on a public right-of-way, and pedestrian-scale lighting every 30 feet of project frontage along a pedestrian frontage pathway or sidewalk, installed on the applicant's property. (LDC Sec. 39.10).

5) The following benefits are held out by the applicant as additional, voluntary public benefits associated with the density pool allocation request for this project approved through Ordinance 2025-20. These benefits shall be demonstrated through the site plan submittal and/or building permit documents as relevant, and shall be completed and operational no later than the timeframes specified in condition 6).

    a. Undergrounding of all overhead utilities within the public rights-of-way adjacent to the project site, and any further incidental undergrounding necessitated by the utility company in association with that undergrounding, the cost of which shall be solely borne by the applicant;

    b. Provision of a public promenade connecting the Corey Causeway pedestrian pathway detour with the park along the northern side of Building 2, of at least six feet in walkable width along its full length independent of any minor encroachments necessary to accommodate lighting or other ancillary pedestrian features. A public easement for this promenade shall be provided to the City as deemed necessary by the City Attorney, who shall also approve the easement to form and contents prior to execution.

    c. Grading, filling, installation, and any other improvements necessary to provide for a public park and center roundabout plaza with landscaping as depicted on the conceptual site plan, landscaping plan, and project renderings, including installation of landscaping material of at least the quality, quantity, and locations shown, and installation of pathways, irrigation, uplighting, and other supplemental features depicted and/or rendered.

    d. Construction of a seawall along the entire project perimeter to a height of at least 5.0 feet NAVD 88, the height necessitated by the applicant's Conditional Letter of Map Revision, or the voluntary

height pursued by the applicant, whichever is higher, including the approximately 105-foot portion that remains a public seawall at the terminus of Corey Avenue. All costs associated with such construction shall be borne by the applicant.

e. Grading, surfacing, installation of landscaping islands and associated irrigation and uplighting, striping, installation of stop signs, and other improvements necessary to implement the public street and adjacent right-of-way improvements depicted on the conceptual site plan, landscaping plan, and project renderings, along with those directed by the City's transportation engineering consultant, to include those improvements necessary east of the vehicular entrance of City Hall within the public right-of-way of Corey Avenue.

6) Prior to or in tandem with issuance of a certificate of occupancy for the first of any of the three residential towers within the subject project scope, the applicant shall complete the following improvements. For the purpose of this condition, where specified, "project site" shall include the four parcels that comprise the Building 2 site when that residential tower is the first is to be sought for certificate of occupancy, and the three parcels that comprise the Buildings 1-a or 1-b project site when either of those residential towers is the first to be sought for certificate of occupancy.

a. All public street and right-of-way improvements within and adjacent to the project site, as listed in Condition 5)e.

b. All public park improvements listed in Condition 5)c.

c. Undergrounding of overhead utilities within and adjacent the tower's project site, as stated in Condition 5)a;

d. Sidewalk improvements, and installation of frontage amenities, within and adjacent to the tower's project site, as listed in Condition 4)a and 4)c.

e. Improvement of the public Corey Avenue street-end seawall as stated in Condition 5)d.

f. Adequate, functional, on-site parking to meet minimum code requirements for the use(s) for which a certificate of occupancy is requested.

g. Certificate of occupancy for the minimum commercial space for the subject building to be considered a mixed-use development as established in the Comprehensive Plan and Land Development Code, such that if no further development occurs on the zoning lot, the project shall be compliant with the development criteria. This shall include certificate of occupancy for the restaurant space adjacent the parking garage in Building 1-a or 1-b, and finishing of the interior commercial space in the lobby mezzanine of Building 2.

h. If Building 2 is the first tower for which a certificate of occupancy is requested, the applicant shall provide the promenade and easement required by Condition 5)b, and the pedestrian features and lighting required per Condition 14), prior to its issuance.

7) Prior to certificate of occupancy for the residential tower of Building 2 and either or both of the towers of Building 1-a and/or 1-b, the applicant shall provide all public benefits listed in Conditions 4) and 5), and any additional public benefits depicted on the conceptual site or landscaping plans not specifically listed, in addition to receiving a certificate of occupancy for all commercial space within the corresponding buildings' project sites.

8) Prior to receiving a certificate of occupancy for either of Building 1-a and/or 1-b, and Building 2, the applicant shall receive a certificate of occupancy for the freestanding center retail building, unless this timeframe is extended in writing by the City Manager.

9) For public improvements proposed in the subject project scope of which the City will assume maintenance, the City Manager reserves the following, which may be further augmented during the site plan review process:

a. Any landscaping improvements located within the public right-of-way may be value engineered at the sole discretion of the City Manager when it is determined that the long-term maintenance or replacement costs will bear an unreasonable expense to the City. This may include, but not be limited to, substitution or relocation of plant or groundcover types, species, or locations. All landscaping installation performed by the applicant shall follow best practices. Landscaping shall

be guaranteed by the applicant as listed in condition 13). All landscaping and associated improvements inclusive but not limited to uplighting, irrigation, and grading shall be approved by the City Manager or designee prior to construction or installation.

b. Any street, parking space, roundabout surface, or associated improvement depicted on the conceptual plan may be value engineered at the sole discretion of the City Manager to surface type or other element when it is determined that the long-term maintenance or replacement cost will bear an unreasonable expense to the City. Notwithstanding the preceding, street and associated improvements shall follow ASTM and AASHTO standards. All street and associated right-of-way improvements shall be approved by the City Manager or designee prior to construction or installation.

c. The portion of seawall constructed at the public street-end shall carry a workmanship warranty of at least 18 months.

10) The applicant will partner with the City in connecting a boardwalk from the promenade adjacent to Building 2 to the City-owned property at 7701 Boca Ciega Drive. The City, if directed by the City Commission or City Manager, shall make application to the appropriate authorities for permitting, grants and will be responsible for the design and construction of the proposed boardwalk. Provided the City is able to permit and fund the boardwalk, the applicant will provide a public access easement to the City to connect the promenade to the public park. The form and contents of the public access boardwalk shall be acceptable to the City Attorney and the applicant. The City shall select the location of the boardwalk along the public promenade.

11) The applicant shall provide for all necessary relocation of existing public utilities in the project area and shall further be required to dedicate all appropriate utility easements. Such required dedications shall be made prior to the issuance of any development permits for the project.

12) The applicant has voluntarily offered additional public benefits for public street, landscaping, and other associated public improvements listed in the document titled 'Kolter – Corey Landing – Community Benefits 9.17.25' and depicted on the conceptual site plan, in order to draw 25 additional, discretionary dwelling units from the Community Redevelopment District General Residential Density Pool Reserve. The cost of these improvements shall not be credited towards, or offset, any impact fees that will be due at permitting.

Landscaping Plan and Pedestrian Amenity Requirements

13) All trees, palms, and other landscaping installed within the public rights-of-way held out as a benefit of this project shall be guaranteed by the applicant or successor to remain established and in good health for the lesser of two years from installation, or until a City-appointed ISA-certified arborist, Florida-licensed landscape architect, or other qualified professional has certified that the tree's root system has become established and verified to remain self-sustaining based on its growth pattern and the presence of surrounding landscaping, hardscapes, and other factors. Any tree that dies, is uprooted, becomes damaged or diseased, or is otherwise affected in such a way that the quality and integrity of the landscaping as depicted in the landscaping plan or project renderings is compromised within this timeframe, shall be restored or replaced within 30 days, unless a longer period is approved by the City Manager. Restoration or replacement shall also be required within 30 days or a longer period approved by the City Manager for any damaged, dead, or otherwise lost irrigation, uplighting, turfgrass, groundcover, shrub, or other landscaping material installed within any public right-of-way as a benefit of this project for the first two years following installation.

14) Within the boundaries of the project site the applicant shall provide at least one pedestrian feature, such as non-commercial art or sculptures, benches, interesting sidewalk paving patterns like seaglass-insets, or other features approved by the City Manager, along the pedestrian promenade from the Corey Causeway pedestrian detour to the public park for at least every 100 linear feet of pathway. No more than two features of the same type may be provided in a span without variation. Additionally, pedestrian-scale lighting fixtures shall be provided at least every 30 feet along the promenade. Maintenance of these features and fixtures shall be the responsibility of the applicant.

15) Within the roundabout plaza the applicant shall provide a non-commercial, weather-resistant art sculpture as depicted in renderings, of similar size, quality and location, with final design to be approved

by the City Manager. Creation and installation shall be the responsibility of the applicant.

Construction, Operational and Design Plan Requirements

16) No deliveries from a commercial vehicle, as defined in the Land Development Code, shall occur from the public right-of-way to any development in the subject project for which a certificate of occupancy has been issued. Deliveries from commercial vehicles must occur within the designated loading spaces provided interior to the project site.

17) The applicant shall submit a construction traffic routing plan at time of site plan application. To the extent viable, all construction traffic shall leave the project site along Corey Avenue, accessing 75th Avenue from Mangrove Street or Boca Ciega Drive, and exit the City without traveling along residential streets. Construction vehicles associated with the subject project shall not traverse residential streets between the hours of 7 PM and 7 AM, unless excepted in writing by the City Manager.

18) All construction materials stored in the vicinity and associated with the development shall be placed within the boundaries of the project site. Use of the right-of-way shall be approved in writing by the City Manager or designee.

19) The Class A and B dock slips approved as a component of this Conditional Use Permit shall be maintained in the same ratio as approved by the City Commission. Any change in function of any slip to a different dock classification, as defined in Division 2 of the Land Development Code, shall require a new conditional use permit. Additions of additional slips or landings, other than those depicted on the concept site plan, shall require a new conditional use permit.

20) Except for any modifications necessary to bring the project into compliance with the architectural and design requirements of the Land Development Code, the project shall be developed as depicted on the conceptual site plan, renderings, and elevations. Exterior materials, finishes, and other improvements shall be the same as depicted in the Conditional Use Permit submittal package, unless an exception or modification is approved by the City Manager. The height of each building and permitted overruns shall not exceed the height depicted in the package elevations, but may be reduced in height administratively to meet Land Development Code requirements or at the discretion of the applicant. Massing and scale of each building as presented through package renderings and elevations shall be generally preserved, as determined by the City Manager. The total residential within-unit gross square footage of the project, as presented through package floor plans, shall not be exceeded. A document detailing exterior façade changes and interior floor area modifications, if any, shall be presented with the site plan and building permit applications. Substantive changes that are contrary to this condition, as determined by the City Manager, shall require this request to return to the City Commission for reconsideration.

Financial Capacity Requirement

21) The positive finding of the KT COREY AVE LLC's demonstrated ability to financially and technically complete the improvements and mitigation necessitated by the development is exclusive within the scope of this approval and is not transferrable by right to another owner or applicant, other than another subsidiary or affiliate of Kolter Urban, except by authorization of the City Commission. Should the property sell during the scope of development requested herein, the City Commission retains the right to request reevaluation via public hearing of the new applicant's capacity to complete proposed improvements pursuant to LDC Sec. 4.4.(a)(6).

Landscaping and Code Compliance Requirements

22) The quality, density, and amount of landscaping within the private property boundaries, shown in the greater of the landscaping plan and renderings, shall be the minimum installed. Landscaping shown within the private property boundaries of the Building 1-a and 1-b, Building 2, and retail building sites, shall be installed at the specified height, density and quality prior to certificate of occupancy for any building within the corresponding boundary. At least 50 percent of the trees installed on the site shall be Florida friendly as defined as the UF IFAS or other organization of similar authority, and no Category I invasive plantings shall be permitted. All existing Category I invasive vegetation on the site shall be removed prior to certificate of occupancy. Unless it would cause conflicts with existing utilities or other critical public infrastructure, any tree installed within the front buffers shall be a minimum of twelve feet in height and three inches in caliper measured 4.5 feet above the ground at time of planting.

23) The applicant shall establish and maintain connection to the public reclaimed water system for landscaping irrigation to the private landscaping areas of the site, and such usage shall be metered. The irrigation system shall include pressure-regulated systems and there shall be monitoring devices installed to address leaks from lines and equipment. The applicant shall employ at least one water-saving feature in the upkeep and maintenance of site landscaping, including a rooftop garden rain barrel system, recirculation of treated stormwater to on-site plantings, or another alternative approved by the City Manager.

24) The development shall demonstrate compliance with the relevant requirements of LDC Sec. 39.3., 39.10., 39.11., 39.12., 39.13., and 39.14., which relate to site design and improvements, at time of site plan issuance. The applicant shall demonstrate compliance with relevant requirements of LDC Sec. 39.7. and 39.8., and remaining building design-centric requirements of 39.3, at time of building permit issuance. The development shall also comply with relevant provisions of LDC Sec. 39.5., which pertain to operation standards and general operational and aesthetic requirements, at relevant parts of the permitting and operations process. These standards are in addition to other standards imposed within the property's zoning district, parking and building construction requirements, and other requirements of the LDC and Comprehensive Plan.

Site Improvement Requirement

25) All pedestrian pathways and other paved non-structural surfaces shall be installed with permeable pavers, concrete or asphalt, turf block with interspersed vegetation, or similar except where accessibility or building or fire code requirements require impermeable surfaces. These areas shall be maintained so the surface continues to provide permeability, and the city may request periodic maintenance updates from the applicant if necessary to ensure the intent of this condition prevails.

Energy and Environmental Requirement

26) All roof areas not otherwise utilized as customer spaces shall be planted with green roofs, utilize cool roof materials, or be undertaken with similar improvements that reduce energy demand and/or reduce the heat island effect.

General Conditions

27) The applicant shall waive all reversion rights to the east end of Corey Avenue, beginning at the water's edge and ending approximately 325 feet to the west, which is planned for a pedestrian park and landscaped plaza ("public property"). If there is ever a determination made by a court of competent jurisdiction that finds a reverter interest in the public property is present, the applicant agrees to cooperate with the City and provide any additional documents required to waive and release any rights to the public property. Also, before site plan approval, the applicant will provide the City a quit claim deed or deeds for the public property, releasing any rights, including reverter rights.

28) Any violation of the above-stated conditions will allow the City Commission to rescind or modify the Conditional Use Permit as it pertains to the request under which the condition is classified.

29) The City Commission may review the Conditional Use Permit periodically to determine whether the order is in compliance with the terms and conditions herein.

CONDITIONAL USE APPLICATION

Applicants must acknowledge understanding of the following. Initial each of the statements below. If you do not understand any of these, staff will explain them to you.

JeB I understand that the City will not accept or process an incomplete application.

JeB I understand that a non-conforming use or structure in a particular zoning district does not, in any way, provide justification for the granting of a conditional use. Furthermore, the existence of a permitted use or structure in adjacent districts does not constitute grounds for a conditional use.

JeB On all conditional uses, a majority vote is required. Action on this application by the City Commission may be continued to a later meeting.

JeB I understand that if a conditional use is approved by the City Commission, the applicant is required to obtain the appropriate building permits within 1 year from the date of the decision. If no permit is obtained within 1 year, the approval from the City Commission becomes voided.

JeB I understand that any person aggrieved by the final decision has the right to file a petition in the Pinellas County Circuit Court within 30 calendar days after the decision. Permits for construction may be granted prior to the expiration of this 30-day period, but an appeal will be grounds for revocation of the permit.

JeB I understand that I, as the applicant, or my authorized representative must be present at all scheduled public meetings on the application.

After acknowledgement of these conditions, complete the application form on the following pages

JeBoard 5.5.25

Signature of Applicant Date

St. Pete Beach
The Sunset Capital of Florida

CONDITIONAL USE APPLICATION

Case Number: _____

PROPERTY OWNER: KT Corey Ave, LLC

Name: KT Corey Ave, LLC

Address: 105 NE 1st Street

City: Delray Beach State: Florida

Zip: 33444 Telephone: 813-223-4800

Email: ebatsel@stearnsweaver.com (and swalker@stearnsweaver.com)

~~APPLICANT~~/**AGENT** (Attach agent authorization form)

Name: S. Elise Batsel, Esq. c/o Stearns Weaver Miller

Address: 401 E Jackson Street, Suite 2100

City: Tampa State: Florida

Zip: 33602 Telephone: 813-223-4800

Email: ebatsel@stearnsweaver.com (and swalker@stearnsweaver.com)

SUBJECT PROPERTY:

Address: See Exhibit "A" attached hereto

Current Name of Business: See Exhibit "A" attached hereto

Parcel ID: See Exhibit "A" attached hereto

Name of Project: Corey Landings

DETAILS OF THE REQUEST, INCLUDING APPLICABLE CODE SECTIONS AND ANY ASSOCIATED CASES (Add additional sheets if necessary):

See Exhibit "B" attached hereto.

Signature of ~~Applicant~~/Agent

5.5.25
Date

EXHIBIT "A"

SUBJECT PROPERTY

Address	Current Name of Business	Parcel ID
85 Corey Avenue	Vacant/(Blue Parrot)	36-31-15-13590-000-0010
73 75th Avenue	Vacant	25-31-15-78084-000-0141
71 Corey Avenue	Vacant	25-31-15-78084-000-0142
Corey Circle	Vacant	25-31-15-78084-000-0143
10 Corey Avenue	Vacant	36-31-15-00000-140-0100
Corey Avenue	Vacant	36-31-15-00000-140-0300
7345 Bay Street	Vacant	36-31-15-00000-140-0400
75 Corey Avenue	Vacant/(Charlie's Transmission)	36-31-15-30672-063-0230
Bay Street	Submerged Lands	36-31-15-00000-140-0410

In order for an application for a conditional use to be approved or approved with conditions, the City Commission must make a positive finding with regard to each of the provisions below, pursuant to Division 4 of the City's Land Development (LDC). The applicant has the burden of proof demonstrating that the application for the conditional use complies with each of the requirements. Please explain in detail how your case meets these requirements (attach additional sheets if necessary):

SEE EXHIBIT "B" ATTACHED HERETO AND INCORPORATED HEREIN

1. LDC Sec 4.4(a)(1) Whether the conditional use is consistent with the goals, objectives, and policies of the Comprehensive Plan and any adopted special area plan.

2. LDC Sec 4.4(a)(2)a-d Whether the proposed use will be compatible with the character of the existing area, including existing structures and structures under construction, existing public facilities and public facilities under construction, and residential commercial and/or service facilities available within the existing area. More specifically:

   a. Whether the overall appearance and function of the area will be significantly affected. consideration shall be given to the existence of other uses in the area, based on the number, size, and location of the uses and the intensity and scale of the proposed and existing uses in the area;

   b. Whether the application will preserve any city, state, or federally designated historic, scenic, archaeological, or cultural resources (check with Community Development to determine historic resource status);

c. Whether the application will be compatible with adjacent development, if any, based on characteristics such as size, building style and scale, or whether such incompatibilities are mitigated through such means as screening, landscaping, setbacks, and other design features;

d. Whether the application will have significant adverse impacts on the livability and usability of nearby land due to noise, dust, fumes, smoke, glare from lights, late-night operations, odors, vehicular traffic, truck and other delivery trips, the amount, location, and nature of any outside activities, potential for increased litter, or privacy and safety issues;

3. Whether the transportation system is capable of adequately supporting the proposed use in addition to the existing uses in the area. Evaluation factors include street capacity and level of service, access to arterials, transit availability, on-street parking impacts, if any, site access requirements, neighborhood impacts, and pedestrian safety (a traffic study may be required);

4. Whether the minimum off-street parking area required and the amount of space needed for the loading and unloading of trucks, if applicable, will be provided and will function properly and safely (please provide current and proposed number of parking and loading spaces);

5. Whether generally, the public health, safety and welfare will be preserved, and any reasonable conditions necessary for such preservation have been made;

6. Whether the applicant has demonstrated the financial and technical capacity to complete any improvements and mitigation necessitated by the development as proposed and has made adequate legal provision to guarantee the provision of such improvements and mitigation; and,

7. The proposed use complies with all additional standards imposed on it by the particular provision of these regulations authorizing such use and by all other applicable requirements of the regulations of the City of St. Pete Beach.

Sec. 4.12 of the Land Development Code additionally requires conditional use applications within the community redevelopment district to be evaluated upon the extent to which the applicant can demonstrate that the following issues are addressed in a manner consistent with the policies established in the community redevelopment plan for the district and that no unreasonable or disproportionately negative impacts are imposed upon adjacent or nearby properties:

1. Utility infrastructure, including sanitary sewer, reclaimed water, potable water, electric and natural gas services, and data transmission and telecommunication services.

2. Transportation infrastructure, including ingress and egress from public right-of-way, traffic control devices and signalization, internal vehicle circulation of the site, design and function of parking areas, loading and unloading areas, pedestrian transit infrastructure and amenities, and public sidewalks and roadways.

3. Hydrological features and storm water management infrastructure.

4. Aesthetic and architectural features of the development, including site layout, physical dimensions of structures such as height and massing, design and appearance of building facades, exterior building materials, advertising and directional signage and the provision and maintenance of Gulf and Bay views and vistas.

5. Site landscaping, open space provision and impervious surface limitations.

6. Operational and functional requirements of facilities, including hours of operation, provision of required services or amenities, lighting requirements, noise abatement requirements, residency limitations and facilities maintenance.

7. Fire suppression and facility security.

8. Emergency management and hurricane evacuation provisions.

9. For temporary lodging uses taller than 50 feet in height or a density greater than 30 units per acre, the following additional issues shall be considered:

    a. The amount of separation provided between the proposed temporary lodging use and any existing buildings on adjoining properties and resulting impact on sunlight and views; and
    b. The proximity of any adjacent residential building to the Florida Coastal Construction Control Line and the degree to which the proposed temporary lodging use and/or any accessory use or structure maintains an open view of the waterfront from neighboring properties.

EXHIBIT "B"
CONDITIONAL USE APPLICATION
Amended as of August 18, 2025

Overview

KT Corey Ave LLC (the "**Applicant**") requests modification of Conditional Use Permit No. 21080 (the "**Existing CUP**"), which the City of St. Pete Beach (the "**City**") approved in 2022, to add additional property, reduce residential units, and change residential uses from apartment to condo residential uses, as explained in more detail herein. The subject property is located at the terminus of Corey Avenue at Boca Ciega Bay. Collectively, the subject property is identified by the Pinellas County Property Appraiser as Parcel Numbers 36-31-15-30672-063-0230; 36-31-15-13590-000-0010; 25-31-15-78084-000-0141; 25-31-15-78084-000-0142; 25-31-15-78084-000-0143; 36-31-15-00000-140-0100; 36-31-15-00000-140-0300; and 36-31-15-00000-140-0400 (the "**Property**"). The Applicant owns all of the Property.

The Property



Current Entitlements

The Existing CUP, approved via Ordinance 2022-03 and Resolution 2022-03, permits: (1) 243 residential rental units, at a density of 62.63 dwelling units per acre; (2) 5,000 square feet of restaurant uses; (3) 8,264 square feet of retail uses; (4) 3,959 square feet of office uses; (5) Class A and Class B Docks; and (6) outdoor dining and drinking areas with outdoor music. The Existing CUP's density was obtained through an allocation from the General Residential Unit Density Pool Reserve (the "**RU Density Pool**") as permitted by Section 39.18 of the City's Land Development Code (the "**LDC**"). The Existing CUP obtained 150 of the 243 total units from the Density Pool.

Modification of Conditional Use Request

In addition to the property within the Existing CUP, the Applicant acquired Parcel Numbers 36-31-15-30672-063-0230 (formerly Charlie's Transmission Shop) and 36-31-15-13590-000-0010 (formerly the Blue Parrot Restaurant), which represent the balance of "Corey Landing." The Applicant requests modification of the Existing CUP to:

1. ***Reduce residential unit count*** from 243 to 132, which returns 126 units to the RU Density Pool;

2. ***Add*** two transient accommodation units to serve as guest unit amenities by drawing from the Temporary Lodging Unit Density Pool (the "**TLU Density Pool**");

3. ***Reduce overall density*** by over 50% from 62.6 dwelling units per acre to 29.7 dwelling units per acre;

4. ***Reduce commercial uses*** from over 17,000 square feet to 11,600 square feet, commensurate with the density reduction (the request includes 5,000 square feet of restaurant uses and 6,600 square feet of retail uses);

5. ***Maintain*** the approval for Class A and Class B Docks; and

6. ***Remove outdoor dining and drinking*** areas based on the new location of the restaurant.

As described below, approval of this request (the "**Project**") will result in a transformative project that that will breathe new life into an underutilized part of the City.

Consistency Evaluation

The Project is consistent with the Comprehensive Plan and LDC as documented by the following consistency findings:

A. Consistency with Comprehensive Plan

The City amended the Comprehensive Plan on May 28, 2024 pursuant to Ordinance No. 2023-10, which modified certain designations applicable to the Property as compared to those applicable at the time of approval of Ordinance No. 2022-03. The Property is located within the "SPA1: Special Planning Area 1" ("**SPA-1**") future land use category as referenced on the Future Land Use Map, included as Map No. 2-1 in Ordinance No. 2023-10. The SPA-1 land use category replaces the former Community Redevelopment District. SPA-1 is divided into two major redevelopment areas, the Gulf Boulevard Redevelopment District and the Downtown Redevelopment District, as referenced in the Future Land Use Element, under General Provisions and Maps, subsection (a). The Property is located within the Downtown Redevelopment District ("**DRD**") as depicted on Map No. 3, *Downtown Redevelopment District Character Districts.* Under General Provisions and Maps, subsection (a)(2) specifies that the DRD is divided into seven character districts, including the Town Center Coquina West District (henceforth*, "***TC-2 West District***")*, which applies to the Property. Map No. 1, *Special Planning Area 1 Character Districts*, includes a legend title, *Special Planning Area-1 Character Districts (2045 FLUM),* which also designates the Property with the TC-2 West District.[1] The Project is consistent with the SPA-1, DRD and TC-2 West District requirements regarding permitted uses, density and intensity standards and other objectives and policies as summarized below:[2]

1. General Provisions and Maps, subsection (d), permits residential and commercial as both primary uses and secondary uses in SPA-1 as more specifically designated for each character district. **The Project is mixed use and includes both residential and commercial uses.**
2. Densities Reserved for Special Planning Area 1, subsection (c)(2), specifies 195 residential dwelling units are available from the RU Density Pool for any property within the SPA-1 boundaries without need for a comprehensive plan amendment. **The Project proposes to retain 24 reserve units from the RU Density Pool. Upon approval of the proposed CUP, 126 units will be returned to the RU Density Pool.**
3. Policy 3.1.1 requires all development within SPA-1 to comply with a minimum of two environmental standards to be established in Division 39 of the LDC. **The Project is consistent with the LDC as further evaluated below.**
4. Special Planning Area 1 General Redevelopment Guidelines, Standards and Initiatives, subsection (c)(6), refers to maximum height standards to be set forth for each type of use within each character district. **The Project's use mix and design permits a height of 86 feet.**

[1] Although the SPA-1 category is referenced as the FLUM category and the TC-2 West District is referenced as a character district, both are collectively interpreted herein as the FLUM category, given that the TC-2 West District provides more specific standards regarding permitted uses, density and intensity that are applicable to the Property.

[2] The consistency evaluation is limited to objectives and policies with mandatory language governing development and development plans. Objectives and policies with non-mandatory language, such as 'should' or 'encourage,' are not subject to consistency. Objectives and policies directing City actions and not specifically governing development and development plans are also not subject to consistency. However, in general, the Project implements the non-mandatory provisions of the Comprehensive Plan and does not contradict objectives or policies directed toward City actions.

5. SPA-1 General Redevelopment Guidelines, Standards and Initiatives, subsection (b)(4), requires conditional use approval for the two proposed TLUs from the TLU Density Pool available for the TC-2 West District. **The proposed allocation of two TLUs is consistent with this provision.**
6. Under Section II, Downtown Redevelopment District,
    a. Objective 1.1 requires all redevelopment within the DRD to further the goals, objectives and policies of SPA-1 where applicable, and requires redevelopment to be consistent with the character of the TC-2 West District and its design guidelines. As evaluated further under the Compatibility section below, **the Project is consistent with the character and design guidelines of the TC-2 West District.**
    b. Objective 1.2 prohibits exclusively residential use projects in the TC-2 West District. **The Project is mixed use and includes residential, commercial (retail and restaurant), and TLU uses.**
7. Under Section II.III, which regulates the TC-2 West District:
    a. Policy 1 prohibits blank wall designs. **The Project does not include blank wall designs.** It will have covered walkways and storefront glass at the commercial spaces along Corey Avenue and residential units with balconies, railings, and other features that breakup the wall face along the waterfront.
    b. Policy 3 requires any proposed retail/restaurant uses to be located on the first floor or accessible from street level and near the pedestrian walkways. **The Project incorporates retail at street level and a restaurant on the first floor of the building on the south parcel near the entrance to the Project.**
    c. Policy 5 requires landscaping and design to be consistent with LDC standards where new development will occur.
    d. Under Permitted Uses and Standards, subsection (a) allows residential use as part of a mixed-use development in a minimum two-acre buildable site. **The Project is mixed use with residential and commercial. The Property includes 4.51 acres.**
    e. Under Permitted Uses and Standards, subsection (c)(1)a allows a base, maximum density of 24 units per acre, which may be increased through the use of reserved units drawn from the RU Density Pool as referenced in Finding No. 2 above. **The Project is consistent with a maximum of 108 units at 24 units per acre, requiring 24 reserved units for the proposed total of 132 units.** The project approved under the Existing CUP was allocated 150 units from the RU Density Pool. The Applicant requests a reduction in the previously allocated RU Density Pool residential units from 150 to 24, which, upon approval, would return 126 residential units back to the RU Density Pool.
    f. Under Permitted Uses and Standards, subsection (c)(2), commercial shall not exceed a floor area ratio of .55. **The Project includes 11,600 square feet of commercial floor area for a floor area ratio of .06.**
    g. Under Permitted Uses and Standards, subsection (c)(4) permits a maximum impervious surface ratio of .70. **The Project proposes a maximum impervious surface ratio of .70.**
    h. Under Permitted Uses and Standards, subsection (c)(5)c permits a maximum building height of eighty-six (86') feet above base flood elevation for unified development projects that include residential, non-residential and temporary lodging units within one or more buildings, provided the main principal building

provides retail/commercial uses at street level. The Project is a unified development incorporating the three requires uses. The residential towers on the north and south buildings are 86' in height as permitted for a unified development. Subsection (c)(5)c allows a building height of 28' for an exclusively non-residential building. The retail building is __ in height **The Project is consistent with the maximum building height requirements.**

The Project is consistent with the St. Pete Beach Comprehensive Plan.

B. <u>Consistency with TC-2 Zoning District Development Standards</u>

The Property is located within the TC-2 Town Center Corey Circle and Coquina West District (the "**TC-2 Zoning District**") and is consistent with the development standards referenced in LDC Division 37:

1. LDC Section 37.2 permits four of the proposed six uses as-of-right: subsection (a) permits retail uses (except automotive sales lots, pawn shops, liquor stores, and tobacco shops); subsection (d) permits eating and drinking establishments (without outdoor music); subsection (f) permits public parks and subsection (i) permits multi-family residential only as a component of a mixed use development where residential is not located on the ground floor. LDC Section 37.5(a) permits temporary lodging facilities, including resort condominiums, as a conditional use, and requires the temporary lodging units/temporary accommodation units ("**TLUs**") to be drawn from the TLU Density Pool established in the Comprehensive Plan. The Project proposes two TLUs to serve as resort condominium guest units. LDC Section 37.5(d) permits Class A and Class B commercial docks as conditional uses. **The Project is consistent with LDC Sections 37.2, 37.5(a), and 37.5(d) in regard to permitted uses.**

2. LDC Section 37.7(a) implements the TC-2 Zoning District policy direction to allow a base, maximum density of 24 units per acre as a component of a mixed use development, and further permits the use of reserved units drawn from the RU Density Pool, subject to the requirements of LDC Section 39.18. LDC 39.18 allows any property within the Community Redevelopment District (now referenced in the Comprehensive Plan as SPA-1) to utilize units allocated from the RU Density Pool to exceed the base density "without further need to amend the Future Land Use Plan and Map." The Existing CUP was approved for 150 units allocated from the RU Density Pool. The Application proposes a reduction in the previously allocated RU Density Pool residential units from 150 to 24, which, if approved, would return 126 units back into the RU Density Pool. **The Project is consistent with LDC Section 37.7(a) and LDC Section 39.18.**

3. LDC Section 37.7(b) limits maximum floor area to .55 for exclusively commercial/office/retail uses. As previously noted, this Project is mixed use and not exclusively commercial or retail. Therefore, this LDC provision is not applicable. **In any case, the proposed floor area ratio is .06 and is consistent with the TC-2 Zoning District standard as referenced in Section 6.f above.**

4. LDC Section 37.7(c) limits the size of TLUs to a maximum of 750 square feet. The two proposed TLUs are limited to a maximum of 750 square feet each. **The Project is consistent with LDC Section 37.7(c)**

5. LDC Section 37.8(c) implements the TC-2 West District and contains the verbatim text set forth in the height development standards contained therein. **The Project is consistent with maximum building height as addressed in Section 6.h above.**

6. LDC Section 37.9. The following setback requirements apply:

   Front Yard. Exceeds 10-foot minimum setback for building elements up to 28 feet in height and exceeds 30-foot minimum setback for building elements exceeding 28 feet in height.

   Side Yard. Exceeds 10% of lot width for each side yard for building elements up to 28 feet in height and exceeds 30' minimum side setback for building elements exceeding 28 feet in height.

   Rear Yard. Exceeds 20-foot minimum for building elements up to 28 feet in height and exceeds 30' minimum side setback for building elements exceeding 28 feet in height.

7. LDC Section 37.10 limits impervious surface ratio to .70. The Project achieves an impervious surface ratio of .70 and is consistent.

8. LDC Section 37.11 requires minimum off-street parking in accordance with the requirements of LDC Division 23. LDC Section 23.5 requires one parking space per multifamily bedroom (287 bedrooms), one parking space per 300 square feet for retail uses (6,600/300 = 22), one parking space per 100 square feet for restaurant use (5,000/100 = 50) and one parking space/four wet slips (35/4 = 8.75) for a total of 368 required parking spaces. **The Project includes a total of 417 parking spaces and is consistent with Section 37.11. Refer to CUP site plan (the "CUP Site Plan") for additional details.**

9. LDC Section 37.12 requires landscaping in accordance with LDC Division 22. **Landscaping plans demonstrate consistency with Division 22.**

10. LDC Section 37.13 requires design in accordance with LDC Division 39. **Architectural elevations and other graphics demonstrate consistency with Division 39.**

11. LDC Section 37.14 requires signs in accordance with LDC Division 26. **Sign plans will demonstrate consistency with Division 26 during final permitting.**

The Project is consistent with the TC-2 Zoning District development standards as set forth above. Although not a consistency requirement, the Project contributes toward the City's intent for the RU Density Pool allocation to act as a catalyst for revitalization. The proposed reduction in density and unit count is sought for that very purpose; to enable the Applicant to develop the Property in a thoughtful and transformative manner, while leaving additional room for public features and other City benefits.

C. Consistency with Site Design Requirements for the Downtown Redevelopment District

The Property is located within the DRD and is consistent with the design standards referenced in LDC Division 39, which will be addressed in greater detail during site plan review:

1. LDC Section 39.3(a) requires buildings to form a consistent, distinct edge along the public street. The buildings form a uniform edge along Corey Street and Corey Circle.

2. LDC Section 39.3(b) requires building frontages to occupy no less than 75 percent of a "Main Street" and 50 percentage of an "A" street. The buildings exceed these minimum thresholds.

3. LDC Section 39.3(c) requires certain design/architectural features related to building entrances. The architectural drawings/graphics demonstrate compliance.

4. LDC Section 39.3(d) require certain design/architectural features related to building ornamentation, including at least three of the listed features. The architectural drawings/graphics demonstrate compliance.

5. LDC Section 39.3(e) require buildings to express a "storefront" character as demonstrated by certain required features related to entrances and windows. The architectural drawings/graphics demonstrate compliance.

6. LDC Section 39.3(f) prohibits use of black or fluorescent colors as the predominant exterior building color(s). The architectural graphics/drawings demonstrate compliance.

7. LDC Section 39.3(g) requires "the first 20 feet of depth of the first floor of any multifamily structure's primary building frontage facing a street shall be constructed as commercial space. **The applicant requests a waiver from this requirement.** The Project includes a proposed retail building directly across the street from the two multifamily structures. The proposed retail building is substantially larger than a 20' liner, retail use, thereby attracting higher quality merchants. The proposed retail building achieves the same purpose as liner buildings in providing opportunities for window shopping to enhance the pedestrian experience while complying with current FEMA regulations.

8. LDC Section 39.3(h)(4) allows ground floor parking where located internal to the block, provided that the parking designs blends in with the primary building frontage by incorporating the same design elements. The architectural graphics/drawings demonstrate compliance.

The Project's high quality design is consistent with the DRD design standards. The Project is also consistent with the following additional provisions of LDC Division 39, which will be addressed in greater detail during site plan review

1. LDC Section 39.5 regulates certain operational requirements. The Project will, and is required by the LDC to, comply with all requirements of this section.

2. LDC Section 39.6 regulates TLU operational and occupancy requirements. The two TLUs will be operated and occupied in accordance with these requirements.

3. LDC Section 39.7 regulates street level facades. The architectural graphics/drawings demonstrate compliance.

4. LDC Section 39.8 regulates design, scale and massing of buildings. The architectural graphics/drawings demonstrate compliance.

5. LDC Section 39.9 requires redevelopment projects to obtain at least two of the eight certifications listed in this section.

6. LDC Section 39.10 specifies certain streetscape, landscape, lighting and other design requirements. The architectural graphics/drawings, landscape plans and photovoltaic plans demonstrate compliance.

7. LDC Section 39.11 specifies shade tree requirements for walkways. Landscaping plans demonstrate compliance.

8. LDC Section 39.12 specifies certain design and landscaping requirements for refuse. Landscape plans demonstrate compliance. All utilities will be underground.

In sum, the request removes the conditional use approval for outdoor music, changes the residential use type to fee ownership condos, reduces the residential unit count, adds two TLUs, and maintains significant community benefits, all while complying with all LDC requirements including but not limited to requirements related to parking, height, and setbacks.

Compatibility

The Property forms a peninsular point ideally situated to enhance and support revitalization of downtown St. Pete Beach, while minimizing impacts on adjacent and nearby uses. The City has made concerted efforts to encourage the redevelopment of this portion of the "Corey Avenue District." In 2015, the City published a document entitled "A Vision for the Corey Avenue District," which described the City's public outreach efforts and set forth the resulting Corey Avenue Vision Plan (the "**Vision Plan**"). The Property is located within the portion of the Vision Plan labeled *From Mangrove Street to Sunrise*, which articulated a strategy for the redevelopment of this unique Property to serve as a catalyst to activate the east end of downtown. The Project implements the City's vision to transform this underutilized asset from an eyesore to a welcoming gateway for residents, workers and visitors entering the City via Corey Causeway. The Project incorporates the following key elements to achieve the vision and enhance the downtown experience:

- ✓ integrating residential units, transient units, retail, restaurant, public park and docks to create a unique waterfront, mixed use Project;
- ✓ restoring the historic connection between downtown and Boca Ciega Bay;
- ✓ creating attractive waterfront view corridor from Corey Avenue;
- ✓ establishing a waterfront park and plaza as the east anchor of Corey Avenue;
- ✓ providing a waterfront promenade with connections to wet slip boardwalks/benches;
- ✓ improving Corey Avenue/Corey Circle with a roundabout, on-street parking, sidewalks, streetscape and landscaping;
- ✓ allocating limited additional, covered off-street parking accessible for public use;
- ✓ locating retail and restaurant uses at street level to enhance the pedestrian experience and support the downtown experience;
- ✓ incorporating high quality architecture, landscaping and lighting accents; and
- ✓ providing luxury residential units to further support an active downtown.

The Project embraces the City's vision through thoughtful planning and design that takes advantage of the unique location and shape of the Property. From a compatibility perspective, the Property is ideally situated and its triangular shape, while challenging in terms of development efficiency, effectively minimizes impacts to adjacent and nearby uses. With Boca Ciega Bay essentially surrounding the Project to the north, east and partially to the west, adjacent development exists only to the south, southwest and west.

The City recognized the uniqueness of the Property, as articulated by its Vision Plan, and as implemented through the designation of character districts and implementing zoning districts for the Property and adjacent and nearby areas. Indeed, the City applied the TC-2 (Character) District and TC-2 Zoning District to the Property to facilitate a mixed-use redevelopment project. To ensure compatibility with the taller buildings permitted by the TC-2 Zoning District, the City created transitional land use categories and zoning districts that step down density and building height utilizing the DCR zoning district to the south, thereby effectively buffering nearby single-family neighborhoods from the Property. Similarly, the TC-1 and CC-1 zoning districts step down density and building height to the west and southwest. The attached map (**Exhibit 1**) highlights these transitional districts. The character districts and zoning districts provide an effective transition, taking into account the existing uses adjacent to and in proximity to the Property as summarized below:

Table 1. Future Land Use Character Districts, Zoning and Existing Uses

	South	**Southwest**	**West**	**North and East**
Future Land Use Character Districts	DCR transitioning to CC-2 (east of Bay Street)	TC-1 along Corey Street and extending west to 77th Avenue and then transitioning to CC-1	TC-1 transitioning to CC-1	N/A
Zoning District	DCR transitioning to RU-1 (east of Bay Street)	TC-1 transitioning to RLM-2 and CC-1	TC-1 transitioning to RM-1 and CC-1	N/A
Existing Uses	Tourist lodging along Bay Street transitioning to single family homes; single family neighborhood south of Bay Street	City Hall and commercial along Corey Avenue; tourist lodging along Bay Street	Corey Causeway, Horan Park, St. Pete Beach Public Works, commercial	Boca Ciega Bay and marine activity

There are downtown commercial uses along Corey Avenue along with a variety of non-residential uses to the west. Multifamily exists west of Bay Street within the DCR zoning district, which functions as a buffer for single-family residential farther south. Transient lodging and multifamily occur on the east side of Bay Street and buffer single-family farther to the south. The City effectively arranged the character districts and zoning districts to maximize compatibility while encouraging mixed use redevelopment within the more intense TC-2 Zoning District. The Project implements the City's vision and strategies for this unique peninsular Property that anchors the east end of downtown.

Section 163.3164(9), Florida Statutes, defines compatibility:

> (9) "Compatibility means a condition in which land uses or conditions can coexist in relative proximity to each other in a stable fashion over time such that no use or condition is unduly negatively impacted directly or indirectly by another use or condition."

In accordance with professionally accepted practice, LDC Section 4.4(a)(2) specifies compatibility factors that must be evaluated in considering a conditional use permit. Notably, three Project components trigger conditional use review – the allocation of units from the RU Density Pool, allocation of two TLUs from the TLU Density Pool, and the proposed Class A/Class B wet slips. As previously noted, the Project utilizes fewer reserve units than the Existing CUP. The following matrix provides a summary of the compatibility factors that are appropriate for further evaluation for each use and structure within the Project:

Compatibility Factors	Residential	Retail	Restaurant	Park[3]	Wet Slips	TLUs
Visual (size/scale)	Positive	Positive	Positive	Positive	Positive	Positive
Glare	N/A	Low Impact	Low Impact	N/A	N/A	N/A
Noise	N/A	N/A	N/A	N/A	Low Impact	N/A
Dust	N/A	N/A	N/A	N/A	N/A	N/A
Fumes	N/A	N/A	Low Impact		N/A	N/A
Smoke	N/A	N/A	N/A	N/A	N/A	N/A
Odors	N/A	N/A	Low Impact	N/A	Low Impact	N/A
Late Night Operations	N/A	N/A	Low Impact	N/A	N/A	N/A
Truck Deliveries	N/A	Low Impact	Low Impact	N/A	N/A	N/A
Outdoor Activities	N/A	N/A	N/A	Low Impact	Low Impact	N/A
Litter	N/A	N/A	N/A	Low Impact	N/A	N/A
Privacy	Low Impact	N/A	N/A	N/A	N/A	Low Impact
Safety	N/A	N/A	N/A	N/A	N/A	N/A

Notes: N/A means that the use does not create an impact or the degree of impact is no greater than occurs from a single family home. Low impact means that the compatibility factor may be present for the indicated use, but will not impact nearby uses based on the intensity level and/or will be mitigated to achieve a compatible condition.

[3] The low impacts of the park will be controlled by the City.

Compatibility Analysis Based on Applicable Factors

The potential impact of the six Project uses (residential, TLU, retail, restaurant, waterfront park, and wet slips) are evaluated below based on the applicable factors identified in the compatibility matrix.

Retail and restaurant uses have the potential to generate glare based on their need for outdoor security lighting at grade level. Such lighting will be primarily oriented toward the center of the Property along the street and will not negatively impact adjacent and nearby properties. Such lighting will be designed with appropriate hoods to direct light downward to minimize glare. Low intensity accent and ornamental lighting will also be incorporated for visual appeal throughout the Property as further described by the photovoltaic/landscaping plan. Retail and restaurant uses will receive deliveries via relatively small-size, panel type vans/trucks with few deliveries anticipated from larger trucks. Moreover, due to the limited scale of the retail and restaurant uses, fewer deliveries will be required as compared to larger commercial uses. Based on these findings, noise from deliveries will not negatively impact adjacent and nearby uses.

The restaurant(s) may have late night operations. However, all activity will be within enclosed space. In addition, the restaurant activity will be oriented toward the interior of the Project, thereby effectively buffering any potential noise. As such, late night operations will not generate noise that will negatively impact adjacent and nearby uses. Odors will be minimized by properly maintaining dumpsters and garbage receptacles in accordance with City regulations. Likewise, fumes from the kitchen will be minimized through proper maintenance of the ventilation system. As such, restaurant activities will not negatively impact adjacent and nearby uses. It is also important to recognize that the City's future land use and zoning patterns allow for restaurants in proximity to residential uses in recognition that impacts can be minimized or mitigated. For that reason, restaurants without outdoor dining and music are permitted as-of-right in the TC-2 Zoning District.

The proposed waterfront public use area (including the public park/promenade and public plaza) will be a positive contribution to the downtown area and essentially function as a passive park as envisioned by the City's 2015 Vision Plan. It is anticipated public access will be available from sunrise through the closing time of the restaurant. Public parking is planned along Corey Avenue and Corey Circle in addition to off-street public parking serving the restaurant, retail and waterfront park. Noise is expected to be minimal due to the passive nature of the waterfront. Litter will be policed throughout the Project. The park will not result in negative impacts to adjacent and nearby uses and will be a complement to the downtown experience along with the retail and restaurant uses.

Class A wet slips will provide public access and enhancement to the restaurant, while Class B wet slips will be dedicated for use by Project residents only, as defined in LDC Section 2.1. Four (4) Class A wet slips are proposed along the north side of the Project, and 35 Class B wet slips are proposed along the north and south of the Project for a total of 39 wet slips. The Class A wet slips are expected to be available during the operating hours of the restaurant. Wet slips will generate minor noise and fumes from boats as occurs with any docking facility. In addition, the wet slips provide an access walk connecting to the waterfront park and promenade, along with benches to

enhance the waterfront experience for the public. The Project's waterfront features will contribute positively to the downtown experience with minimal impacts that will not negatively impact adjacent and nearby uses.

The proposed 132 multi-family units are distributed within two buildings that are oriented to maximize compatibility, while providing an enhanced waterfront view of Boca Ciega Bay from Corey Avenue. The Existing CUP approved one structure with greater massing. In comparison, the proposed CUP Site Plan reduces massing and creates an open corridor/plaza inviting the public to enjoy the waterfront park and promenade. The layout and orientation of the buildings effectively buffers adjacent properties from the activity occurring within the center of the Project. As summarized by the matrix, the residential component requires consideration of visual impact and privacy. Other compatibility factors are not applicable to the residential component. As previously emphasized, the City's land use and zoning pattern achieves a compatible condition by transitioning density and building height. The two buildings are each 86 feet in height as measured from the base flood elevation, and the architectural elements will positively contribute to the ambience of downtown. The adjacent buildings to the south are a mix of tourist lodging and residential units at one to two stories. Privacy will not be impacted given that the lower floors of the nearest project building are devoted to parking and non-residential use. It is also important to recognize that the waterfront to the south and west of the Property is already fully developed. The Project does not block views of Boca Ciega Bay for those nearby waterfront properties. Non-waterfront properties do not generally enjoy a waterfront view in this area. The proposed residential use and building height will not negatively impact adjacent and nearby uses.

The above findings confirm the Project as a whole and each of its components are compatible with adjacent and nearby uses. In addition, the Project reduces impact as compared to the previously approved Existing CUP.

Conditional Use Requirements

In order for an application for a conditional use to be approved or approved with conditions, the City Commission must make a positive finding with regard to each of the provisions below, pursuant to Division 4 of the City's Land Development (LDC). The applicant has the burden of proof demonstrating that the application for the conditional use complies with each of the requirements. Please explain in detail how your case meets these requirements (attach additional sheets if necessary):

1. *LDC Sec 4.4(a)(1) Whether the conditional use is consistent with the goals, objectives, and policies of the Comprehensive Plan and any adopted special area plan.*

   As documented in the Consistency Evaluation, the Project is consistent with the permitted uses, density and intensity standards applicable to the SPA-1 and TC-2 West District as well as objectives and policies with mandatory language applicable to proposed development. In addition, the Project supports the following policies that are generally directed toward City actions:

i. The Project would rehabilitate and develop a vacant, non-residential portion of the City in conformity with FLU Policy 1.4.1, which states: "The City shall, through administration of the Land Development Code, encourage the redevelopment or rehabilitation of existing non-residential areas and uses."

ii. Much like Policy 1.4.1, the Project is directly supported by FLU Policy 1.4.2, which states: "The City shall, through administration of the Land Development Code, encourage adaptive re-use or mixed-use redevelopment incentives of commercial properties that are no longer financially-viable, where appropriate."

iii. FLU Policy 1.4.3 states: "The City shall, while emphasizing residential uses in residential neighborhoods, encourage the creative redevelopment of non-viable properties by allowing for a mixture of compatible residential and non-residential uses within a single development site." The Project proposed redevelopment of a non-viable property with mixed residential and non-residential uses.

iv. The Project is a mixed-use project that is encouraged by DRD Objective 1.2, which states: "Residential uses in the Downtown are encouraged only as part of a mixed-use commercial project . . . ."

v. The Project proposes a park and public gathering space, as encouraged through DRD Objective 1.5, which refers to "expanded [parks] and recreational activities that serve residents and visitors shall be encouraged."

vi. Similarly, the Project provides a public gathering space directly along the Boca Ciega Bay, supporting DRD Objective 1.6, which seeks expansion of "[p]public waterfront access."

vii. The parking design promotes the Plan with a layout that is integrated into the interior of the main buildings, hidden from public view, as encouraged by TC-2 West District Policy 2.

2. *LDC Sec 4.4(a)(2)a-d Whether the proposed use will be compatible with the character of the existing area, including existing structures and structures under construction, existing public facilities and public facilities under construction, and residential commercial and/or service facilities available within the existing area. More specifically:*

    a. *Whether the overall appearance and function of the area will be significantly affected. consideration shall be given to the existence of other uses in the area, based on the number, size, and location of the uses and the intensity and scale of the proposed and existing uses in the area;*

    Upon completion, this Project will significantly enhance and improve the appearance of the area. The scale and intensity of the proposed development is

compatible with existing uses in the area, including non-residential and multifamily adjacent to the Property and along Bay Street, which transition into single-family homes. This development pattern can be seen in many other locations in the City, where higher density multifamily is located along the water in areas that then transition into single-family; for example Three Palms Pointe, Regency West, Sunrise Condos, and Boca Sands. The City Hall building is the only existing public facility in proximity to the Project and will be complemented by the revitalization of the Property.

b. *Whether the application will preserve any city, state, or federally designated historic, scenic, archaeological, or cultural resources (check with Community Development to determine historic resource status);*

N/A

c. *Whether the application will be compatible with adjacent development, if any, based on characteristics such as size, building style and scale, or whether such incompatibilities are mitigated through such means as screening, landscaping, setbacks, and other design features;*

The proposed development is compatible with adjacent development. The City effectively ensured consistency through the arrangement of future land use categories and zoning districts. In particular, the SPA-1, TC-2 West District, and TC-2 Zoning District specify development standards, including building heights, setbacks in relation to building height, buffering, landscaping, and architectural design standards to ensure compatibility with adjacent uses. The Project is consistent with those standards. In addition, the Project reduces massing as compared to the Existing CUP by incorporating two smaller scale buildings, including separate towers on the south building, rather than one larger building with greater massing. In addition, the Project features a smaller-scale retail building at the entrance, screened podium parking, and appropriate building architecture to meet the scale, massing, and setback requirements of the LDC, which further ensures compatibility with the neighboring uses, including non-residential, transient lodging, and multifamily, that transition to single-family uses farther south. To the north, the Project will re-vitalize the entry into the City over the Corey Causeway.

d. *Whether the application will have significant adverse impacts on the livability and usability of nearby land due to noise, dust, fumes, smoke, glare from lights, late-night operations, odors, vehicular traffic, truck and other delivery trips, the amount, location, and nature of any outside activities, potential for increased litter, or privacy and safety issues;*

The Project removes the existing request for outdoor music, and the commercial uses are oriented toward the interior, so there will not be any impacts from noise that are incompatible with uses in or around the Project. The uses proposed do not

create any incompatibilities related to dust, fumes, smoke, or odors. Glare from lights will be mitigated through the use of lighting fixtures that are shielded in conformance with LDC Sec. 6.16. Any deliveries, outside activities, or nighttime operations will be minimal, based on the uses requested, and must comply with regular code requirements, which will ensure minimal impacts. Transportation impacts are discussed in more detail below, but generally the use type, and reduced nature of the request, presents minimal traffic impacts based on traffic generation of multifamily uses. Finally, there is no reason to expect any significant adverse impacts from litter, privacy, or safety based on the uses proposed.

3. *Whether the transportation system is capable of adequately supporting the proposed use in addition to the existing uses in the area. Evaluation factors include street capacity and level of service, access to arterials, transit availability, on-street parking impacts, if any, site access requirements, neighborhood impacts, and pedestrian safety (a traffic study may be required);*

   The traffic impact analysis indicates that the existing roadway network and nearby intersections have adequate capacity to support not only existing traffic volumes, but also have adequate capacity to support (i) proposed Project traffic and (ii) background growth. The traffic impact analysis contains a detailed assessment of roadway capacity and level of service, as well as an operational analysis of any impacted roadways, intersections, and/or site access connections.

   The traffic impact analysis reviewed both the Pinellas County Public Works Capital Improvement Program and the FDOT District 7 Work Program for potential improvements that are currently planned and funded for construction within the buildout timeframe in the immediate vicinity of the Project site. No such improvements were identified at this time.

   The Project's primary access points are along the eastern terminus of Corey Avenue. Public transit is already available near the site, along 75th Avenue and Gulf Boulevard, and the Project proposes multiple sidewalk improvements internal to the Project and along Corey Avenue and Corey Circle. These improvements will contribute to a pedestrian-friendly design and mitigate neighborhood impacts related to transportation, as well as allow for increased pedestrian safety. Moreover, the Project provides for two ride-share parking spaces for pickup and delivery, and it provides for 7 outdoor bicycle parking spaces, which will further lessen the impacts of automobile use.

4. *Whether the minimum off-street parking area required and the amount of space needed for the loading and unloading of trucks, if applicable, will be provided and will function properly and safely (please provide current and proposed number of parking and loading spaces);*

   The proposed Project includes three lots, however, as a singular CUP application, proposed parking is evaluated as a whole between the three parcels. Please refer to the submitted CUP Site Plan which includes required and proposed parking calculations. City code requires 368 vehicle spaces and the Project is proposing 404 vehicular spaces contained

within the parking garage of each structure. The Project is also proposing 4 transient boat slips and 35 non-transient boat slips (the equivalent of 9 spaces), thus resulting in a total of 417 spaces pursuant to the City code. No off-street surface parking is proposed as part of the Project.

The proposed 417 parking spaces exceed code requirements for the Project uses – multifamily residential, transient accommodation, retail, restaurant, and boat slips (non-live aboard). By code, the multifamily component of the Project requires 285 parking spaces (1 space / bedroom per LDC Section 23.5). The Project is proposing 330 residential spaces for the luxury condominiums, which corresponds to a 2.5 spaces / dwelling unit ratio.

For additional consideration, please note per LDC Section 23.3 that the nonresidential components of the proposed Project are entitled to count up to 10% of existing on-street parking within 800 ft of the site towards onsite requirements. The Project is proposing a total of 51 on-street spaces, including two ride-share spaces, as part of the proposed improvements to Corey Avenue and Bay Street. This brings the total available on-street parking within 800 ft of the proposed site to 107 spaces. The Site Data Table of the CUP Site Plan does *not* count the allowable 10 spaces (10% of 107) towards the required parking calculations.

For additional consideration regarding the proposed multifamily parking ratio, the Applicant reviewed parking ratios of existing similar products (luxury condominiums) within the City limits. Based upon publicly available data and aerial imagery, please see the following parking ratios for existing luxury condominium projects within the City limits:

- Three Palms Pointe: 199 units, 259 parking spaces → 1.3 space / unit
- Sea Mark: 105 units, 128 parking spaces → 1.2 space / unit
- Boca Shores: 191 units, 206 parking spaces → 1.1 space / unit
- San Seair: 150 units, 150 parking spaces → 1.0 space / unit

Compared to other existing products within the City limits, the Project exceeds typical parking ratios found within the Coty limits for multifamily uses. Each proposed structure will accommodate a dedicated loading space with dimensions in accordance with City LDC Section 23.12(a), those being 12'W x 30'L x 14'H.

5. *Whether generally, the public health, safety and welfare will be preserved, and any reasonable conditions necessary for such preservation have been made;*

For the reasons stated above, the health, safety and welfare of the public will be well preserved and enhanced by the Project. The Project further ensures the public's protection by conformance with the policies and development standards of the Comp Plan, which exist for the very purpose of protecting the public. The LDC development standards including specifically the TC-2 Zoning District standards also implement the requirements of the Comp Plan to further protect public health, safety and welfare. The Project is consistent with the Comp Plan and LDC. Additionally, the Project will benefit the public

by re-developing an abandoned area of the City, promoting economic development (a primary purpose of the SPA-1 land use category), providing housing diversity (as encouraged by FLUE Policies 2.1.1 and 2.4.2 and Housing Element Policy 1.1.3), providing public access to the water's edge through a re-imagine public park along the water, and creating a vibrant commercial mixed-use development.

6. *Whether the applicant has demonstrated the financial and technical capacity to complete any improvements and mitigation necessitated by the development as proposed and has made adequate legal provision to guarantee the provision of such improvements and mitigation; and,*

   The Applicant is an affiliate of Kolter Group. Kolter Group is a leading private residential developer in the southeastern portion of the United States. The group includes five divisions: Kolter Homes, Kolter Urban, Kolter Land, Kolter Hospitality, and Kolter Multifamily. Together they represent an investment of 100+ residential projects totaling over 80,000 expected units. The financial strength is backed by $30b + of completed, in-process and under contract residential projects.

   Kolter Urban, which focuses on luxury condominiums, generally with waterfront, water-view or urban infill locations, is seeking this CUP modification to develop luxury condominiums. Kolter Urban has over 25 years of condominium experience, completing 22 projects with ≈ 4,500 units delivered representing over $3b in realized value. Kolter Urban has 16 projects in process that include ≈ 1,900 units and an expected value of over $5b. Examples include Saltaire in downtown St. Petersburg, Hyde Park House in Tampa, and the Ritz-Carlton Residences in Sarasota, each of which represent a scale and scope relatable to the Project.

   While Kolter Urban seeks development of luxury condominiums, the Property was purchased with the understanding that the Property is entitled with the Existing CUP, as opposed to a purchase contract contingent on speculative entitlements. With a development bench that includes Kolter Multifamily, the Applicant, as an affiliate of Kolter Group, has the financial and technical capability to develop the Property for multifamily apartment or condominium uses. The Kolter Urban Financial and Technical Capability Deck is attached hereto as **Exhibit** "**2**."

7. *The proposed use complies with all additional standards imposed on it by the particular provision of these regulations authorizing such use and by all other applicable requirements of the regulations of the City of St. Pete Beach.*

   The Project complies with the Comp Plan and LDC; the only waiver requested is to LDC Section 39.3(g), which requires "the first 20 feet of depth of the first floor of any multifamily structure's primary building frontage facing a street" to be "constructed as commercial space." **The applicant requests a waiver from this requirement.** The Project includes a proposed retail building directly across the street from the two multifamily structures. The proposed retail building is substantially larger than a 20' liner, retail use, thereby attracting higher quality merchants. The proposed retail building achieves the same

purpose as liner buildings in providing opportunities for window shopping to enhance the pedestrian experience while complying with current FEMA regulations.

Sec. 4.12 of the Land Development Code additionally requires conditional use applications within the community redevelopment district to be evaluated upon the extent to which the applicant can demonstrate that the following issues are addressed in a manner consistent with the policies established in the community redevelopment plan for the district and that no unreasonable or disproportionately negative impacts are imposed upon adjacent or nearby properties:

1. *Utility infrastructure, including sanitary sewer, reclaimed water, potable water, electric and natural gas services, and data transmission and telecommunication services.*

   The Project will include both water main and gravity sewer main extensions within the ± 15-foot public alley which runs parallel to and in between Corey Avenue and 73rd Avenue. This was already coordinated and approved as part of the Existing CUP; thus, the utility extensions sought for the Project do not materially differ from what is currently approved for the Property.

   As for electricity, the Applicant will coordinate directly with Duke Energy for electric service. The existing utility lines will be undergrounded for the benefit of the public, and service will be available within the immediately adjacent rights-of-way. Likewise, natural gas services are available from immediately adjacent rights-of-way, as well as telecommunications, including Frontier and Verizon.

   The use of the RU Density Pool for the Project is also relevant to the issue of utility infrastructure. The very purpose of the RU Density Pool is to protect the City from overdevelopment and the overburdening of utility infrastructure. The size of the RU Density Pool was based on infrastructure capability. The Project requests development within the density limitations of the Plan and RU Density Pool, which works within the confines of the CRD to allow development and protect from overburdening utility services. Additionally, the Comprehensive Plan requires, under FLUE Policies 2.9.1, 2.9.6, and 5.1.2, that future development orders for the Project only progress if City staff finds that the various level-of-service requirements are met. In summary, sufficient services are available, and a final concurrency analysis for the Project will occur at the time of construction plan approval. If for an unforeseen reason capacity is not available at the time of vertical development, the LDC will act to protect the City by blocking development that cannot demonstrate adequate levels of service concurrent with building permits.

2. *Transportation infrastructure, including ingress and egress from public right-of-way, traffic control devices and signalization, internal vehicle circulation of the site, design and function of parking areas, loading and unloading areas, pedestrian transit infrastructure and amenities, and public sidewalks and roadways.*

   The Project maintains and improves the existing right-of-way configuration of Corey Avenue and Corey Circle, with the addition of a traffic circle at the eastern terminus of Corey Avenue for improved circulation in and out of the Property. The Project includes an

internal vehicle circulation network that connects the residential, retail and restaurant uses and provides parking for each of the uses. Additionally, the Project proposes two full access connections along Bay Street for loading/solid waste collection, but these latter accesses will not be open for public or resident use.

Pedestrian transit in and around the Property is improved through the construction of a ten-foot sidewalk circulating the interior of the site, as well as three new crosswalks at the intersection of Corey Avenue and Bay Street to promote pedestrian connectivity between the Project and Corey Avenue. Two crosswalks within the proposed east-end traffic circle are also proposed.

3. *Hydrological features and storm water management infrastructure.*

In addition to local requirements, the Project will be engineered, permitted, and approved by state and federal agencies for stormwater management, both of which exceed local code requirements. It is important to note that the Project's location, along the inter-coastal waterway, is such that it will not have to burden the City's stormwater system the way a landlocked development would because the project can retain, treat, and discharge all necessary stormwater without using City systems.

The Project is designed to retain and treat stormwater in underground vaults located on the Property—within the footprints of the proposed structures—which will significantly reduce any sheet flow from the Project. This treated stormwater will be discharged into the Boca Ciega Bay via storm outfalls constructed through the proposed new seawalls, as was approved within the Existing CUP.

The Boca Ciega Bay is considered a tidally influenced water body. Thus, water levels are dictated by such conditions such as tides and storm surges, rather than volumes of stormwater discharge to the water body. Since water levels into tidally influenced water bodies are not impacted by stormwater discharge, stormwater attenuation should not pose an issue to site development. Critically, while stormwater runoff was previously conveyed to City systems from the Property, the Project will actually convey stormwater runoff *away* from the City systems and out to the Boca Ciega Bay, resulting in improved drainage for the immediately surrounding rights-of-way.

In sum, because of the Applicant's compliance with the operative state and local stormwater regulations, the Project will greatly improve the hydrological features and stormwater management of both the Property and surrounding area.

4. *Aesthetic and architectural features of the development, including site layout, physical dimensions of structures such as height and massing, design and appearance of building facades, exterior building materials, advertising and directional signage and the provision and maintenance of Gulf and Bay views and vistas.*

The Project's design is a unified vision that creates a destination point at the eastern end of Corey Avenue. The structures within the Project border Boca Ciega Bay, creating a

dynamic public space in between. The open space will not only offer the opportunity for community gatherings and events, but will also provide public access and connectivity to the bay.

The buildings comply with all City Setbacks, Height, and Massing without exception and have been shaped and articulated to maintain view corridors and vistas of Bay and neighboring properties. The Architectural Aesthetic is an appropriate adaptation of "Coastal Modern Architecture". This Design approach allows for a clean and uncluttered appearance that is not only compatible with neighboring structures but sets a soothing tone for this important urban site within St. Pete Beach. The light coloration and use of extensive glass enhance and reflect the unique waterfront environment of the site.

The CUP Site Plan has been designed to enhance and extend Corey Avenue all the way to Boca Ciega Bay as a continuous public right-of-way with public parking, a public plaza and a public park, including direct access easements to the Waterfront. These unifying public design elements are in direct compliance with the City's Corey Avenue Vision Plan. Further, the retail spaces along Bay Street and Corey Avenue help to reinforce public access features stipulated in the Vision Plan. These proposed public retail and restaurant spaces and condominium access lobbies will enhance public access and involvement in the Project. The buildings comply with all setbacks, height and massing without exception and have been shaped and articulated to maintain view corridors and vistas of Bay and neighboring properties. The architectural aesthetics are an appropriate adaptation of "Coastal Modern Architecture." This design approach allows for a clean and uncluttered appearance that is not only compatible with neighboring structures but sets a soothing tone for this important site within St. Pete Beach. The light coloration and use of extensive glass enhance and reflect the unique waterfront environment of the site.

5. *Site landscaping, open space provision and impervious surface limitations.*

The Project meets the open space, landscaping, and impervious surface requirements set forth in the LDC, as depicted and described in the Landscape Plan, and as reflected in the Site Data Table found on the CUP Site Plan. While the existing condition of the site may appear to include greenspace or other pervious surfaces, large portions of these areas contain dirt or gravel that has been compacted over time, reducing the infiltration ability of the surface while also not providing a conducive environment that will accept water as true green space.

Beyond simply considering the areas within the confines of private property, the Project proposes green space within the overall limits of the Property, both within private property and within the adjacent public rights-of-way. The Project proposes a public park at the east end of Corey Avenue, resulting in an overall increase in green space over the limits of the entire development. Thus, the Project is expecting to increase overall green space at the east at the east end of Corey Avenue and will meet or exceed green space requirements. The construction of a public park and gathering area also closely aligns with the City's Vision Plan for the east end of Corey Avenue. The landscape design concepts provides for shade, reinforcement and enhanced functionality of the amenity areas of the site.

6. *Operational and functional requirements of facilities, including hours of operation, provision of required services or amenities, lighting requirements, noise abatement requirements, residency limitations and facilities maintenance.*

   This application does not request any special operations or functions. No use, business, or operation requests associated with the Project pose any operational issues requiring special operation limitations, special services, lighting, or noise abatement for compatibility.

   The proposed development will be consistent with normal hours of retail operations, and the functional requirements, noise abatements, and facility maintenance needs of any similar project of this scale.

7. *Fire suppression and facility security.*

   The Project will comply with all fire code requirements and have a professional management staff that will facilitate security. The building design as proposed conforms with the current Florida Building Code and applicable NFPA requirements. As detailed above, the Project will also construct a water main extension to the Property via an existing public alley, which will provide sufficient fire suppression demand for the Project. Moreover, the Applicant has enclosed within the request multiple fire access exhibits which demonstrate both fire emergency vehicle circulation and fire access land compliance, in addition to fire hose pull compliance around the proposed structures.

   As to security, the Project proposes the use of Knox Box products at proposed gates onto private property, which provides a level of site security while remaining compliant with emergency access standards.

   The proposed development will meet or exceed ALL Florida Building Code, Florida Fire Prevention Code, and any applicable City of St. Pete Beach Fire Code, Ordinances and the requirements of the local authority having jurisdiction. All buildings will be fully sprinkled with appropriate fire and smoke alarms, controls, and access as deemed to comply with the above requirements. Security and access control will be controlled by the residential and non-residential tenants.

8. *Emergency management and hurricane evacuation provisions.*

   The Project will follow and be subject to all local evacuation requirements. Since the project will be elevated and built to current standards, the Project will be more resilient to storms than many of the properties within the City such that the Project will not increase the burden created by emergency management and recovery, but rather provide increased resiliency.

9. *For temporary lodging uses taller than 50 feet in height or a density greater than 30 units per acre, the following additional issues shall be considered:*

a. *The amount of separation provided between the proposed temporary lodging use and any existing buildings on adjoining properties and resulting impact on sunlight and views; and*

The two proposed TLUs will be located within the northern building, which does not adjoin any properties.

b. *The proximity of any adjacent residential building to the Florida Coastal Construction Control Line and the degree to which the proposed temporary lodging use and/or any accessory use or structure maintains an open view of the waterfront from neighboring properties.*

The two proposed TLUs will not affect views from nearby properties.

In addition to the above criteria, Section 4.12(d) of the Code permits the City Commission to consider a non-exhaustive number of public benefits in order to utilize the RU/TLU Density Pool.

The allocation of temporary lodging or residential units from a density pool established in the Comprehensive Plan shall be by ordinance. In cases where a property is required to obtain a conditional use permit to be awarded units from a density pool, evaluation shall be by the City Commission on a case-by-case basis, with review of relevant criteria specified in this division and Code generally. In addition to these criteria, the Commission may consider any proposal requiring a conditional use permit to draw from a density pool on a merit basis to include, but not be limited to, the provision of public benefits such as…..

The Project provides a substantial number of desired public benefits that justify the re-allocation and reduction of units (24 reduced from 150 units) drawn from the RU Density Pool as well as two TLUs to be drawn from the TLU Density Pool. First, the Project provides a surplus of on-site parking alongside the existing rights-of-way. The Project is proposing the construction of 51 on-street parking spaces, including two ride-share spaces, located within the right-of-way, which are in addition to the demonstrated parking compliance of the Project. 28 of these spaces are to be placed along Corey Avenue, 7 to be placed along Bay Street, and 16 to be placed along Corey Circle. The rights-of-way will provide a clean roadway section along Corey Avenue up to the Project's proposed roundabout at the proposed park, all of which will be designed to meet the current City's LDC.

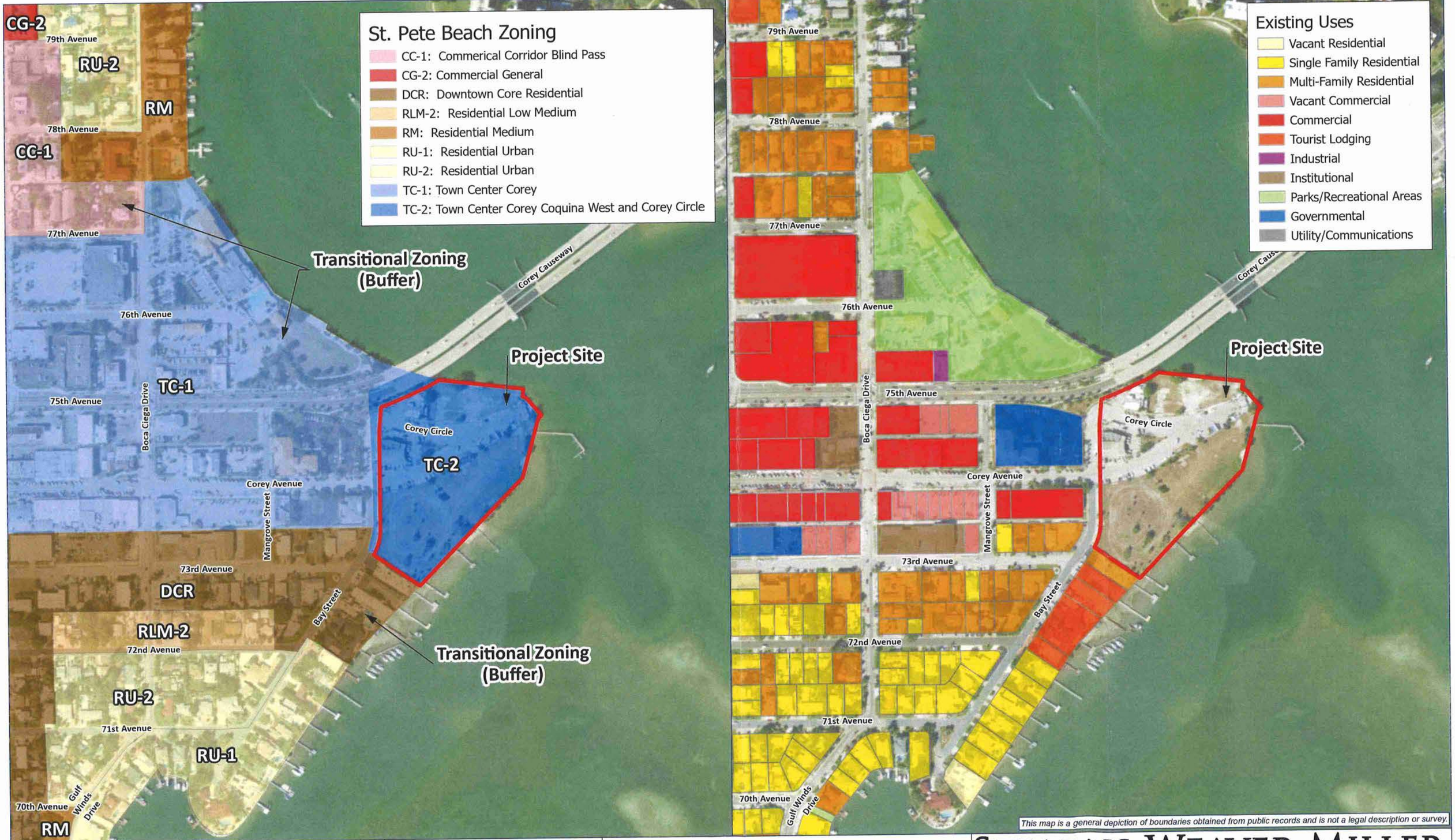
As referenced above, the Project closely tracks the goals of the Vision Plan for this part of the City. More specifically, the Vision Plan for the Corey Avenue District expresses a desire for: additional on-street parking along Corey Avenue, encouraging pedestrian activity along Corey Avenue, and integrating streetscape elements to improve use experience. Beyond the above-referenced on-street parking spaces, the Project proposes two ride-share spaces to further enhance multimodal options, and it proposes 10' sidewalks along both the north and south sides of Corey Avenue and Corey Circle, which either do not currently exist or exist in a deteriorated condition. Proposed street trees will provide shade and enhance visual interest as outlined in the Vision Plan.

Next, the Project provides for a public park with increased access to the water. This public access is further bolstered by the added on-street metered parking along Corey Avenue, Corey Circle, and Bay Street, as well as through the provision of four public boat slips. The Project also provides for a public art sculpture and other public art opportunities at the main arrival area (plaza/roundabout) for the enjoyment of the residents and park users. Moreover, as encouraged by the City, many aspects of Green Building and Wellness Principles are incorporated into this development. Such features include: Low-E Coated Glazing, High Efficiency Energy Star HVAC Equipment & Residential and Commercial Appliances; Green Plaza Decks, Swimming Pools & Spas; and Fitness Rooms.

The visual aesthetic, environmental, and wellness considerations are further bolstered by the Project going above and beyond the landscaping requirements of the LDC. The landscape design provides that a minimum of 50% of the trees and palms, by both count and square footage ground-coverage, will be Florida-Friendly (as defined by University of Florida Plant Guide). At least 50% of the trees in required buffer areas are Florida natives adapted for Local Zone 10b (except in Fire Lane conditions where this is not possible). Landscaping has been generally grouped by water consumption habits to reduce the need for excessive irrigation and utilizes drought-resistant tree species or low-volume controlled drip systems as techniques to reduce volume or overall need for irrigation.

As part of the proposed development, the Applicant has agreed to pay for to construct, at the Applicant's expense, the City's portion of the failing seawall (this benefit was not included in the Existing CUP). In addition to all of the foregoing public benefits, the Project will be a boom to the entire local economy by significantly increasing the residential real estate tax base and revitalizing a deteriorated, vacant portion of the City.

EXHIBIT "1"



This map is a general depiction of boundaries obtained from public records and is not a legal description or survey.

TITLE:

Exhibit 1
Zoning and Existing Uses

1 in = 300 ft

1:3,600

0 150 300 600

Feet

Map Date: May-05-2025 By: S Halphen

PROJECT:

Corey Landings

City of St. Pete Beach, Florida

STEARNS WEAVER MILLER

MIAMI | FORT LAUDERDALE | TAMPA | TALLAHASSEE | CORAL GABLES

EXHIBIT "2"






ONE St. Petersburg, One Tampa, 1000 BLVD of the Arts Sarasota, Olana Naples

The Kolter Group

May 2025

Kolter Overview

THE KOLTER GROUP

The leading diversified private residential for-sale developer in the Southeast US

KOLTER HOMES

Focus: For-sale seniors housing in age-restricted/age-targeted, amenity-centric communities

Realized Projects: 22
~8,400 residences

Current Projects: *35*
~28,300 residences

2024 Revenues/Closings:
~$1.4b / ~1,650 residences

KOLTER URBAN

Focus: Luxury condominiums in waterfront, water view or urban in-fill locations

Realized Projects: 22
~4,500 units

Current Projects: 16
~1,900 units

2024 Revenues/Closings:
~$146m / ~95 units

KOLTER LAND

Focus: Land investment, lot development and sales to 3rd party homebuilders

Realized Projects: 55
~17,800 lots

Current Projects: *46*
~49,200 lots

2024 Revenues/Closings:
~$320m / ~2,400 lots

KOLTER MULTIFAMILY

Focus: Development and sale of market-rate and affordable rental communities

Realized Projects: 5
~2,100 units

Current Projects: *11*
~2,800 units

Pipeline Projects:
9 projects / ~3,100 units

Current Investment in 100+ Residential Projects Totaling 80,000+ Expected Units

Investment Approach

- ✓ Strategic
- ✓ Demographic Driven
- ✓ Capitalizing on Sunbelt Migration



# of active Kolter projects by State

- Concentration in **Southeast US** states expected to experience **population growth of 8-16%** between 2020-2030, outpacing the 7% growth projected in the US outside of Kolter's footprint
- Population of **56+ million**
- **Top 10 global economy** with 2023 GDP of **$4.0 trillion+,** equating to **14.6%** of the US economy and **3.8%** of the global economy

The Kolter Advantage

Reputational & Financial Strength

$30b+ of completed, in-process and under-contract residential projects

Cycle-Tested Management Team

Average tenure of **17+** years at the firm and **29+** years in the real estate industry (209+ years total)

Focus on Attractive Growth Markets

Significant market knowledge and relationships developed through long track record performing in specific Southeast markets, like the **Greater Tampa Bay area**

Established Operating Platform

Vertically integrated platform with 600+ employees offering **public company** scale and credibility coupled **with private company** flexibility and innovation

Kolter Urban Snapshot

Kolter Urban is the dedicated to development of condominiums in waterfront, water view or urban in-fill locations

Kolter Urban At a Glance

22 COMPLETED PROJECTS	**16** IN-PROCESS PROJECTS
~4,500 UNITS DELIVERED	**~1,900** IN-PROCESS UNITS
$3B+ REALIZED SELLOUT VALUE	**$5B+** EXPECTED SELLOUT VALUE
25+ YEARS CONDO DEVELOPMENT EXPERIENCE	**25+ YEARS** MANAGEMENT TENURE AT KOLTER URBAN

Kolter has a long track record developing marquee condo projects that routinely become the new luxury standard in each of their markets

5000 North Ocean– Singer Island, FL

Representative Completed Urban Projects

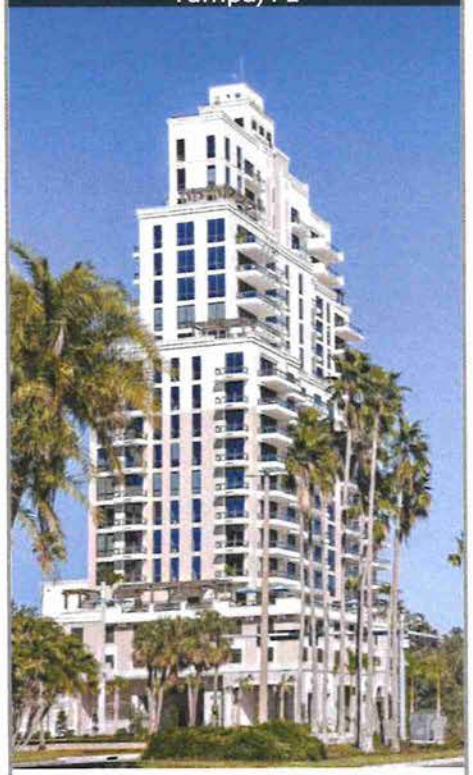
Saltaire
St. Pete, FL



192 Units | **425K** Sellable SF

2023 Completed

Hyde Park House
Tampa, FL



70 Units | **178K** Sellable SF

2022 Completed

Graydon
Atlanta, GA



45 Units | **128K** Sellable SF

2022 Completed

Ritz-Carlton Residences
Sarasota, FL



73 Units | **267K** Sellable SF

2021 Completed











ONE
ST PETERSBURG

PROJECT LOCATION

100 1st Avenue N
St Petersburg, FL 33701

PROJECT BACKGROUND

- 41-Stories, 450 Feet Tall
- 174 key Hyatt Place hotel occupying the Eastern block.
- 1-Acre Elevated Amenity Deck
- 253 residential condominium units ranging from 1,425 sf to 4,000 sf

TARGET METRICS

- Construction Start Date: April 2016
- Construction End Date: Fall 2018

KOLTER









100
Las Olas

HOTEL | RESIDENCES | RETAIL

PROJECT LOCATION

100 East Las Olas Blvd
Fort Lauderdale, FL
33301

PROJECT BACKGROUND

- 46 Levels, 499 Feet
- 228 key Hyatt Centric hotel
- 113 residential condominium units
- 2 elevated amenity decks on the 8th and 16th Levels
- 8,000 sf of retail space on the ground floor

TARGET METRICS

- Construction Start Date: April 2017
- Construction End Date: Summer 2020











THE MARK
SARASOTA

PROJECT LOCATION

1400 State Street
Sarasota, FL 34236

PROJECT BACKGROUND

- 12 Levels
- 157 Residential Condominium Units
- Elevated Amenity Deck
- Lower Level Promenade Features 35,000 sf of Retail
- 11,000 sf of Executive Office Space

TARGET METRICS

- Construction Start Date: August 2017
- Construction End Date: Fall 2019









THE RITZ-CARLTON RESIDENCES

SARASOTA

PROJECT LOCATION

1111 Ritz Carlton Drive
Sarasota, FL 34236

PROJECT BACKGROUND

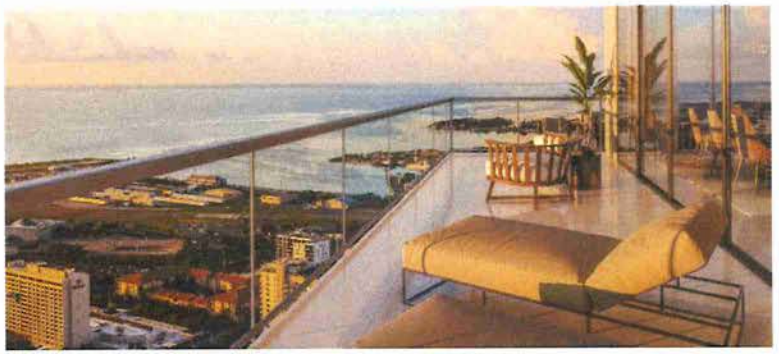
- 73 Luxury Condominiums averaging 3,700sf
- Elevated Pool & Amenity Deck overlooking waterfront.
- Contiguous to existing Ritz-Carlton Resort & Spa Campus

TARGET METRICS

- Construction Start Date: September 2018
- Construction End Date: Fall 2020











ART HOUSE

ST. PETERSBURG

PROJECT LOCATION

235 1st Avenue S
St. Petersburg, FL 33701

PROJECT BACKGROUND

- 42-Stories
- 244 residential condominium
- 459 parking spaces

TARGET METRICS

- Construction Start Date: September 2022
- Construction End Date: Fall 2025











ONE TAMPA

PROJECT LOCATION

520 N Ashley Drive,
Tampa, FL 33602

PROJECT BACKGROUND

- 42-Stories
- 225 residential condominium units ranging from 1,425 sf to 4,000 sf
- 464 parking spaces
- 5,000 sf of retail

TARGET METRICS

- Construction Start Date: Fall 2024
- Construction End Date: Spring 2027

Appendix: Notice to Recipients

The information in this document ("Presentation") is being furnished solely for informational purposes regarding The Kolter Group LLC and its affiliates (collectively, "Kolter"). This Presentation was prepared solely for the use of the City of St. Pete Beach, Florida ("City"). No other person or entity may rely upon any statement, information or representation contained in the Presentation or otherwise regarding the contemplated project except as provided in a written purchase and sale agreement by and between a buyer and the owner of the project.

In considering any information contained in the Presentation, past events and trends do not imply, predict or guarantee, and are not necessarily indicative of, future events or results. There can be no assurance that the contemplated project will achieve comparable results, achieve its objectives or that any expected results will be met. The information in the Presentation is summary in nature and has been included solely for illustrative or discussion purposes. No representations or warranties (express or implied) are made as to the accuracy or completeness of any information furnished by or on behalf of Kolter, who shall have no liability to any person arising out of or relating to the use of the information and/or any errors therein and/or omissions therefrom. Nothing contained in the Presentation is, or shall be relied upon as, a promise or representation as to the past or future performance of Kolter or the contemplated project.

The Presentation presents information as of the date it was created. Kolter does not intend to update, amend or otherwise revise the Presentation following its creation. Neither the subsequent delivery of the Presentation nor any other event shall be deemed a representation that there has been no change in the affairs, prospects, attributes and/or other information regarding Kolter and/or the contemplated transaction since the date thereof.

The Kolter Group LLC

CONDITIONAL USE APPLICATION

Applicants must acknowledge understanding of the following. Initial each of the statements below. If you do not understand any of these, staff will explain them to you.

JeB I understand that the City will not accept or process an incomplete application.

JeB I understand that a non-conforming use or structure in a particular zoning district does not, in any way, provide justification for the granting of a conditional use. Furthermore, the existence of a permitted use or structure in adjacent districts does not constitute grounds for a conditional use.

JeB On all conditional uses, a majority vote is required. Action on this application by the City Commission may be continued to a later meeting.

JeB I understand that if a conditional use is approved by the City Commission, the applicant is required to obtain the appropriate building permits within 1 year from the date of the decision. If no permit is obtained within 1 year, the approval from the City Commission becomes voided.

JeB I understand that any person aggrieved by the final decision has the right to file a petition in the Pinellas County Circuit Court within 30 calendar days after the decision. Permits for construction may be granted prior to the expiration of this 30-day period, but an appeal will be grounds for revocation of the permit.

JeB I understand that I, as the applicant, or my authorized representative must be present at all scheduled public meetings on the application.

After acknowledgement of these conditions, complete the application form on the following pages

JeBoard 5.5.25

Signature of Applicant Date

St. Pete Beach
The Sunset Capital of Florida

PUBLIC HEARING SIGN POSTING AFFIDAVIT

S. Elise Batsel, c/o Stearns Weaver Miller on behalf of *

*Applicant, KT Corey Ave LLC, agrees to post the sign(s) in a conspicuous place, at the principal access to the property, in full view of the public, and not more than five (5) feet from the nearest street right of way or easement a minimum of seven (7) days in advance of the Public Hearing and remain in place until the requested action has been heard and decided. Multiple sign postings shall not be more than three hundred (300) feet apart. If the subject parcel(s) abut more than one (1) street, notices shall be posted along each street. When the subject parcel(s) does not front a public road, the sign shall be posted at the point on a public road by which the property is, or can be, reached.

The sign shall be maintained in good readable condition by the applicant. If the said sign is destroyed, lost, or becomes unreadable, the applicant or applicant's representative shall obtain a replacement sign. Any sign posted in accordance with these requirements shall be removed from the property and disposed of by the applicant or applicant's agent not later than 24 hours following the final decision.

~~Applicant~~/Agent (must fill out agent authorization form):

Name(print): S. Elise Batsel, Esq, c/o Stearns Weaver Miller

Address: 401 E Jackson Street, Suite 2100, Tampa, FL 33602

JEBatsel 5.5.25

Signature *Date*

STATE OF FLORIDA)
HILLSBOROUGH) SS:
~~PINELLAS~~ COUNTY)

The foregoing instrument was acknowledged before me this 5th day of May 20 25 by S. Elise Batsel, who appeared before me, and is personally known to me, ~~or has produced~~ ~~XXXX

DEAR APPLICANT:

PLEASE COMPLETE THE ATTACHED AFFIDAVIT WHEN PUBLIC HEARING DATES HAVE BEEN DETERMINED FOR YOUR APPLICATION. PRESENT THE COMPLETED NOTARIZED AFFIDAVIT TO COMMUNITY DEVELOPMENT AND YOU WILL BE GIVEN THE SIGN(S) TO POST ON THE SUBJECT PROPERTY.

It is your responsibility to post the sign(s) in a conspicuous place, at the principal access to the property, in full view of the public, and not more than five (5) feet from the nearest street right of way or easement a minimum of seven (7) days in advance of the public hearing. The sign(s) must remain in place until the requested action has been heard and decided by the City Commission, Planning Board, Board of Adjustment, Historic Preservation Board or withdrawn. Multiple sign postings cannot be more than three hundred (300) feet apart. If the subject parcel(s) abut more than one (1) street, notices shall be posted along each street. When the subject parcel(s) does not front a public road, the sign shall be posted at the point on a public road by which the property is, or can be, reached.

You must maintain the sign(s) in good readable condition. If the said sign is destroyed, lost, or becomes unreadable, you or your representative shall obtain a replacement sign. Any sign posted in accordance with these requirements shall be removed from the property and disposed of by the applicant or applicant's representative not later than 24 hours following the final decision by the City Commission, Planning Board, Board of Adjustment, or Historic Preservation Board.

A Notary Public is available in City Hall; 155 Corey Avenue.

St. Pete Beach
The Sunset Capital of Florida

Owner's Authorization for Agent

I/WE KT Corey Ave LLC, a Florida limited liability company
(print name of property owner)

hereby authorize S. Elise Batsel, Esq, and all employees of Stearns Weaver Miller,**
(print name of agent)

to represent me/us in an application for Conditional Use Permit
(type of application: variance, conditional use, zoning, etc.)

**Robert Hall, and all employees of Groh Architecture, Scott Gilner, and all employees of Kimley-Horn, and Keith Morrow, and all employees of Morrow Design.

SEE ATTACHED SHEET FOR EXECUTION AND NOTARIZATION

Signature of Owner

Signature of Owner

Print Name of Owner

Print Name of Owner

The foregoing instrument was acknowledged before me this day of 20 by who is personally known or produced as identification.

(Notary Signature) (Date)

My Commission Expires

ATTACHMENT TO AFFIDAVIT TO AUTHORIZE AGENT

KT COREY AVE LLC, a Florida limited liability company

By: The Kolter Group LLC, a Florida limited liability company
Its: Manager

By: _____
DEVIN RADKAY
Its: Manager

STATE OF Florida
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me by means of [X] physical presence or [___] online notarization, this 7th day of April, 2025, by DEVIN RADKAY, the Manager of The Kolter Group LLC, a Florida limited liability company, the Manager of KT Corey Ave LLC, a Florida limited liability company, on behalf of said entities, [X] who is personally known to me, or [___] who has produced the following identification: _____ _____ (check one).

Angela B. Mercado
Comm.: HH 437574
Expires: Aug. 24, 2027
Notary Public - State of Florida

Angela B. Mercado
Name: Angela B. Mercado (print)
NOTARY PUBLIC
Commission No.: HH437574
Commission Expiration Date: 08/24/2027



Detail by Entity Name

Florida Limited Liability Company
KT COREY AVE LLC

Filing Information

Document Number	L24000411858
FEI/EIN Number	99-5098910
Date Filed	09/24/2024
State	FL
Status	ACTIVE

Principal Address

105 NE 1ST STREET
DELRAY BEACH, FL 33444

Mailing Address

105 NE 1ST STREET
DELRAY BEACH, FL 33444

Registered Agent Name & Address

CORPORATION SERVICE COMPANY
1201 HAY STREET
TALLAHASSEE, FL 32301

Authorized Person(s) Detail

Name & Address

Title MGR

THE KOLTER GROUP LLC
105 NE 1ST STREET
DELRAY BEACH, FL 33444

Annual Reports

Report Year	Filed Date
2025	04/03/2025
2025	04/09/2025

Document Images

04/09/2025 -- AMENDED ANNUAL REPORT	View image in PDF format
04/03/2025 -- ANNUAL REPORT	View image in PDF format

09/24/2024 -- Florida Limited Liability

View image in PDF format

Florida Department of State, Division of Corporations



Detail by Entity Name

Florida Limited Liability Company
THE KOLTER GROUP LLC

Filing Information

Document Number	L09000122320
FEI/EIN Number	27-1556391
Date Filed	12/28/2009
State	FL
Status	ACTIVE
Last Event	LC NAME CHANGE
Event Date Filed	12/17/2010
Event Effective Date	01/01/2011

Principal Address

105 NE 1ST STREET
DELRAY BEACH, FL 33444

Changed: 07/16/2019

Mailing Address

105 NE 1st ST
Delray Beach, FL 33444

Changed: 01/29/2020

Registered Agent Name & Address

CORPORATION SERVICE COMPANY
1201 HAYS STREET
TALLAHASSEE, FL 32301

Authorized Person(s) Detail

Name & Address

Title MGR

ERBSTEIN, HOWARD
105 NE 1ST STREET
DELRAY BEACH, FL 33444

Title MGR

JOHNSON, WILLIAM
105 NE 1ST STREET
DELRAY BEACH, FL 33444

Title MGR

JULIEN, ROBERT
105 NE 1ST STREET
DELRAY BEACH, FL 33444

Title MGR

Radkay, Devin
105 NE 1ST STREET
DELRAY BEACH, FL 33444

Annual Reports

Report Year	Filed Date
2023	01/23/2023
2024	03/01/2024
2025	04/04/2025

Document Images

04/04/2025 -- ANNUAL REPORT	View image in PDF format
03/01/2024 -- ANNUAL REPORT	View image in PDF format
01/23/2023 -- ANNUAL REPORT	View image in PDF format
02/02/2022 -- ANNUAL REPORT	View image in PDF format
10/20/2021 -- AMENDED ANNUAL REPORT	View image in PDF format
01/13/2021 -- ANNUAL REPORT	View image in PDF format
02/19/2020 -- AMENDED ANNUAL REPORT	View image in PDF format
01/29/2020 -- ANNUAL REPORT	View image in PDF format
03/01/2019 -- ANNUAL REPORT	View image in PDF format
04/22/2018 -- ANNUAL REPORT	View image in PDF format
03/23/2017 -- ANNUAL REPORT	View image in PDF format
04/28/2016 -- ANNUAL REPORT	View image in PDF format
04/13/2015 -- ANNUAL REPORT	View image in PDF format
04/21/2014 -- ANNUAL REPORT	View image in PDF format
04/19/2013 -- ANNUAL REPORT	View image in PDF format
04/18/2012 -- ANNUAL REPORT	View image in PDF format
04/18/2011 -- ANNUAL REPORT	View image in PDF format
12/17/2010 -- LC Name Change	View image in PDF format
03/25/2010 -- ANNUAL REPORT	View image in PDF format
03/17/2010 -- Merger	View image in PDF format
12/28/2009 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations

I#: 2024270330 BK: 22960 PG: 2488, 10/31/2024 at 02:56 PM, RECORDING 4 PAGES $35.50 D DOC STAMP COLLECTION $12250.00 KEN BURKE, CLERK OF COURT AND COMPTROLLER PINELLAS COUNTY, FL BY DEPUTY CLERK: CLK102878

Prepared by and return to:

Tyrone T. Bongard, Esq.
Gunster, Yoakley & Stewart, P.A.
777 S. Flagler Drive, Suite 500 East
West Palm Beach, FL 33401

PIN: 36-31-15-13590-000-0010

WARRANTY DEED

THIS INDENTURE is made as of the 30th day of October, 2024, by **PATRICIA E. LITTLE, INDIVIDUALLY AND AS TRUSTEE OF THE PATRICIA E. LITTLE TRUST** ("Grantor"), whose address is 7100 Sunset Way, Apartment 612W, St. Pete Beach, Florida 33706-3652, and **KT COREY AVE LLC**, a Florida limited liability company ("Grantee"), whose address is 105 NE 1st Street, Delray Beach, Florida 33444.

** "Grantor" and "Grantee" are used for singular or plural, as context requires.*

W I T N E S S E T H:

THAT said Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's successors and assigns forever, the following described land, situate, lying and being in Pinellas County, Florida, to-wit:

See Exhibit "A" attached hereto and made a part hereof (the "Property").

SUBJECT TO taxes and assessments for the year 2024 and all subsequent years; covenants, restrictions and public utility easements of record; and all applicable existing zoning and governmental regulations.

TOGETHER WITH all easements, hereditaments and appurtenances belonging to such land.

GRANTOR warrants that at the time of this conveyance, the subject Property is not the Grantor's homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or a part of homestead property. Grantor's residence and homestead address is 7100 Sunset Way, Apartment 612W, St. Pete Beach, Florida 33706-3652.

AND Grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

Signature page follows.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal on the day and the year first above written.

Signed, sealed and delivered
in the presence of:

Jaquelin Smit
Print Name: Jaquelin Smit
Address: 1809 59th st. S
Gulfport Fla 33707

Patricia E. Little
PATRICIA E. LITTLE, INDIVIDUALLY AND AS TRUSTEE OF THE PATRICIA E. LITTLE TRUST

Print Name: Thomas Rodgers
Address: 5310 26th Ave S
Gulfport Fl. 33707

STATE OF FLORIDA)
COUNTY OF Pinellas)

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization, this 15 day of October, 2024, by PATRICIA E. LITTLE, INDIVIDUALLY AND AS TRUSTEE OF THE PATRICIA E. LITTLE TRUST, who [✓] is personally known to me or [ ] has produced _____ as identification.

BARBARA M. RODGERS
MY COMMISSION # HH 162803
EXPIRES: September 12, 2025
Bonded Thru Notary Public Underwriters

(Notary Seal)

Barbara M. Rodgers
Notary Public – State of Florida

Print Name: Barbara M. Rodgers

ACTIVE:35014297.1

Exhibit "A"

Property

Lots A and B, of CAROLINA AVENUE REPLAT, according to the Plat thereof, as recorded in Plat Book 21, Page 82, of the Public Records of Pinellas County, Florida.

Less that portion taken pursuant to Order of Taking recorded in Official Records Book 2010, Page 135, of the Public Records of Pinellas County, Florida, and as further described below:

That part of:

Lots A & B, Carolina Avenue Replat, in Section 36, Township 31 South, Range 15 East, according to the Plat thereof, as recorded in Plat Book 21, Page 82, of the Public Records of Pinellas County, Florida.

Lying within 40 feet of the Survey Line of State Road 690, Section 15110; said Survey Line being described as follows:

Begin on the Northwesterly extension of the Northwesterly extension of the Northeasterly boundary of Block 52, Georgia Avenue Replat in Section 36, Township 31 South, Range 15 East, according to the Plat thereof, as recorded in Plat Book 21, Page 18, of the Public Records of Pinellas County, Florida, at a point 494.53 feet North 30°09'10" West of the Easternmost corner of said Block 52; said point being on a curve concave to the Northwesterly having a radius of 1041.74 feet, thence from a tangent bearing of North 43°09'42" East, run Northeasterly along said curve 367.53 feet through an angle of 20°12'51" to the end of said curve; thence North 22°56'51" East 1048.54 feet to the beginning of a curve concave to the Southeasterly having a radius of 1909.86 feet; thence Northeasterly along said curve 1691.53 feet through a central angle of 50°44'45" through said Section 36 and into Section 30, Township 31 South, Range 16 East, to the end of said curve; thence North 73°41'36" East 237.27 feet to the beginning of a curve concave to the Northwesterly having a radius of 1432.40 feet; thence Northeasterly along said curve 1245.27 feet through an angle of 49°48'39" to the Easterly extension of the Southerly boundary of Tract 4, Corey Bridgehead Subdivision in said Section 30, according to the Plat thereof, as recorded in Plat Book 32, Page 29, of the Public Records of Pinellas County, Florida, at a point 475.26 feet South 89°45'02" East of the Southwesterly corner of said Tract 4.

And less portion conveyed by Deed recorded in Official Records Book 4032, Page 1527, of the Public Records of Pinellas County, Florida, and as further described below:

That part of:

Lots A & B, Carolina Avenue Replat, in Section 36, Township 31 South, Range 15 East, according to the Plat thereof, as recorded in Plat Book 21, Page 82, of the Public Records of Pinellas County, Florida.

Lying within 90 feet of the Survey Line on State Road 690, Section 15110, Southwesterly of Station 42+00; lying within 80 feet of said Survey Line, between Station 42+00 and Station Line 42+70; lying withing 90 feet of said Survey Line, Northeasterly of Station 42+70; said Survey Line and Stations being described and located as follows:

Begin on the Northwesterly extension of the Southwesterly line of Block 52, Replat St. Petersburg Beach Subdivision, in Section 35, Township 31 South, Range 15 East, according to the Plat thereof, as recorded in Plat Book 5, Pages 28 and 29, of the Public Records of Pinellas County, Florida, at a point 550.83 feet North 30°00'19" West of the most Southerly corner of said Block 52, run thence North 59°51'01" East 1.22 feet to the beginning of a curve concave to the Northwesterly having a radius of 1041.74 feet, thence Northeasterly along said curve 440.61 feet through an angle 24°14'01" to Station 42+00; continue thence Northeasterly along said curve 70 feet through an angle of 3°51'00" to Station 42+70; continue thence Northeasterly along said curve 160.35 feet through an angle of 8°49'09" to the end of said curve, thence North 22°56'51" East 1047.88 feet to the beginning of a curve concave to the Easterly having a radius of 1909.86 feet, thence Northeasterly along said curve (running from said Section 36, into Section 30, Township 31 South, Range 16 East) 1691.53 feet through a central angle of 50°44'45" to the end of said curve, thence North 73°41'36" East 237.27 feet to the beginning of a curve concave to the Northwesterly having a radius of 1432.40 feet, thence Northeasterly along said curve 1397.90 feet through a central angle of 55°54'57" to the end of said curve, thence North 17°46'39" East 156.65 feet to end right of way job designated as Station 70+00.00.

Less existing rights of way.

Parcel Summary (as of 12-Mar-2025)

Parcel Number

36-31-15-13590-000-0010

Owner Name
KT COREY AVE LLC

Property Use
2125 Restaurant, Cafeteria

Site Address
85 COREY CIR
ST PETE BEACH, FL 33706

Mailing Address
105 NE 1ST ST
DELRAY BEACH, FL 33444-3807

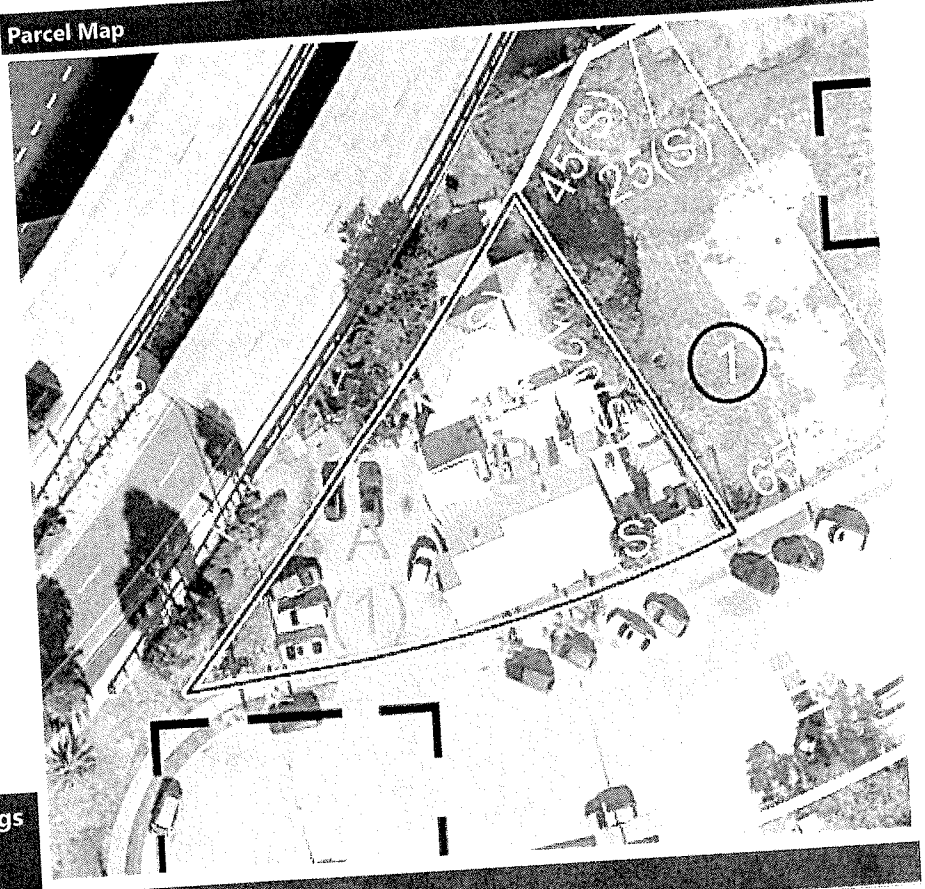
Legal Description
CAROLINA AVE REPLAT LOTS A & B LESS RD R/W

Current Tax District
ST PETE BEACH (SPB)

Year Built
1948

Heated SF	Gross SF	Living Units	Buildings
2,335	4,381	0	1

Parcel Map



Exemptions

Year	Homestead	Use %	Status
2026	No	0%	
2025	No	0%	
2024	No	0%	

Property Exemptions & Classifications

No Property Exemptions or Classifications found. Please note that Ownership Exemptions (Homestead, Senior, Widow/Widower, Veterans, First Responder, etc... will not display here).

Miscellaneous Parcel Info

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
22960/2488	Find Comps	280.06	A	Current FEMA Maps	Check for EC	Zoning Map	21/82

2024 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2024	$447,000	$439,230	$439,230	$447,000	$439,230

Value History (yellow indicates corrected value)

Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2023	N	$400,000	$399,300	$399,300	$400,000	$399,300
2022	N	$380,000	$363,000	$363,000	$380,000	$363,000
2021	N	$330,000	$330,000	$330,000	$330,000	$330,000
2020	N	$355,000	$355,000	$355,000	$355,000	$355,000
2019	N	$340,000	$340,000	$340,000	$340,000	$340,000

2024 Tax Information

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 **Tax Estimator** to estimate taxes under new ownership.

Tax Bill	2024 Millage Rate	Tax District
View 2024 Tax Bill	15.4202	(SPB)

Sales History

Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
15-Oct-2024	$1,750,000	U	I	LITTLE PATRICIA E TRE	KT COREY AVE LLC	22960/2488
06-Apr-1998	$0	U	I	LITTLE PATRICIA E	LITTLE, PATRICIA E TRE	10049/1542
17-Sep-1993	$290,000	U	I	DOREL INC	LITTLE, PATRICIA E.	08406/1602
29-Apr-1988	$155,000	Q				06732/1530
31-Dec-1980	$55,000	U				05023/0648

2024 Land Information

Land Area: ≅ 10,084 sf | ≅ 0.23 acres

Frontage and/or View: None

Seawall: No

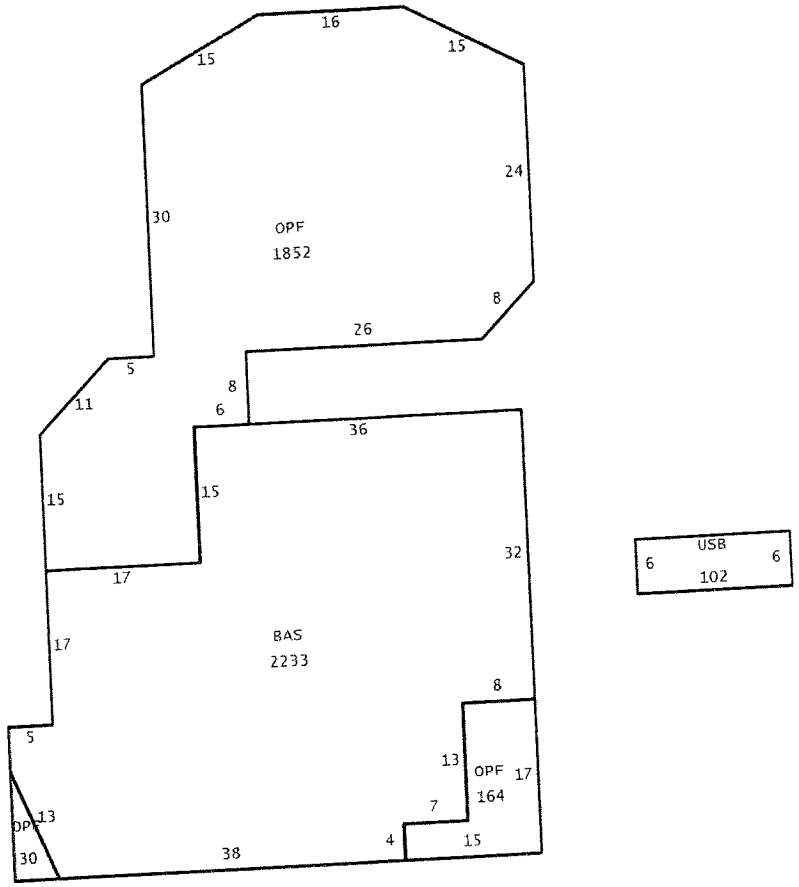
Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Restaurants/Cafe	169x0	$40	10,085	SF	1.0000	$403,400

2024 Building 1 Structural Elements and Sub Area Information

Structural Elements

Foundation	Continuous Footing
Floor System	Slab On Grade
Exterior Walls	Siding Average
Unit Stories	2
Roof Frame	Gable Or Hip
Living Units	0
Roof Cover	Composition Shingle
Year Built	1948
Building Type	Restaurant / Lounge/Drive-In Rest.
Quality	Average
Floor Finish	Carpet Combination
Interior Finish	Dry Wall
Cooling	Heat & Cooling Pkg
Fixtures	12
Effective Age	37

Sub Area	Heated Area SF	Gross Area SF
Base (BAS)	2,233	2,233
Upper Story (USB)	102	102
Open Porch (OPF)	0	2,046
Total Area SF	**2,335**	**4,381**



2024 Extra Features

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
ASPHALT	$4.00	4,300.0	$17,200	$17,200	0
PATIO/DECK	$24.00	710.0	$17,040	$9,883	2009

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
20150139	ROOF	01/29/2015	$21,400
20150016	HEAT/AIR	01/06/2015	$8,985
20081133	GAZEBO	10/21/2008	$3,000
20080857	NEW IMPROVEMENT	09/23/2008	$32,000
20080857	ADDITION/REMODEL/RENOVATION	08/18/2008	$32,000
20071560	ADDITION/REMODEL/RENOVATION	06/09/2008	$4,600
20051027	ADDITION/REMODEL/RENOVATION	09/27/2005	$20,069
019707	ROOF	11/17/1999	$4,600

I#: 2024271811 BK: 22962 PG: 1307, 11/04/2024 at 09:12 AM, RECORDING 3 PAGES $27.00 D DOC STAMP COLLECTION $0.70 KEN BURKE, CLERK OF COURT AND COMPTROLLER PINELLAS COUNTY, FL BY DEPUTY CLERK: CLKPR12

This instrument prepared by
(and after recording return to):
S. Elise Batsel, Esq.
Stearns Weaver Miller Weissler
Alhadeff & Sitterson, P.A.
401 East Jackson Street, Suite 2100
Tampa, Florida 33602

QUITCLAIM DEED

THIS QUITCLAIM DEED, executed this 30th day of October, 2024, by first party, Grantor, **ST. PETE BEACH HOLDINGS, LLC**, a Delaware limited liability company, whose post office address is 1345 Avenue Of The Americas, New York, New York 10105, to second party, Grantee, **KT COREY AVE LLC**, a Florida limited liability company, whose post office address is 105 NE 1st Street, Delray Beach, Florida 33444.

WITNESSETH:

Witnesseth, that the said first party, for the sum of Ten and No/100 ($10.00) Dollars, and other good and valuable consideration paid by the second party, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim unto the said second party forever, all the right, title, interest, claim, and demand which the said first party has in and to the following described parcel of land, and all improvements and appurtenances thereto, in Pinellas County, Florida:

See Exhibit "A" attached hereto and incorporated herein by reference

Subject to any covenants, easements and restrictions of record, if any, with all not specifically reimposed hereby.

Subject to taxes for the year 2024 and thereafter.

TO HAVE AND TO HOLD the same, together with all appurtenances thereunto belonging or in anywise appertaining, and all of the estate, right, title, interest, and claim whatsoever of the Grantor, either in law or in equity, to the only proper use, benefit and behoof of the Grantee and the assigns of the Grantee forever.

(Signature on following page)

IN WITNESS WHEREOF, Grantor has caused this Quitclaim Deed to be executed on the day and year first above written.

Signed, sealed and delivered
in the presence of:

GRANTOR:

ST. PETE BEACH HOLDINGS, LLC,
a Delaware limited liability company

By: CF RFP Holdings LLC,
a Delaware limited liability company,
its sole member

Khori Moreland
Print Name: Khori Moreland
Address: 4550 Travis St. Dallas TX 75205

By: _____
Name: Timothy Bailey
Title: Treasurer

_____
Print Name: Bobby Amasha
Address: 4550 Travis St. Dallas TX 75205

STATE OF Texas
COUNTY OF Dallas

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 22nd day of October, 2024, by Timothy Bailey, as Treasurer of CF RFP Holdings LLC, a Delaware limited liability company, as sole member of **ST. PETE BEACH HOLDINGS, LLC**, a Delaware limited liability company, on behalf of the company, who ☒ is personally known to me or ☐ has produced _____ as identification.

Kelle Lane
Notary Public
Print Name: Kelle Lane
My Commission Expires: 1-17-2025

(NOTARY STAMP/SEAL)

KELLE LANE
Notary Public, State of Texas
Comm. Expires 01-17-2025
Notary ID 130965730

EXHIBIT A

LEGAL DESCRIPTION

Parcel 1:

A portion of TRACT 14 of PLAT VACATING PORTIONS OF REPLAT OF ST. PETERSBURG BEACH, according to the map or plat thereof recorded in Plat Book 23, Page 20, Public Records of Pinellas County, Florida, lying in Section 36, Township 31 South, Range 15 East, Pinellas County, Florida, and being more particularly described as follows:

BEGIN at the Southeast corner of TRACT B, CAROLINA AVENUE REPLAT, according to the map or plat thereof recorded in Plat Book 21, Page 82, Public Records of Pinellas County, Florida, thence along the Easterly boundary of said TRACT B, N.30°05'48"W., a distance of 120.92 feet to a point on the Southerly Right-of-way line of SR 693 (PASADENA AVENUE) As shown on FDOT Project No. 15040-XXXZX; thence along said Southerly right-of-way line, 42.40 feet in a northeasterly direction along a non-tangent curve turning to the left, having a central angle of 02°08'48", with a radius of 1,131.73 feet, having a chord bearing of N.30°51'51"E. and a chord distance of 42.40 feet to the Mean High Water Line of Boca Ciega Bay; thence along said Mean High Water Line, the following three (3) courses: 1) N.66°16'29"E., a distance of 117.78 feet; 2) N.65°55'02"E., a distance of 177.06 feet; 3) S.23°44'49"E., a distance of 37.80 feet to a point on the Northerly right-of-way line of Corey Avenue; thence along said right-of-way line, the following two courses: 1) S.29°04'55"W., a distance of 17.17 feet; 2) 323.77 feet in a southwesterly direction along a tangent curve turning to the right, having a central angle of 38°34'39", with a radius of 480.87 feet, having a chord bearing of S.48°22'14"W. and a chord distance of 317.69 feet to the POINT OF BEGINNING.

Parcel 2:

A parcel of land located in Section 36, Township 31 South, Range 15 East, Pinellas County, Florida, and being more particularly described as follows:

BEGIN at the Southeasterly corner of Corey Avenue and Bay Street, run thence along the Southerly right-of-way line of said Corey Avenue, the following two (2) courses: 1) 258.44 feet in a northeasterly direction along a non-tangent curve turning to the left, having a central angle of 24°55'42", with a radius of 593.99 feet, having a chord bearing of N.41°31'42"E. and a chord distance of 256.40 feet; 2) N.29°07'18"E., a distance of 345.46 feet to the Mean High Water Line of Boca Ciega Bay; thence along said Mean High Water Line, the following nine (9) courses: 1) thence S.15°54'47"E., a distance of 214.40 feet; 2) S.14°03'35"W., a distance of 191.34 feet; 3) S.65°55'14"E., a distance of 10.23 feet; 4) S.01°01'29"W., a distance of 10.01 feet; 5) S.14°38'59"W., a distance of 18.58 feet; 6) S.20°07'32"W., a distance of 25.42 feet; 7) S.14°29'55"W., a distance of 18.48 feet; 8) N.75°56'42"W., a distance of 9.31 feet; 9) S.14°03'35"W., a distance of 240.71 feet; thence N.85°34'18"W., a distance of 192.44 feet to a point on the Easterly right-of-way line of aforesaid Bay Street; thence along said Easterly right-of-way line, 90.38 feet in a northerly direction along a non-tangent curve turning to the left, having a central angle of 30°35'20", with a radius of 169.29 feet, having a chord bearing of N.14°45'26"W. and a chord distance of 89.31 feet; thence N.30°12'42"W., a distance of 118.01 feet to the POINT OF BEGINNING.

I#: 2024271810 BK: 22962 PG: 1302, 11/04/2024 at 09:12 AM, RECORDING 5 PAGES $44.00 D DOC STAMP COLLECTION $68950.00 KEN BURKE, CLERK OF COURT AND COMPTROLLER PINELLAS COUNTY, FL BY DEPUTY CLERK: CLKPR12

This instrument prepared by
(and after recording return to):
S. Elise Batsel, Esq.
Stearns Weaver Miller Weissler
Alhadeff & Sitterson, P.A.
401 East Jackson Street, Suite 2100
Tampa, Florida 33602

Parcel Identification Numbers:
25-31-15-78084-000-0141
25-31-15-78084-000-0142
25-31-15-78084-000-0143
36-31-15-00000-140-0100
36-31-15-00000-140-0300
36-31-15-00000-140-0400

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made this 30th day of October, 2024, between **ST. PETE BEACH HOLDINGS, LLC,** a Delaware limited liability company (the "Grantor"), whose mailing address is 1345 Avenue Of The Americas, New York, New York 10105; and **KT COREY AVE LLC**, a Florida limited liability company (the "Grantee"), whose mailing address is 105 NE 1st Street, Delray Beach, Florida 33444.

WITNESETH:

That Grantor, for and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable consideration, to Grantor in hand paid by Grantee, the receipt and sufficiency whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, transfer, remise, release, convey and confirm unto Grantee and Grantee's successors, heirs and assigns, the following real property (the "Property") located in Pinellas County, Florida, and more particularly described in **Exhibit "A"** attached hereto and made a part hereof.

SUBJECT TO: (i) all easements, conditions, covenants, restrictions, reservations, limitations, agreements and other matters of record, provided that this instrument shall not reimpose same; (ii) real estate taxes for the year 2024 and all subsequent years; and (iii) existing applicable governmental building and zoning ordinances and other governmental regulations (collectively, the "Permitted Exceptions").

TOGETHER with all the tenements, hereditaments and appurtenances belonging or in any way appertaining to the Property.

TO HAVE AND TO HOLD the same in fee simple forever.

AND GRANTOR does hereby specially warrant the title to the Property subject to the Permitted Exceptions and, except for the Permitted Exceptions, will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

(Signature on following page)

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed on the day and year first above written.

Signed, sealed and delivered
in the presence of:

GRANTOR:

ST. PETE BEACH HOLDINGS, LLC,
a Delaware limited liability company

By: CF RFP Holdings LLC,
a Delaware limited liability company,
its sole member

Khori Moreland
Print Name: Khori Moreland
Address: 4550 Travis St. Dallas, TX 75205

By: _____
Name: Timothy Baiky
Title: Treasorer

Print Name: Bobby Amasha
Address: 4550 Travis St. Dallas TX 75205

STATE OF Texas
COUNTY OF Dallas

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 22nd day of October, 2024, by Timothy Baiky, as Treasorer of CF RFP Holdings LLC, a Delaware limited liability company, as sole member of **ST. PETE BEACH HOLDINGS, LLC**, a Delaware limited liability company, on behalf of the company, who ☒ is personally known to me or ☐ has produced _____ as identification.

Kelle Lane
Notary Public
Print Name: Kelle Lane
My Commission Expires: 1-17-2025

(NOTARY STAMP/SEAL)

KELLE LANE
Notary Public, State of Texas
Comm. Expires 01-17-2025
Notary ID 130965730

EXHIBIT A

LEGAL DESCRIPTION

Parcel #1 (Gulf Coast Development Parcel):

Tract 1: that part of Tract 14 of Plat Vacating Portions of Replat of St. Petersburg Beach, according to the map or plat thereof recorded in Plat Book 23, Page(s) 20, public records of Pinellas County, Florida described as follows:

Beginning at a point on the Northerly line of Carolina Avenue, said point being 376.74 feet North and 275.46 feet East of a monument in the Southeast corner of Block 63 of Georgia Avenue Replat as recorded in Plat Book 21, Page 18, public records of Pinellas County, Florida; thence by a curve to the right, radius 481.67 feet, arc 135 feet, chord South 52°13' 53" West, 134.56 feet; thence North 30° West, 146.2 feet, more or less, to the waters of Boca Ciega Bay; thence in a Northeasterly direction along the waters of Boca Ciega Bay to a point North 30° West, 110.2 feet, more or less, from the Point of Beginning; thence South 30° East, 110.2 feet, more or less, to the Point of Beginning.

Tract 2: also that part of Tract 14 of Plat Vacating Portions of Replat of St. Petersburg Beach, according to the map or plat thereof recorded in Plat Book 23, Page(s) 20, public records of Pinellas County, Florida, described as follows:

Beginning at a point on the Northerly line of Carolina Avenue, 294.33 feet North and 169.09 feet East of the Southeast corner of Block 63 of Georgia Avenue Replat as recorded in Plat Book 21, Page 18, public records of Pinellas County, Florida; thence by a curve to the right, radius 481.67 feet, arc 65.22 feet, chord South 64°08' 23" West, 65.17 feet; thence North 30° West, 145.95 feet, more or less, to Boca Ciega Bay; thence in a Northeasterly direction on bay to intersection with line running North 30° West from the Point of Beginning; thence South 30° East, 146.20 feet, more or less, to the Point of Beginning.

Less and except that portion of the above-described Tracts lying within 90 feet of the survey line of State Road 690, Section 15110, said survey line being described in that certain Order of Taking recorded in Official Records Book 4039, Page 1442, public records of Pinellas County Florida, as follows:

Begin on the Northwesterly extension of the Southwesterly line of Block 52, Re-Plat St. Petersburg Beach Subdivision, lying in Section 36, Township 31 South, Range 15 East, as recorded in Plat Book 5, Pages 28 and 29, public records of Pinellas County, Florida, at a point 550.83 feet North 30°00'19" West of the most Southerly corner of said Block 52; run thence North 59°51'01" East, 1.22 feet to the beginning of a curve concave to the Northwesterly having a radius of 1041.74 feet; thence Northeasterly along said curve, 670.96 feet through a central angle of 36°54'10" to the end of said curve; thence North 22°56'51" East 1047.88 feet to the beginning of a curve concave to the Easterly having a radius of 1909.86 feet; thence Northeasterly along said curve (running from said Section 36 into section 30, Township 31 South, Range 16 East) 1691.53 feet through a central angle of 50°44'45" to the end of said curve; thence North 73°41'36" East, 237.27 feet to the beginning of a curve concave to the Northwesterly having a radius of 1432.40 feet; thence Northeasterly along said curve, 1397.90 feet through a central angle of 55°54'57" to the end of said curve; thence North 17°46'39" East, 156.65 feet to end right of way job designated as Station 70+00.00.

Parcel # 2 (Costa Parcel):

Tract of land being in Government Lot 1, Section 36, Township 31 South, Range 15 East, and being a part of Tract 14 of Plat Vacating Portions of Replat of St. Petersburg Beach, according to the map or plat thereof recorded in Plat Book 23, Page(s) 20, public records of Pinellas County, Florida, described

as follows:

From a monument at the Southeast corner of Block 63 of the Georgia Avenue Replat, as recorded in Plat Book Twenty-One (21), Page Eighteen (18), public records of Pinellas County, Florida, run North 30° West 188.56 feet along the most Easterly line of Block 63: thence North 60° East, 426.92 feet for a Point of Beginning, said Point of Beginning being on the most Northerly line of Carolina Avenue; thence in a Northeasterly direction along said Northerly line of Carolina Avenue by a curve to the left, radius 481.67 feet, arc 125 feet, chord North 36°46' East 124.63 feet; thence North 29°20' East to the waters of Boca Ciega Bay; thence in a westerly direction along the said waters of Boca Ciega Bay to an intersection with a line North 30° West from the Point of Beginning; thence South 30° East to Point of Beginning; said lands being in Government Lot 1, Section 36, Township 31 South, Range 15 East, and being a part of Tract No. 14 as shown by Plat Vacating Portions of Replat of St. Petersburg Beach, recorded in Plat Book 23, Page 20, public records of Pinellas County, Florida.

Parcel # 3 (Leverocks Parcel):

That part of Government Lot 1, in Section 36, Township 31 South, Range 15 East, Pinellas County, Florida, described as follows: beginning at the Northeast corner of Block 52, Georgia Avenue Replat, as recorded in Plat Book 21, Page 18, public records of Pinellas County, Florida; thence along the South boundary of Corey Avenue (Georgia Avenue) by a curve to the left, radius 593.99 feet, arc 309.92 feet, chord N.45°03'09"E., 306.42 feet to the Point of Beginning; thence continue along said boundary by the following two courses: (1) 8.00 feet along the arc of a curve to the left, radius 593.99 feet, chord N.29°43'09"E., 8.00 feet; (2) N.29°20'00"E., 354.18 feet to the wing wall of Corey Causeway; thence S.14°42'49"E., 214.18 feet; thence S.14°16'00"W., 197.95 feet; thence N.65°42'32"W, 201.20 feet to the Point of Beginning.

Parcel #4: (Richardson Parcel):

Tract 1: a Tract of land lying in Government Lot 1 in Section 36, Township 31 South, Range 15 East, Pinellas County, Florida, described as follows:

Beginning at the Northeast corner of Block 52, Georgia Avenue Replat, thence along the South boundary of Corey Avenue by a curve to the left, radius 593.99 feet, arc 235.96 feet, chord North 48°37'10" East, 234.42 feet to the Point of Beginning #1; thence by a curve to the left, radius 593.99 feet, arc 73.96 feet, chord North 33°40'19" East 73.96 feet; thence South 65°42'32" East, 201.20 feet; thence South 14°16'00" West, 74.05 feet; thence North 65°42'32" West 226.14 feet to the Point of Beginning #1. Being a fractional part of Government Lot 1, Section 36, Township 31 South, Range 15 East, together with the land lying between the said lot and the waters of Boca Ciega Bay contained between the side lines extended to the waters thereof, together with the following described Tract of land, to wit:

Tract 2: a Tract of land lying in Government Lot 1 in Section 36, Township 31 South, Range 15 East, Pinellas County, Florida, described as follows:

From the aforesaid Point of Beginning #1, run South 65°42'32" East, 70.14 feet to Point of Beginning #2, thence South 24°17'18" West, 6.00 feet; thence South 65°42'32" East, 136.00 feet; thence South 82°24'30" East, 20.88 feet; thence North 65°42'32" West, 156.00 feet to the Point of Beginning #2.

Parcel #5 (Baywinds Parcel):

Tract 1: all that part of Government Lot 1, Section 36, Township 31 South, Range 15 East, Pinellas County, Florida, described as follows:

Commence at the Southeasterly corner of Corey Avenue and Bay Street as recorded by Second Bayside Addition to St. Petersburg Beach as recorded in Plat Book 25, Page 36, public records of Pinellas County, Florida; thence along Corey Avenue by a curve to the left radius 593.99 feet, arc 101.91 feet, chord North 49°17'17" East, 101.77 feet to Point of Beginning #1; thence along Corey Avenue by a curve to the left, radius 593.99 feet, arc 73.95 feet, chord North 40°48'23" East, 73.92 feet; thence South

65°42'32" East, 226.14 feet to Boca Ciega Bay; thence South 14°16'00" West, 100 feet along Boca Ciega Bay; thence North 79°40'47" West, 173.15 feet; thence North 30°00'00" West, 118.91 feet to the Point of Beginning #1.

Less and except the following described property:

From the aforesaid Point of Beginning #1, run along Corey Avenue by a curve to the left, radius 593.99 feet, arc 73.95 feet, chord North 40°48'23" East, 73.92 feet; thence South 65°42'32" East, 70.14 feet to the Point of Beginning #2; thence South 24°17'18" West, 6.00 feet; thence South 65°42'32" East, 136.00 feet; thence South 82°24'30" East, 20.88 feet; thence North 65°42'32" West, 156.00 feet to Point of Beginning #2.

Tract 2: a Tract of land South and East of Corey Avenue and Bay Street in the City of St. Petersburg Beach, being a part of Government Lot 1 in Section 36, Township 31 South, Range 15 East, Pinellas County, Florida, described as follows:

From the Northeast corner of Block 52, Georgia Avenue Replat as recorded in Plat Book 21, Page 18, public records of Pinellas County, Florida, run by a curve to the left, radius 593.99 feet, arc 60.08 feet, chord North 57°06'05" East, 60.07 feet; thence South 30° East along the East boundary of said Bay Street, 100 feet to the Point of Beginning; continue thence South 30° East along said Bay Street, 18.04 feet; thence by a curve to the right, radius 169.29 feet, arc 90.41 feet, chord South 14°32'32" East, 89.33 feet; thence South 85°21'36" East, 191.26 feet; thence North 14°16' East, 140.88 feet; thence North 79°40'47" West, 173.15 feet; thence South 60° West, 100 feet to the Point of Beginning.

Tract 3: a Tract of land lying in Government Lot 1 in Section 36, Township 31 South, Range 15 East, Pinellas County, Florida, described as follows:

Commence at the Southeasterly corner of Corey Avenue and Bay Street as shown on plat of Second Bayside Addition to St. Petersburg Beach as recorded in Plat Book 25, Page 36, public records of Pinellas County, Florida as a Point of Beginning; thence run along Corey Avenue by a curve to the left, radius 593.99 feet, arc 101.91 feet, chord North 49°17'17" East, 101.77 feet; thence South 30° East, 118.91 feet; thence South 60° West, 100 feet to the Easterly line of Bay Street; thence North 30° West along the Easterly line of Bay Street to the Point of Beginning.

Tract 4: a leasehold interest in and to a parcel of sovereign submerged land in Section 36, Township 31 South, Range 15 East, Pinellas County, Florida, as set forth in that certain Modified Sovereignty Submerged Lands Lease Renewal No. 520000673, by and between the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida, lessor and Massoud Luke Barzegar and Nacy Sue Barzegar, his wife, lessee, recorded august 27, 1999 in Official Records Book 10217, Page 218, as modified by Sovereignty Submerged Lands Lease Renewal and Modification to Reflect a Change in Ownership and Modification to Reflect Changes in Structures between the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida, lessor and R.L. French Real Estate Holdings, Inc., a Florida corporation, lessee, recorded September 30, 2003 in Official Records Book 13107, Page 2261, being more particularly described as follows:

Commence at the Southeasterly corner of Corey Avenue and Bay Street as shown on the plat of Second Bayside Addition to St. Petersburg Beach recorded in Plat Book 25, Page 36, public records of Pinellas County, Florida; thence run along Corey Avenue by a curve to the left, radius 593.99 feet, arc 175.86 feet, chord 175.22 feet, chord bearing North 45°43'23" East; thence South 65°42'32" East, 70.14 feet; thence South 24°17'18" West, 6.00 feet; thence South 65°42'32" East, 136.00 feet; thence South 82°24'30" East, 20.88 feet to Boca Ciega Bay to the Point of Beginning; thence run South 14°16'00" West, 240.88 feet along Boca Ciega Bay; thence run South 85°21'36" East, 142.00 feet; thence North 14°16'00" East 217.13 feet; thence North 75°44'00" West, 140.00 feet to the Point of Beginning.

Parcel Summary (as of 12-Mar-2025)

Parcel Number

25-31-15-78084-000-0141

Owner Name
KT COREY AVE LLC

Property Use
1000 Vacant Commercial Land

Site Address
73 75TH AVE
ST PETE BEACH, FL 33706

Mailing Address
105 NE 1ST ST
DELRAY BEACH, FL 33444-3807

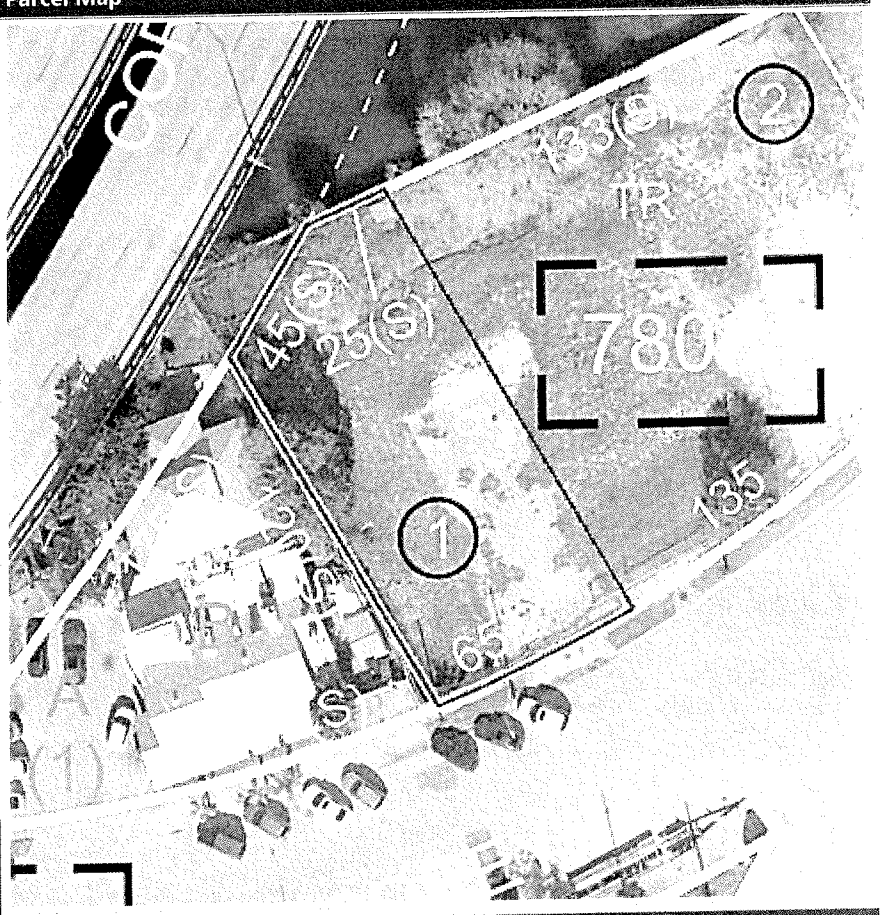
Legal Description
ST PETERSBURG BEACH REPLAT PLAT VACATING PORTIONS OF. PART OF TRACT 14 DESC AS DESC AS FROM SE COR OF BLK 63 OF GEORGIA AVENUE REPLAT TH N 294.33FT TH

Current Tax District
ST PETE BEACH (SPB)

Year Built

Heated SF	Gross SF	Living Units	Buildings
			0

Parcel Map



Exemptions

Year	Homestead	Use %	Status
2026	No	0%	
2025	No	0%	
2024	No	0%	

Property Exemptions & Classifications

No Property Exemptions or Classifications found. Please note that Ownership Exemptions (Homestead, Senior, Widow/Widower, Veterans, First Responder, etc... will not display here).

Miscellaneous Parcel Info

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
22962/1307	Find Comps	280.06	A	Current FEMA Maps	Check for EC	Zoning Map	23/20

2024 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2024	$410,808	$397,662	$397,662	$410,808	$397,662

Value History (yellow indicates corrected value)

Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2023	N	$395,869	$361,511	$361,511	$395,869	$361,511
2022	N	$373,461	$328,646	$328,646	$373,461	$328,646
2021	N	$298,769	$298,769	$298,769	$298,769	$298,769
2020	N	$283,830	$283,830	$283,830	$283,830	$283,830
2019	N	$268,892	$268,892	$268,892	$268,892	$268,892

2024 Tax Information

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 **Tax Estimator** to estimate taxes under new ownership.

Tax Bill	2024 Millage Rate	Tax District
View 2024 Tax Bill	15.4202	(SPB)

Sales History

Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
22-Oct-2024	$100	U	V	ST PETE BEACH HOLDINGS LLC	KT COREY AVE LLC	22962/1307
22-Oct-2024	$9,850,000	M	V	ST PETE BEACH HOLDINGS LLC	KT COREY AVE LLC	22962/1302
06-Mar-2024	$100	U	V	RAIT PARTNERSHIP LP	ST PETE BEACH HOLDINGS LLC	22727/1594
30-Dec-2008	$0	U	V	COREY LANDINGS DEVELOPMENT LLC	RAIT PTR L P	16465/2253
29-Aug-2007	$100	M	I	WILLIAM KARNS ENTERPRISES INC	COREY LANDINGS DEVELOPMENT LLC	15957/0394

2024 Land Information

Land Area: ≅ 8,782 sf | ≅ 0.20 acres

Frontage and/or View: Do Not Use

Seawall: No

Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Vacant Commercial	0x0	$55	8,787	SF	1.0000	$483,303

2024 Extra Features

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year

No Extra Features on Record.

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
2402165	MISCELLANEOUS	09/29/2024	$0
20070803	DEMOLITION	07/23/2007	$25,000

Parcel Summary (as of 12-Mar-2025)

Parcel Number

25-31-15-78084-000-0142

Owner Name
KT COREY AVE LLC

Property Use
1000 Vacant Commercial Land

Site Address
71 COREY AVE
ST PETE BEACH, FL 33706

Mailing Address
105 NE 1ST ST
DELRAY BEACH, FL 33444-3807

Legal Description
ST PETERSBURG BEACH REPLAT PLAT VACATING PORTIONS OF. PART TRACT 14 DESC AS FROM SE COR BLK 63 OF GEORGIA AVENUE REPLAT TH N 376.74 FT TH E 275.46FT F

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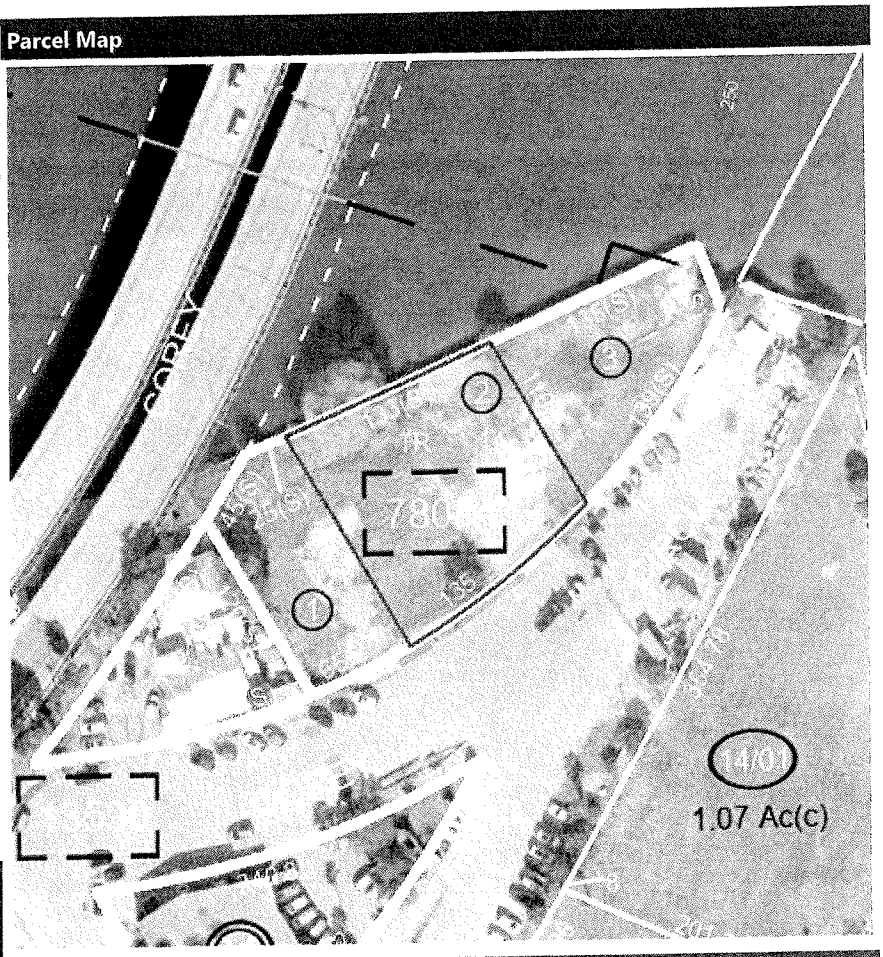
ST PETE BEACH (SPB)

Year Built

Heated SF	Gross SF	Living Units	Buildings
			0

Parcel Map



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2024 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2024	$806,167	$797,666	$797,666	$806,167	$797,666

Value History (yellow indicates corrected value)

Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2023	N	$776,852	$725,151	$725,151	$776,852	$725,151
2022	N	$732,879	$659,228	$659,228	$732,879	$659,228
2021	N	$599,298	$599,298	$599,298	$599,298	$599,298
2020	N	$568,524	$568,524	$568,524	$568,524	$568,524
2019	N	$539,607	$539,607	$539,607	$539,607	$539,607

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06-Mar-2024	$100	U	V	RAIT PARTNERSHIP LP	ST PETE BEACH HOLDINGS LLC	22727/1594
30-Dec-2008	$0	U	I	COREY LANDINGS DEVELOPMENT LLC	RAIT PTR L P	16465/2253
29-Aug-2007	$100	M	I	WILLIAM KARNS ENTERPRISES INC	COREY LANDINGS DEVELOPMENT LLC	15957/0394

2024 Land Information

Land Area: ≅ 17,237 sf | ≅ 0.39 acres

Frontage and/or View: None

Seawall: No

Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Vacant Commercial	135x128	$55	17,244	SF	1.0000	$948,432

2024 Extra Features

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year

No Extra Features on Record.

Permit Data

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Permit Number	Description	Issue Date	Estimated Value
2402182	MISCELLANEOUS	10/02/2024	$0
20120297	DOCK	03/22/2012	$10,667
20070800	DEMOLITION	07/23/2007	$20,000
CA 339920	DOCK	03/11/2004	$0
20040025	DOCK	02/05/2004	$5,080
20010186	ADDITION/REMODEL/RENOVATION	06/28/2001	$50,000

Parcel Summary (as of 12-Mar-2025)

Parcel Number

25-31-15-78084-000-0143

Owner Name
KT COREY AVE LLC

Property Use
1000 Vacant Commercial Land

Site Address
COREY CIR
ST PETE BEACH, FL 33706

Mailing Address
105 NE 1ST ST
DELRAY BEACH, FL 33444-3807

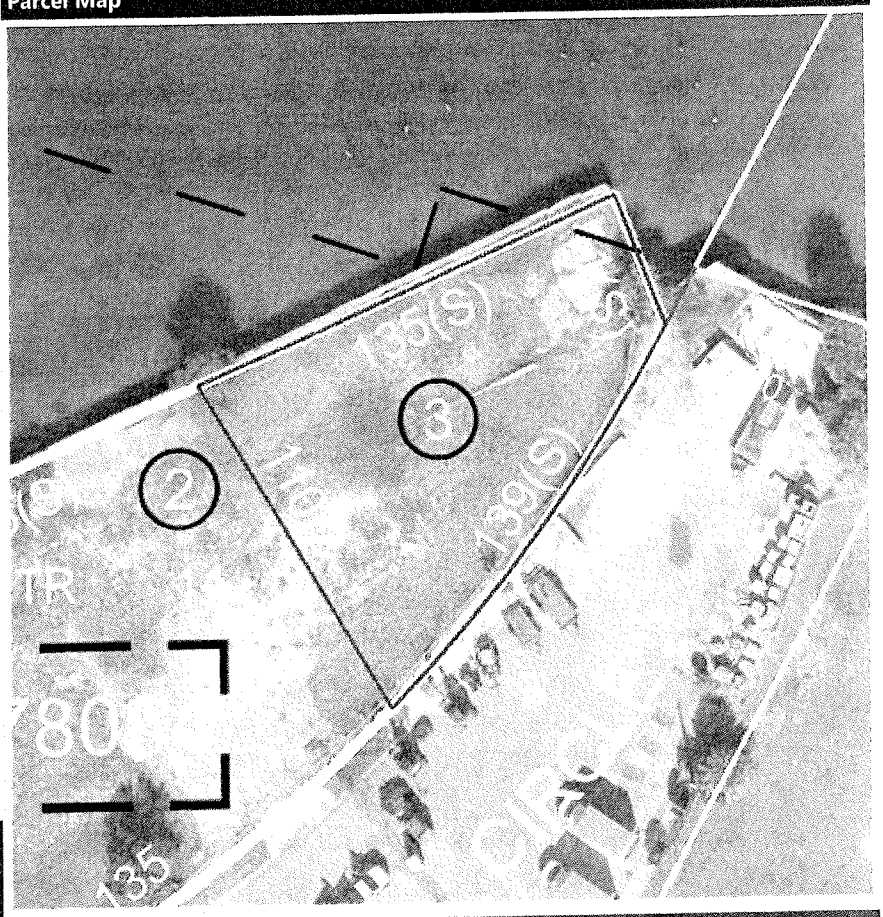
Legal Description
ST PETERSBURG BEACH REPLAT PLAT VACATING PORTIONS OF. PT TR 14 DESC AS FROM SE COR OF LOT B, CAROLINA AVE REP & N R/W OF COREY CIR TH ALG CURVE TO LEF

Current Tax District
ST PETE BEACH (SPB)

Year Built

Heated SF	Gross SF	Living Units	Buildings
			0

Parcel Map



Exemptions

Year	Homestead	Use %	Status
2026	No	0%	
2025	No	0%	
2024	No	0%	

Property Exemptions & Classifications

No Property Exemptions or Classifications found. Please note that Ownership Exemptions (Homestead, Senior, Widow/Widower, Veterans, First Responder, etc... will not display here).

Miscellaneous Parcel Info

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
22962/1307	Find Comps	280.06	A	Current FEMA Maps	Check for EC	Zoning Map	23/20

2024 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2024	$480,229	$464,861	$464,861	$480,229	$464,861

Value History (yellow indicates corrected value)

Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2023	N	$436,572	$422,601	$422,601	$436,572	$422,601
2022	N	$436,572	$384,183	$384,183	$436,572	$384,183
2021	N	$349,257	$349,257	$349,257	$349,257	$349,257
2020	N	$331,794	$331,794	$331,794	$331,794	$331,794
2019	N	$314,332	$314,332	$314,332	$314,332	$314,332

2024 Tax Information

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 **Tax Estimator** to estimate taxes under new ownership.

Tax Bill	2024 Millage Rate	Tax District
View 2024 Tax Bill	15.4202	(SPB)

Sales History

Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
22-Oct-2024	$9,850,000	M	V	ST PETE BEACH HOLDINGS LLC	KT COREY AVE LLC	22962/1302
22-Oct-2024	$100	U	V	ST PETE BEACH HOLDINGS LLC	KT COREY AVE LLC	22962/1307
06-Mar-2024	$100	U	V	RAIT PARTNERSHIP LP	ST PETE BEACH HOLDINGS LLC	22727/1594
30-Dec-2008	$0	U	I	COREY LANDINGS DEVELOPMENT LLC	RAIT PTR L P	16465/2253
29-Aug-2007	$100	M	I	WILLIAM KARNS ENTERPRISES INC	COREY LANDINGS DEVELOPMENT LLC	15957/0394

2024 Land Information

Land Area: ≅ 10,254 sf | ≅ 0.23 acres

Frontage and/or View: None

Seawall: No

Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Vacant Commercial	141x87	$55	10,272	SF	1.0000	$564,975

2024 Extra Features

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year

No Extra Features on Record.

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
2402161	MISCELLANEOUS	09/29/2024	$0
2201542	SEA WALL	07/19/2022	$1,500,000
2201529	NEW IMPROVEMENT	07/18/2022	$86,000,000
15733	MISCELLANEOUS	11/26/1997	$2,200
14939	ROOF	07/10/1997	$2,450
14848	SIDING/EXTERIOR WALL	05/08/1997	$7,100
14697	SIDING/EXTERIOR WALL	04/30/1997	$8,490

Parcel Summary (as of 12-Mar-2025)

Parcel Number

36-31-15-00000-140-0100

Owner Name
KT COREY AVE LLC

Property Use
1090 Vacant Commercial Land w/XFSB

Site Address
10 COREY AVE
ST PETE BEACH, FL 33706

Mailing Address
105 NE 1ST ST
DELRAY BEACH, FL 33444-3807

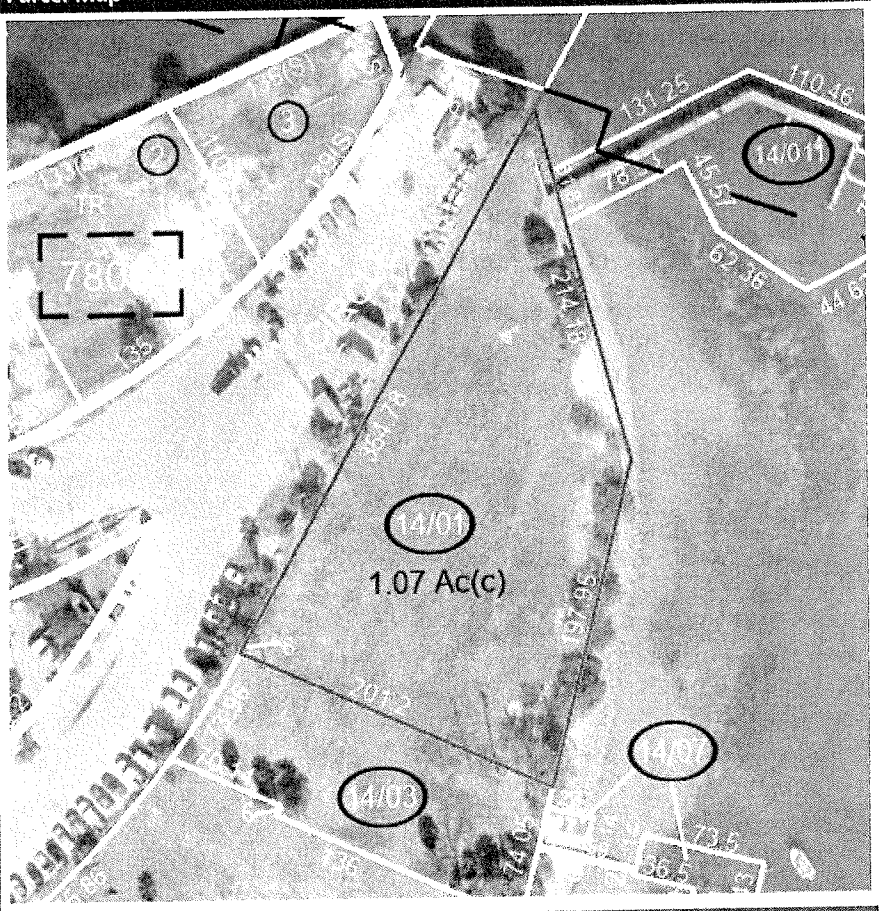
Legal Description
PART OF GOVT LOT 1 IN SEC 36-31-15 DESC FROM MOST N'LY COR OF BLK 52 OF GEORGIA AVE REP TH CUR LT RAD 593.99FT ARC 309.92FT CB N45D03'09"E 306.42FT FO

Current Tax District
ST PETE BEACH (SPB)

Year Built

Heated SF	Gross SF	Living Units	Buildings
			0

Parcel Map



Exemptions

Year	Homestead	Use %	Status
2026	No	0%	
2025	No	0%	
2024	No	0%	

Property Exemptions & Classifications

No Property Exemptions or Classifications found. Please note that Ownership Exemptions (Homestead, Senior, Widow/Widower, Veterans, First Responder, etc... will not display here).

Miscellaneous Parcel Info

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
22962/1302	Find Comps	280.06	A	Current FEMA Maps	Check for EC	Zoning Map	/

2024 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2024	$2,200,290	$2,129,936	$2,129,936	$2,200,290	$2,129,936

Value History (yellow indicates corrected value)

Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2023	N	$2,119,290	$1,936,305	$1,936,305	$2,119,290	$1,936,305
2022	N	$1,997,788	$1,760,277	$1,760,277	$1,997,788	$1,760,277
2021	N	$1,600,252	$1,600,252	$1,600,252	$1,600,252	$1,600,252
2020	N	$1,518,811	$1,518,811	$1,518,811	$1,518,811	$1,518,811
2019	N	$1,439,568	$1,439,568	$1,439,568	$1,439,568	$1,439,568

2024 Tax Information

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 **Tax Estimator** to estimate taxes under new ownership.

Tax Bill	2024 Millage Rate	Tax District
View 2024 Tax Bill	15.4202	(SPB)

Sales History

Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
22-Oct-2024	$9,850,000	M	V	ST PETE BEACH HOLDINGS LLC	KT COREY AVE LLC	22962/1302
06-Mar-2024	$100	U	V	RAIT PARTNERSHIP LP	ST PETE BEACH HOLDINGS LLC	22727/1594
30-Dec-2008	$0	U	V	COREY LANDINGS DEVELOPMENT LLC	RAIT PTR L P	16465/2253
15-Aug-2006	$0	U	I	STROSS JOHN E	WILLIAM KARNS ENTERPRISES INC	15308/0804
26-Apr-2006	$0	M	I	WILLIAM KARNS ENTERPRIZES INC	COREY LANDINGS DEVELOPMENT LLC	15080/1428

2024 Land Information

Land Area: ≅ 46,609 sf | ≅ 1.07 acres

Frontage and/or View: None

Seawall: No

Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Vacant Commercial	0x0	$55	46,614	SF	1.0000	$2,563,771

2024 Extra Features

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
DOCK	$48.00	1,292.0	$62,016	$24,806	1976

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
2402184	MISCELLANEOUS	10/03/2024	$0
2402163	MISCELLANEOUS	09/29/2024	$0
20101063	DOCK	09/23/2010	$5,400
RC40757-10	DOCK	07/30/2010	$0
20070804	DEMOLITION	07/23/2007	$30,000
16158	ROOF	01/09/1998	$740
14934	ROOF	07/14/1997	$1,800
14670	DOCK	04/28/1997	$6,000
014518	CANOPY	04/18/1997	$1,100
14103	ADDITION/REMODEL/RENOVATION	03/19/1997	$15,000

Parcel Summary (as of 12-Mar-2025)

Parcel Number

36-31-15-00000-140-0300

Owner Name
KT COREY AVE LLC

Property Use
1090 Vacant Commercial Land w/XFSB

Site Address
COREY AVE
ST PETE BEACH, FL 33706

Mailing Address
105 NE 1ST ST
DELRAY BEACH, FL 33444-3807

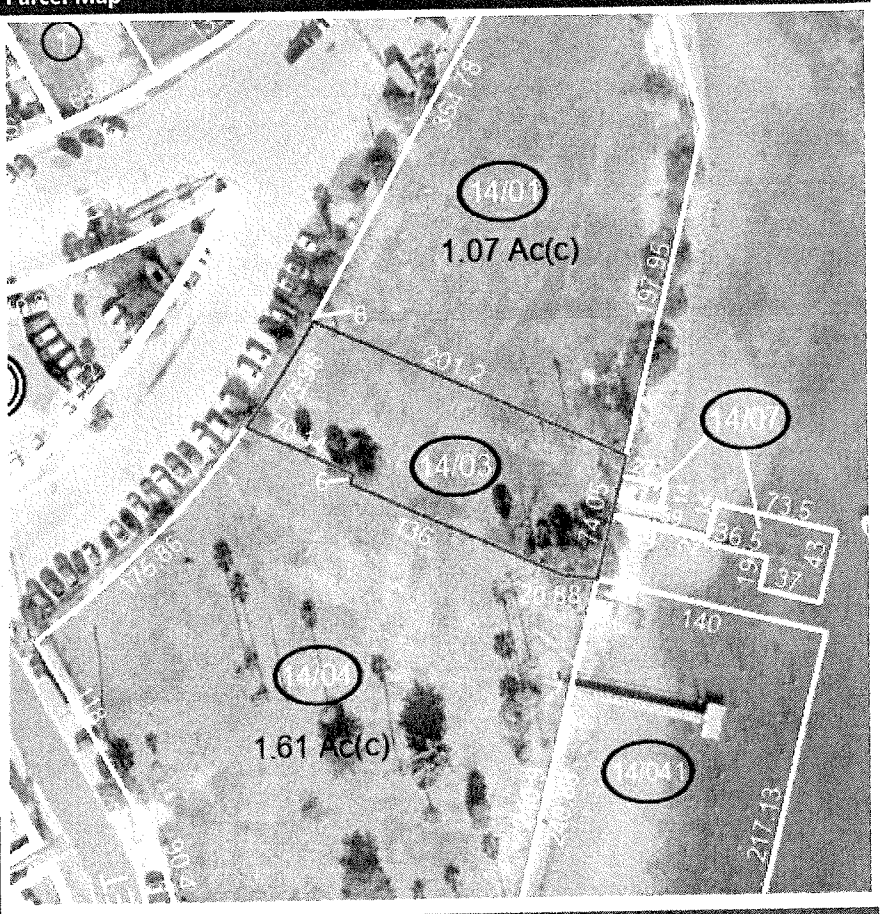
Legal Description
PART OF GOVT LOT 1 IN SEC 36-31-15 DESC FROM MOST N'LY COR OF BLK 52 OF GEORGIA AVE REP TH CUR LT RAD 593.99FT ARC 235.96FT CB N48D37'10"E 234.42 FT F

Current Tax District
ST PETE BEACH (SPB)

Year Built

Heated SF	Gross SF	Living Units	Buildings
			0

Parcel Map



Exemptions

Year	Homestead	Use %	Status
2026	No	0%	
2025	No	0%	
2024	No	0%	

Property Exemptions & Classifications

No Property Exemptions or Classifications found. Please note that Ownership Exemptions (Homestead, Senior, Widow/Widower, Veterans, First Responder, etc... will not display here).

Miscellaneous Parcel Info

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
22962/1302	Find Comps	280.06	A	Current FEMA Maps	Check for EC	Zoning Map	/

2024 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2024	$767,429	$752,122	$752,122	$767,429	$752,122

Value History (yellow indicates corrected value)

Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2023	N	$739,523	$683,747	$683,747	$739,523	$683,747
2022	N	$697,663	$621,588	$621,588	$697,663	$621,588
2021	N	$565,080	$565,080	$565,080	$565,080	$565,080
2020	N	$536,181	$536,181	$536,181	$536,181	$536,181
2019	N	$508,274	$508,274	$508,274	$508,274	$508,274

2024 Tax Information

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 **Tax Estimator** to estimate taxes under new ownership.

Tax Bill	2024 Millage Rate	Tax District
View 2024 Tax Bill	15.4202	(SPB)

Sales History

Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
22-Oct-2024	$9,850,000	M	V	ST PETE BEACH HOLDINGS LLC	KT COREY AVE LLC	22962/1302
06-Mar-2024	$100	U	V	RAIT PARTNERSHIP LP	ST PETE BEACH HOLDINGS LLC	22727/1594
30-Dec-2008	$0	U	V	COREY LANDINGS DEVELOPMENT LLC	RAIT PTR L P	16465/2253
26-Apr-2006	$0	M	I	WILLIAM KARNS ENTERPRIZES INC	COREY LANDINGS DEVELOPMENT LLC	15080/1428
03-Feb-2006	$3,800,000	U	I	RICHARDSON RICHARD A	KARNS, WILLIAM ENTERPRISES INC	14913/1065

2024 Land Information

Land Area: ≅ 16,422 sf | ≅ 0.37 acres

Frontage and/or View: None

Seawall: No

Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Vacant Commercial	74x226	$55	16,416	SF	1.0000	$902,858

2024 Extra Features

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
DOCK	0.00	584.0	$0	$0	1976

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
2402164	MISCELLANEOUS	09/29/2024	$0
RC41886-12	DOCK	05/02/2012	$0
20120298	DOCK	03/22/2012	$8,033
20070805	DEMOLITION	07/23/2007	$25,000
20020338	ADDITION/REMODEL/RENOVATION	06/12/2002	$27,000
20020439	ADDITION/REMODEL/RENOVATION	06/05/2002	$13,500

Parcel Summary (as of 12-Mar-2025)

Parcel Number

36-31-15-00000-140-0400

Owner Name
KT COREY AVE LLC

Property Use
1090 Vacant Commercial Land w/XFSB

Site Address
7345 BAY ST
ST PETE BEACH, FL 33706

Mailing Address
105 NE 1ST ST
DELRAY BEACH, FL 33444-3807

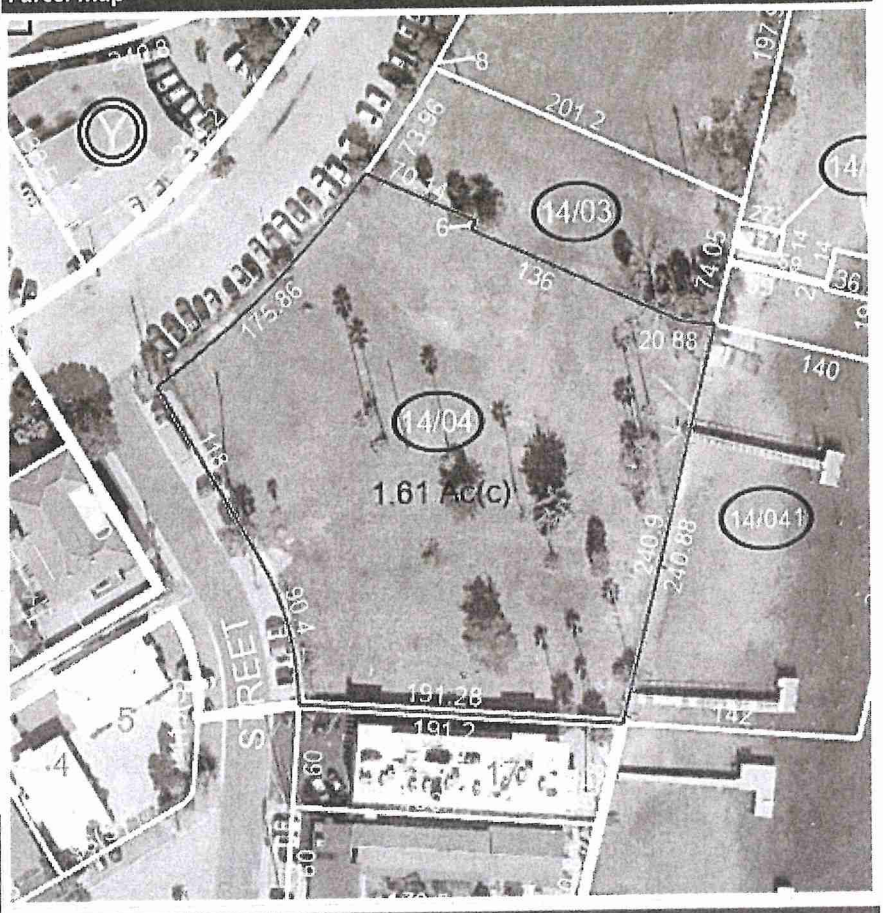
Legal Description
PART OF GOVT LOT 1 IN SEC 36-31-15 DESC FROM MOST N'LY COR OF BLK 52 OF GEORGIA AVE REP TH CUR LT RAD 593.99FT ARC 60.08FT CB N57D06'05"E 60.07FT FOR

Current Tax District
ST PETE BEACH (SPB)

Year Built

Heated SF	Gross SF	Living Units	Buildings
			0

Parcel Map



Exemptions

Year	Homestead	Use %	Status
2026	No	0%	
2025	No	0%	
2024	No	0%	

Property Exemptions & Classifications

No Property Exemptions or Classifications found. Please note that Ownership Exemptions (Homestead, Senior, Widow/Widower, Veterans, First Responder, etc... will not display here).

Miscellaneous Parcel Info

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
22962/1302	Find Comps	280.06	A	Current FEMA Maps	Check for EC	Zoning Map	/

2024 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2024	$3,312,210	$3,206,294	$3,206,294	$3,312,210	$3,206,294

Value History (yellow indicates corrected value)

Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2023	N	$3,190,387	$2,914,813	$2,914,813	$3,190,387	$2,914,813
2022	N	$3,007,650	$2,649,830	$2,649,830	$3,007,650	$2,649,830
2021	N	$2,408,936	$2,408,936	$2,408,936	$2,408,936	$2,408,936
2020	N	$2,286,500	$2,286,500	$2,286,500	$2,286,500	$2,286,500
2019	N	$2,167,124	$2,167,124	$2,167,124	$2,167,124	$2,167,124

2024 Tax Information

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 **Tax Estimator** to estimate taxes under new ownership.

Tax Bill	2024 Millage Rate	Tax District
View 2024 Tax Bill	15.4202	(SPB)

Sales History

Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
22-Oct-2024	$9,850,000	M	V	ST PETE BEACH HOLDINGS LLC	KT COREY AVE LLC	22962/1302
06-Mar-2024	$100	U	V	RAIT PARTNERSHIP LP	ST PETE BEACH HOLDINGS LLC	22727/1594
30-Dec-2008	$0	U	V	COREY LANDINGS DEVELOPMENT LLC	RAIT PTR L P	16465/2253
26-Apr-2006	$0	M	I	WILLIAM KARNS ENTERPRIZES INC	COREY LANDINGS DEVELOPMENT LLC	15080/1428
03-Feb-2006	$7,505,000	U	I	R L FRENCH LAND DEVELOPMENT IN	KARNS, WILLIAM ENTERPRISES INC	14913/1069

2024 Land Information

Land Area: ≅ 70,241 sf | ≅ 1.61 acres

Frontage and/or View: Intracoastal

Seawall: No

Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Vacant Commercial	0x0	$55	70,221	SF	1.0000	$3,862,158

2024 Extra Features

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
DOCK	$48.00	1,200.0	$57,600	$23,040	1976
DOCK	$48.00	600.0	$28,800	$11,520	1976

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
2402160	MISCELLANEOUS	09/29/2024	$0
20070801	DEMOLITION	07/23/2007	$3,000
20041416	ROOF	11/02/2004	$5,400
M3289203	DOCK	05/13/2003	$0
20030298	DOCK	05/01/2003	$38,000
PER-H-CB270676	MISCELLANEOUS	03/07/2003	$903
M2961801	DOCK	06/04/2001	$0
15391	MISCELLANEOUS	09/10/1997	$3,250
014357	MISCELLANEOUS	04/18/1997	$1,000
14208	ROOF	03/12/1997	$3,600

I#: 2024273056 BK: 22964 PG: 123, 11/04/2024 at 02:55 PM, RECORDING 6 PAGES $52.50 D DOC STAMP COLLECTION $24500.00 KEN BURKE, CLERK OF COURT AND COMPTROLLER PINELLAS COUNTY, FL BY DEPUTY CLERK: clk104785

Prepared by and return to:

Tyrone T. Bongard, Esq.
Gunster, Yoakley & Stewart, P.A.
777 S. Flagler Drive, Suite 500 East
West Palm Beach, FL 33401

PIN: 36-31-15-30672-063-0230

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made this 30th day of October, 2024, by **KATHERINE T. ALTMAN, as Trustee of The Charles R. Altman and Katherine T. Altman Trust dated January 10, 2019**, whose mailing address is 343 79th St S., St. Petersburg, Florida 33707; **LINDA ALTMAN SWANSON, as Trustee of The LJJ Property Trust dated May 18, 2011**, whose mailing address is 7080 South Shore Drive S., St. Petersburg, Florida 33707; **CHERYL ANNE ALTMAN, as Trustee of The Cheryl Anne Altman Living Trust dated May 14, 2003**, whose mailing address is 777 3rd Ave N., #904, St. Petersburg, Florida 33701; **and JOHN E. ALTMAN, as Trustee of The John E. Altman Living Trust dated February 7, 2005**, whose mailing address is 7934 11 Ave S., St. Petersburg, Florida 33707 (collectively, the "Grantor"); and **KT COREY AVE LLC**, a Florida limited liability company (the "Grantee"), whose address is 105 NE 1st Street, Delray Beach, Florida 33444.

W I T N E S S E T H:

That Grantor, for and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable consideration, to Grantor in hand paid by Grantee, the receipt and sufficiency whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, transfer, remise, release, convey and confirm unto Grantee and Grantee's successors, heirs and assigns, the following real property (the "Property") located in Pinellas County, Florida, and more particularly described in Exhibit "A" attached hereto and made a part hereof.

SUBJECT TO: (i) all easements, conditions, covenants, restrictions, reservations, limitations, agreements and other matters of record, provided that this instrument shall not reimpose same; (ii) real estate taxes for the year 2024 and all subsequent years; and (iii) existing applicable governmental building and zoning ordinances and other governmental regulations (collectively, the "Permitted Exceptions").

TOGETHER with all the tenements, hereditaments and appurtenances belonging or in any way appertaining to the Property.

TO HAVE AND TO HOLD the same in fee simple forever.

GRANTOR warrants that at the time of this conveyance, the subject Property is not the Grantor's homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or a part of homestead property. Grantor's residence and homestead addresses are set forth above.

AND GRANTOR does hereby specially warrant the title to the Property subject to the Permitted Exceptions and, except for the Permitted Exceptions, will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

Signature pages follow.

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed on the day and year first above written.

Signed, sealed and delivered
in the presence of:

Elaina Streisel
Print Name:
Address: 2589 18th Ave. N
St. Petersburg, FL 33713

Print Name: Harvey H. Ford
Address: St. Petersburg, FL 33702
7407 18 St NE

KATHERINE T. ALTMAN, as Trustee of The Charles R. Altman and Katherine T. Altman Trust dated January 10, 2019

STATE OF FLORIDA)

COUNTY OF PINELLAS)

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization, this 28 day of October, 2024, by KATHERINE T. ALTMAN, as Trustee of The Charles R. Altman and Katherine T. Altman Trust dated January 10, 2019, who [ ] is personally known to me or [✓] has produced D.L. as identification.

Notary Public – State of Florida

Print Name:

(Notary Seal)

LORI L. CARSON-AMMONS
Commission # HH 192052
Expires February 27, 2026
Bonded Thru Troy Fain Insurance 800-385-7019

Signatures continue on following page(s).

ACTIVE:35020070.2

Signed, sealed and delivered
in the presence of:

Print Name: Elaina Streisel
Address: 2589 18th Ave N
St. Petersburg, FL 33713

Print Name: Harvey A Ford
Address: 7477 18 St NE
St. Petersburg, FL 33702

LINDA ALTMAN SWANSON, as Trustee of
The LJJ Property Trust dated May 18, 2011

STATE OF FLORIDA)

COUNTY OF PINELLAS)

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization, this 28 day of October, 2024, by LINDA ALTMAN SWANSON, as Trustee of The LJJ Property Trust dated May 18, 2011, who [ ] is personally known to me or [✓] has produced D.L. as identification.

Notary Public – State of Florida

Print Name: _____

(Notary Seal)

LORI L. CARSON-AMMONS
Commission # HH 192052
Expires February 27, 2026
Bonded Thru Troy Fain Insurance 800-385-7019

Signatures continue on following page(s).

ACTIVE:35020070.2

Signed, sealed and delivered
in the presence of:

Print Name: Elaina Streisel
Address: 2589 18th Ave. N
St. Petersburg, FL 33713

Print Name: Harvey A. Ford
Address: 7477 18 St. NE
St. Petersburg, FL 33702

CHERYL ANNE ALTMAN, as Trustee of The Cheryl Anne Altman Living Trust dated May 14, 2003

STATE OF FLORIDA)

COUNTY OF PINELLAS)

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization, this 28 day of October, 2024, by CHERYL ANNE ALTMAN, as Trustee of The Cheryl Anne Altman Living Trust dated May 14, 2003, who [ ] is personally known to me or [✓] has produced D.L. as identification.

Notary Public – State of Florida

Print Name:_____

(Notary Seal)

LORI L. CARSON-AMMONS
Commission # HH 192052
Expires February 27, 2026
Bonded Thru Troy Fain Insurance 800-385-7019

Signatures continue on following page.

Signed, sealed and delivered
in the presence of:

Print Name: Elaine Streisel
Address: 2569 18th Ave. N
St. Petersburg, FL 33713

Print Name: Harvey A. Ford
Address: 7477 18th St. NE
St. Petersburg, FL 33702

JOHN E. ALTMAN, as Trustee of The John E. Altman Living Trust dated February 7, 2005

STATE OF FLORIDA)

COUNTY OF PINELLAS)

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization, this 28 day of October, 2024, by JOHN E. ALTMAN, as Trustee of The John E. Altman Living Trust dated February 7, 2005, who [ ] is personally known to me or [✓] has produced D.L. as identification.

Notary Public – State of Florida

Print Name:

(Notary Seal)

LORI L. CARSON-AMMONS
Commission # HH 192052
Expires February 27, 2026
Bonded Thru Troy Fain Insurance 800-385-7019

ACTIVE:35020070.2

Exhibit "A"

Property

Block Y, GEORGIA AVENUE REPLAT, according to plat thereof as recorded in Plat Book 21, Page 18, of the Public Records of Pinellas County, Florida.

I#: 2024273057 BK: 22964 PG: 129, 11/04/2024 at 02:55 PM, RECORDING 6 PAGES $52.50 D DOC STAMP COLLECTION $0.70 KEN BURKE, CLERK OF COURT AND COMPTROLLER PINELLAS COUNTY, FL BY DEPUTY CLERK: clk104785

Prepared by and return to:

Tyrone T. Bongard, Esq.
Gunster, Yoakley & Stewart, P. A.
777 S. Flagler Drive, Suite 500 East
West Palm Beach, FL 33401

PIN: 36-31-15-30672-063-0230

QUIT CLAIM DEED

THIS INDENTURE, executed the 30th day of October, 2024, by **KATHERINE T. ALTMAN, as Trustee of The Charles R. Altman and Katherine T. Altman Trust dated January 10, 2019**, whose mailing address is 343 79th St S., St. Petersburg, Florida 33707; **LINDA ALTMAN SWANSON, as Trustee of The LJJ Property Trust dated May 18, 2011**, whose mailing address is 7080 South Shore Drive S., St. Petersburg, Florida 33707; **CHERYL ANNE ALTMAN, as Trustee of The Cheryl Anne Altman Living Trust dated May 14, 2003**, whose mailing address is 777 3rd Ave N., #904, St. Petersburg, Florida 33701; and **JOHN E. ALTMAN, as Trustee of The John E. Altman Living Trust dated February 7, 2005**, whose mailing address is 7934 11 Ave S., St. Petersburg, Florida 33707 (collectively, the "Grantor"); and **KT COREY AVE LLC**, a Florida limited liability company (the "Grantee"), whose address is 105 NE 1st Street, Delray Beach, Florida 33444.

WITNESSETH:

The Grantor, for and in consideration of the sum of $10.00 in hand paid by Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto Grantee forever, and to its successors and assigns forever, all the right, title, interest, claim and demand which Grantor has in and to that certain real property (the "Property") situate in Sarasota County, Florida, more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO.

TOGETHER with all tenements, hereditaments and appurtenances, thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of Grantor, either in law or equity, to the only proper use, benefit and behalf of Grantee forever.

Signature page follows.

IN WITNESS WHEREOF, Grantor has caused this Quit Claim Deed to be executed on the day and year first above written.

Signed, sealed and delivered
in the presence of:

Print Name: Elaina Streisel
Address: 2589 18th Ave. N
St. Petersburg, FL 33713

Print Name: Harvey A. Ford
Address: 7877 18 ST NE
St. Petersburg, FL 33702

KATHERINE T. ALTMAN, as Trustee of The Charles R. Altman and Katherine T. Altman Trust dated January 10, 2019

STATE OF FLORIDA)

COUNTY OF PINELLAS)

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization, this 28 day of October, 2024, by KATHERINE T. ALTMAN, as Trustee of The Charles R. Altman and Katherine T. Altman Trust dated January 10, 2019, who [ ] is personally known to me or [✓] has produced D.L. as identification.

Notary Public – State of Florida

Print Name:_____

(Notary Seal)

LORI L. CARSON-AMMONS
Commission # HH 192052
Expires February 27, 2026
Bonded Thru Troy Fain Insurance 800-385-7019

Signatures continue on following page(s).

ACTIVE:35042958.2

Signed, sealed and delivered
in the presence of:

Print Name: Elaine Streisel
Address: 2589 18th Ave. N.
St Petersburg, FL 33713

Print Name: Harvey A. Ford
Address: 7477 18 ST NE
St Petersburg, FL 33702

LINDA ALTMAN SWANSON, as Trustee of
The LJJ Property Trust dated May 18, 2011

STATE OF FLORIDA)

COUNTY OF PINELLAS)

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization, this 28 day of October, 2024, by LINDA ALTMAN SWANSON, as Trustee of The LJJ Property Trust dated May 18, 2011, who [ ] is personally known to me or [✓] has produced D.L. as identification.

Notary Public – State of Florida

Print Name: _____

(Notary Seal)

LORI L. CARSON-AMMONS
Commission # HH 192052
Expires February 27, 2026
Bonded Thru Troy Fain Insurance 800-385-7019

Signatures continue on following page(s).

ACTIVE:35042958.2

Signed, sealed and delivered
in the presence of:

Print Name: Elaina Streisel
Address: 2589 18th Ave. N
St. Petersburg, FL 33713

Print Name: Harvey A. Ford
Address: 1977 18 St NE
St. Petersburg, FL 33702

CHERYL ANNE ALTMAN, as Trustee of The Cheryl Anne Altman Living Trust dated May 14, 2003

STATE OF FLORIDA)

COUNTY OF Pinellas)

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization, this 28 day of October, 2024, by CHERYL ANNE ALTMAN, as Trustee of The Cheryl Anne Altman Living Trust dated May 14, 2003, who [ ] is personally known to me or [✓] has produced D.L. as identification.

Notary Public – State of Florida

Print Name:_____

(Notary Seal)

LORI L. CARSON-AMMONS
Commission # HH 192052
Expires February 27, 2026
Bonded Thru Troy Fain Insurance 800-385-7019

Signatures continue on following page.

ACTIVE:35042958.2

Signed, sealed and delivered
in the presence of:

Print Name: Elaina Streisel
Address: 2589 18th Ave N
St Petersburg, FL 33713

Print Name: Harvey A. Ford
Address: 3477 18 ST NE
St. Petersburg, FL 33702

JOHN E. ALTMAN, as Trustee of The John E. Altman Living Trust dated February 7, 2005

STATE OF FLORIDA)

COUNTY OF PINELLAS)

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization, this 28 day of October, 2024, by JOHN E. ALTMAN, as Trustee of The John E. Altman Living Trust dated February 7, 2005, who [ ] is personally known to me or [✓] has produced D.L. as identification.

Notary Public – State of Florida

Print Name: _____

(Notary Seal)

LORI L. CARSON-AMMONS
Commission # HH 192052
Expires February 27, 2026
Bonded Thru Troy Fain Insurance 800-385-7019

ACTIVE:35042958.2

Exhibit "A"

Property

ALL STREETS AND ROADWAYS SHOWN ON GEORGIA AVENUE REPLAT, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 21, PAGE 18, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

TOGETHER WITH:

ALL STREETS AND ROADWAYS SHOWN ON CAROLINA AVENUE REPLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 21, PAGE 82, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

Parcel Summary (as of 12-Mar-2025)

Parcel Number

36-31-15-30672-063-0230

Owner Name
KT COREY AVE LLC

Property Use
2743 Auto/Marine Repair

Site Address
75 COREY AVE
ST PETE BEACH, FL 33706

Mailing Address
105 NE 1ST ST
DELRAY BEACH, FL 33444-3807

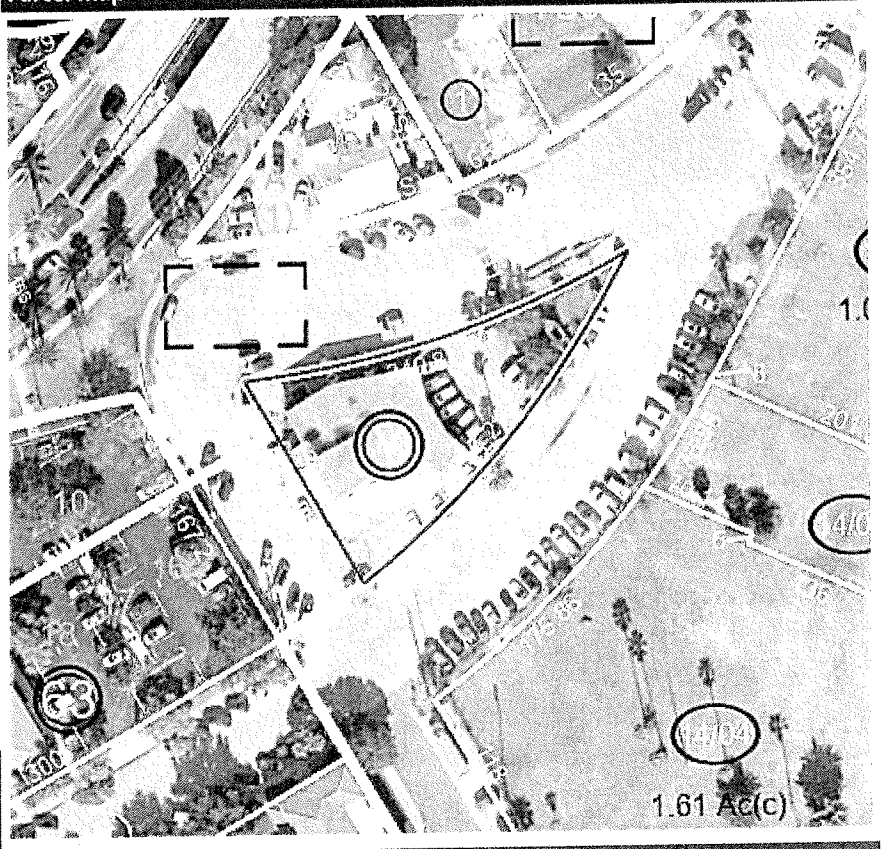
Legal Description
GEORGIA AVENUE REPLAT BLK Y, UNDIVIDED

Current Tax District
ST PETE BEACH (SPB)

Year Built
1954

Heated SF	Gross SF	Living Units	Buildings
6,535	6,889	0	1

Parcel Map



Exemptions

Year	Homestead	Use %	Status
2026	No	0%	
2025	No	0%	
2024	No	0%	

Property Exemptions & Classifications

No Property Exemptions or Classifications found. Please note that Ownership Exemptions (Homestead, Senior, Widow/Widower, Veterans, First Responder, etc... will not display here).

Miscellaneous Parcel Info

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
22964/0129	Find Comps	280.06	A	Current FEMA Maps	Check for EC	Zoning Map	21/18

2024 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2024	$580,000	$580,000	$580,000	$580,000	$580,000

Value History (yellow indicates corrected value)

Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2023	N	$560,000	$560,000	$560,000	$560,000	$560,000
2022	N	$535,000	$522,500	$522,500	$535,000	$522,500
2021	N	$475,000	$475,000	$475,000	$475,000	$475,000
2020	N	$455,000	$455,000	$455,000	$455,000	$455,000
2019	N	$450,000	$450,000	$450,000	$450,000	$450,000

2024 Tax Information

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 **Tax Estimator** to estimate taxes under new ownership.

Tax Bill	2024 Millage Rate	Tax District
View 2024 Tax Bill	15.4202	(SPB)

Sales History

Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
28-Oct-2024	$3,500,000	U	I	ALTMAN KATHERINE T TRUSTEE	KT COREY AVE LLC	22964/0123
28-Oct-2024	$100	U	I	ALTMAN KATHERINE T TRE	KT COREY AVE LLC	22964/0129
02-May-2019	$100	U	I	ALTMAN FAMILY TRUST	ALTMAN CHARLES R & KATHERINE T TRUST REM	20539/1373
02-Dec-2014	$100	U	I	SWANSON LINDA ALTMAN	SWANSON LINDA ALTMAN TRUSTEE	18621/1620
10-Jul-1990	$100	U	I	ALTMAN CHARLES T	ALTMAN, CHARLES T.	07324/0386

2024 Land Information

Land Area: ≅ 16,318 sf | ≅ 0.37 acres

Frontage and/or View: None

Seawall: No

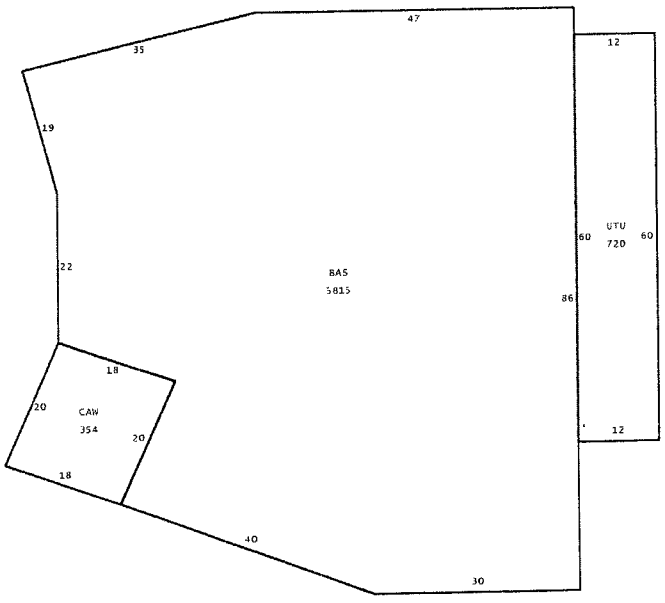
Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Vehicle Sl/Serv/Rent	138x139	$40	16,309	SF	1.0000	$652,341

2024 Building 1 Structural Elements and Sub Area Information

Structural Elements

Foundation	Continuous Footing
Floor System	Slab On Grade
Exterior Walls	Concrete Block
Unit Stories	1
Roof Frame	Flat
Living Units	0
Roof Cover	Built Up/Composition
Year Built	1954
Building Type	Warehouses
Quality	Average
Floor Finish	Concrete Finish
Interior Finish	Ceiling Fin Only (Min)
Cooling	None
Fixtures	5
Effective Age	49
Other	.2

Sub Area	Heated Area SF	Gross Area SF
Base (BAS)	5,815	5,815
Utility Unfinished (UTU)	720	720
Canopy(only or loading platform) (CAW)	0	354
Total Area SF	**6,535**	**6,889**



2024 Extra Features

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
ASPHALT	0.00	10,325.0	$0	$0	0

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
2402166	MISCELLANEOUS	09/29/2024	$0
20050371	ROOF	04/20/2005	$2,950
20041238	DAMAGE FIRE/FLOOD/VEHICLE	10/18/2004	$6,800

I#: 2024271810 BK: 22962 PG: 1302, 11/04/2024 at 09:12 AM, RECORDING 5 PAGES $44.00 D DOC STAMP COLLECTION $68950.00 KEN BURKE, CLERK OF COURT AND COMPTROLLER PINELLAS COUNTY, FL BY DEPUTY CLERK: CLKPR12

This instrument prepared by
(and after recording return to):
S. Elise Batsel, Esq.
Stearns Weaver Miller Weissler
Alhadeff & Sitterson, P.A.
401 East Jackson Street, Suite 2100
Tampa, Florida 33602

Parcel Identification Numbers:
25-31-15-78084-000-0141
25-31-15-78084-000-0142
25-31-15-78084-000-0143
36-31-15-00000-140-0100
36-31-15-00000-140-0300
36-31-15-00000-140-0400

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made this 30th day of October, 2024, between **ST. PETE BEACH HOLDINGS, LLC,** a Delaware limited liability company (the "Grantor"), whose mailing address is 1345 Avenue Of The Americas, New York, New York 10105; and **KT COREY AVE LLC**, a Florida limited liability company (the "Grantee"), whose mailing address is 105 NE 1st Street, Delray Beach, Florida 33444.

WITNESETH:

That Grantor, for and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable consideration, to Grantor in hand paid by Grantee, the receipt and sufficiency whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, transfer, remise, release, convey and confirm unto Grantee and Grantee's successors, heirs and assigns, the following real property (the "Property") located in Pinellas County, Florida, and more particularly described in **Exhibit "A"** attached hereto and made a part hereof.

SUBJECT TO: (i) all easements, conditions, covenants, restrictions, reservations, limitations, agreements and other matters of record, provided that this instrument shall not reimpose same; (ii) real estate taxes for the year 2024 and all subsequent years; and (iii) existing applicable governmental building and zoning ordinances and other governmental regulations (collectively, the "Permitted Exceptions").

TOGETHER with all the tenements, hereditaments and appurtenances belonging or in any way appertaining to the Property.

TO HAVE AND TO HOLD the same in fee simple forever.

AND GRANTOR does hereby specially warrant the title to the Property subject to the Permitted Exceptions and, except for the Permitted Exceptions, will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

(Signature on following page)

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed on the day and year first above written.

Signed, sealed and delivered
in the presence of:

GRANTOR:

ST. PETE BEACH HOLDINGS, LLC,
a Delaware limited liability company

By: CF RFP Holdings LLC,
a Delaware limited liability company,
its sole member

Khori Moreland
Print Name: Khori Moreland
Address: 4550 Travis St. Dallas, TX 75205

By: Timothy Bailey
Name: Timothy Bailey
Title: Treasurer

Print Name: Bobby Amasha
Address: 4550 Travis St. Dallas TX 75205

STATE OF Texas
COUNTY OF Dallas

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 22nd day of October, 2024, by Timothy Bailey, as Treasurer of CF RFP Holdings LLC, a Delaware limited liability company, as sole member of **ST. PETE BEACH HOLDINGS, LLC**, a Delaware limited liability company, on behalf of the company, who ☒ is personally known to me or ☐ has produced _____ as identification.

Notary Public
Print Name: Kelle Lane
My Commission Expires: 1-17-2025

(NOTARY STAMP/SEAL)

KELLE LANE
Notary Public, State of Texas
Comm. Expires 01-17-2025
Notary ID 130965730

#12974956 [Corey Landing] Special Warranty Deed

EXHIBIT A

LEGAL DESCRIPTION

Parcel #1 (Gulf Coast Development Parcel):

Tract 1: that part of Tract 14 of Plat Vacating Portions of Replat of St. Petersburg Beach, according to the map or plat thereof recorded in Plat Book 23, Page(s) 20, public records of Pinellas County, Florida described as follows:

Beginning at a point on the Northerly line of Carolina Avenue, said point being 376.74 feet North and 275.46 feet East of a monument in the Southeast corner of Block 63 of Georgia Avenue Replat as recorded in Plat Book 21, Page 18, public records of Pinellas County, Florida; thence by a curve to the right, radius 481.67 feet, arc 135 feet, chord South 52°13' 53" West, 134.56 feet; thence North 30° West, 146.2 feet, more or less, to the waters of Boca Ciega Bay; thence in a Northeasterly direction along the waters of Boca Ciega Bay to a point North 30° West, 110.2 feet, more or less, from the Point of Beginning; thence South 30° East, 110.2 feet, more or less, to the Point of Beginning.

Tract 2: also that part of Tract 14 of Plat Vacating Portions of Replat of St. Petersburg Beach, according to the map or plat thereof recorded in Plat Book 23, Page(s) 20, public records of Pinellas County, Florida, described as follows:

Beginning at a point on the Northerly line of Carolina Avenue, 294.33 feet North and 169.09 feet East of the Southeast corner of Block 63 of Georgia Avenue Replat as recorded in Plat Book 21, Page 18, public records of Pinellas County, Florida; thence by a curve to the right, radius 481.67 feet, arc 65.22 feet, chord South 64°08' 23" West, 65.17 feet; thence North 30° West, 145.95 feet, more or less, to Boca Ciega Bay; thence in a Northeasterly direction on bay to intersection with line running North 30° West from the Point of Beginning; thence South 30° East, 146.20 feet, more or less, to the Point of Beginning.

Less and except that portion of the above-described Tracts lying within 90 feet of the survey line of State Road 690, Section 15110, said survey line being described in that certain Order of Taking recorded in Official Records Book 4039, Page 1442, public records of Pinellas County Florida, as follows:

Begin on the Northwesterly extension of the Southwesterly line of Block 52, Re-Plat St. Petersburg Beach Subdivision, lying in Section 36, Township 31 South, Range 15 East, as recorded in Plat Book 5, Pages 28 and 29, public records of Pinellas County, Florida, at a point 550.83 feet North 30°00'19" West of the most Southerly corner of said Block 52; run thence North 59°51'01" East, 1.22 feet to the beginning of a curve concave to the Northwesterly having a radius of 1041.74 feet; thence Northeasterly along said curve, 670.96 feet through a central angle of 36°54'10" to the end of said curve; thence North 22°56'51" East 1047.88 feet to the beginning of a curve concave to the Easterly having a radius of 1909.86 feet; thence Northeasterly along said curve (running from said Section 36 into section 30, Township 31 South, Range 16 East) 1691.53 feet through a central angle of 50°44'45" to the end of said curve; thence North 73°41'36" East, 237.27 feet to the beginning of a curve concave to the Northwesterly having a radius of 1432.40 feet; thence Northeasterly along said curve, 1397.90 feet through a central angle of 55°54'57" to the end of said curve; thence North 17°46'39" East, 156.65 feet to end right of way job designated as Station 70+00.00.

Parcel # 2 (Costa Parcel):

Tract of land being in Government Lot 1, Section 36, Township 31 South, Range 15 East, and being a part of Tract 14 of Plat Vacating Portions of Replat of St. Petersburg Beach, according to the map or plat thereof recorded in Plat Book 23, Page(s) 20, public records of Pinellas County, Florida, described

as follows:

From a monument at the Southeast corner of Block 63 of the Georgia Avenue Replat, as recorded in Plat Book Twenty-One (21), Page Eighteen (18), public records of Pinellas County, Florida, run North 30° West 188.56 feet along the most Easterly line of Block 63: thence North 60° East, 426.92 feet for a Point of Beginning, said Point of Beginning being on the most Northerly line of Carolina Avenue; thence in a Northeasterly direction along said Northerly line of Carolina Avenue by a curve to the left, radius 481.67 feet, arc 125 feet, chord North 36°46' East 124.63 feet; thence North 29°20' East to the waters of Boca Ciega Bay; thence in a westerly direction along the said waters of Boca Ciega Bay to an intersection with a line North 30° West from the Point of Beginning; thence South 30° East to Point of Beginning; said lands being in Government Lot 1, Section 36, Township 31 South, Range 15 East, and being a part of Tract No. 14 as shown by Plat Vacating Portions of Replat of St. Petersburg Beach, recorded in Plat Book 23, Page 20, public records of Pinellas County, Florida.

Parcel # 3 (Leverocks Parcel):

That part of Government Lot 1, in Section 36, Township 31 South, Range 15 East, Pinellas County, Florida, described as follows: beginning at the Northeast corner of Block 52, Georgia Avenue Replat, as recorded in Plat Book 21, Page 18, public records of Pinellas County, Florida; thence along the South boundary of Corey Avenue (Georgia Avenue) by a curve to the left, radius 593.99 feet, arc 309.92 feet, chord N.45°03'09"E., 306.42 feet to the Point of Beginning; thence continue along said boundary by the following two courses: (1) 8.00 feet along the arc of a curve to the left, radius 593.99 feet, chord N.29°43'09"E., 8.00 feet; (2) N.29°20'00"E., 354.18 feet to the wing wall of Corey Causeway; thence S.14°42'49"E., 214.18 feet; thence S.14°16'00"W., 197.95 feet; thence N.65°42'32"W, 201.20 feet to the Point of Beginning.

Parcel #4: (Richardson Parcel):

Tract 1: a Tract of land lying in Government Lot 1 in Section 36, Township 31 South, Range 15 East, Pinellas County, Florida, described as follows:

Beginning at the Northeast corner of Block 52, Georgia Avenue Replat, thence along the South boundary of Corey Avenue by a curve to the left, radius 593.99 feet, arc 235.96 feet, chord North 48°37'10" East, 234.42 feet to the Point of Beginning #1; thence by a curve to the left, radius 593.99 feet, arc 73.96 feet, chord North 33°40'19" East 73.96 feet; thence South 65°42'32" East, 201.20 feet; thence South 14°16'00" West, 74.05 feet; thence North 65°42'32" West 226.14 feet to the Point of Beginning #1. Being a fractional part of Government Lot 1, Section 36, Township 31 South, Range 15 East, together with the land lying between the said lot and the waters of Boca Ciega Bay contained between the side lines extended to the waters thereof, together with the following described Tract of land, to wit:

Tract 2: a Tract of land lying in Government Lot 1 in Section 36, Township 31 South, Range 15 East, Pinellas County, Florida, described as follows:

From the aforesaid Point of Beginning #1, run South 65°42'32" East, 70.14 feet to Point of Beginning #2, thence South 24°17'18" West, 6.00 feet; thence South 65°42'32" East, 136.00 feet; thence South 82°24'30" East, 20.88 feet; thence North 65°42'32" West, 156.00 feet to the Point of Beginning #2.

Parcel #5 (Baywinds Parcel):

Tract 1: all that part of Government Lot 1, Section 36, Township 31 South, Range 15 East, Pinellas County, Florida, described as follows:

Commence at the Southeasterly corner of Corey Avenue and Bay Street as recorded by Second Bayside Addition to St. Petersburg Beach as recorded in Plat Book 25, Page 36, public records of Pinellas County, Florida; thence along Corey Avenue by a curve to the left radius 593.99 feet, arc 101.91 feet, chord North 49°17'17" East, 101.77 feet to Point of Beginning #1; thence along Corey Avenue by a curve to the left, radius 593.99 feet, arc 73.95 feet, chord North 40°48'23" East, 73.92 feet; thence South

65°42'32" East, 226.14 feet to Boca Ciega Bay; thence South 14°16'00" West, 100 feet along Boca Ciega Bay; thence North 79°40'47" West, 173.15 feet; thence North 30°00'00" West, 118.91 feet to the Point of Beginning #1.

Less and except the following described property:

From the aforesaid Point of Beginning #1, run along Corey Avenue by a curve to the left, radius 593.99 feet, arc 73.95 feet, chord North 40°48'23" East, 73.92 feet; thence South 65°42'32" East, 70.14 feet to the Point of Beginning #2; thence South 24°17'18" West, 6.00 feet; thence South 65°42'32" East, 136.00 feet; thence South 82°24'30" East, 20.88 feet; thence North 65°42'32" West, 156.00 feet to Point of Beginning #2.

Tract 2: a Tract of land South and East of Corey Avenue and Bay Street in the City of St. Petersburg Beach, being a part of Government Lot 1 in Section 36, Township 31 South, Range 15 East, Pinellas County, Florida, described as follows:

From the Northeast corner of Block 52, Georgia Avenue Replat as recorded in Plat Book 21, Page 18, public records of Pinellas County, Florida, run by a curve to the left, radius 593.99 feet, arc 60.08 feet, chord North 57°06'05" East, 60.07 feet; thence South 30° East along the East boundary of said Bay Street, 100 feet to the Point of Beginning; continue thence South 30° East along said Bay Street, 18.04 feet; thence by a curve to the right, radius 169.29 feet, arc 90.41 feet, chord South 14°32'32" East, 89.33 feet; thence South 85°21'36" East, 191.26 feet; thence North 14°16' East, 140.88 feet; thence North 79°40'47" West, 173.15 feet; thence South 60° West, 100 feet to the Point of Beginning.

Tract 3: a Tract of land lying in Government Lot 1 in Section 36, Township 31 South, Range 15 East, Pinellas County, Florida, described as follows:

Commence at the Southeasterly corner of Corey Avenue and Bay Street as shown on plat of Second Bayside Addition to St. Petersburg Beach as recorded in Plat Book 25, Page 36, public records of Pinellas County, Florida as a Point of Beginning; thence run along Corey Avenue by a curve to the left, radius 593.99 feet, arc 101.91 feet, chord North 49°17'17" East, 101.77 feet; thence South 30° East, 118.91 feet; thence South 60° West, 100 feet to the Easterly line of Bay Street; thence North 30° West along the Easterly line of Bay Street to the Point of Beginning.

Tract 4: a leasehold interest in and to a parcel of sovereign submerged land in Section 36, Township 31 South, Range 15 East, Pinellas County, Florida, as set forth in that certain Modified Sovereignty Submerged Lands Lease Renewal No. 520000673, by and between the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida, lessor and Massoud Luke Barzegar and Nacy Sue Barzegar, his wife, lessee, recorded august 27, 1999 in Official Records Book 10217, Page 218, as modified by Sovereignty Submerged Lands Lease Renewal and Modification to Reflect a Change in Ownership and Modification to Reflect Changes in Structures between the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida, lessor and R.L. French Real Estate Holdings, Inc., a Florida corporation, lessee, recorded September 30, 2003 in Official Records Book 13107, Page 2261, being more particularly described as follows:

Commence at the Southeasterly corner of Corey Avenue and Bay Street as shown on the plat of Second Bayside Addition to St. Petersburg Beach recorded in Plat Book 25, Page 36, public records of Pinellas County, Florida; thence run along Corey Avenue by a curve to the left, radius 593.99 feet, arc 175.86 feet, chord 175.22 feet, chord bearing North 45°43'23" East; thence South 65°42'32" East, 70.14 feet; thence South 24°17'18" West, 6.00 feet; thence South 65°42'32" East, 136.00 feet; thence South 82°24'30" East, 20.88 feet to Boca Ciega Bay to the Point of Beginning; thence run South 14°16'00" West, 240.88 feet along Boca Ciega Bay; thence run South 85°21'36" East, 142.00 feet; thence North 14°16'00" East 217.13 feet; thence North 75°44'00" West, 140.00 feet to the Point of Beginning.

Parcel Summary (as of 01-May-2025)

Parcel Number

36-31-15-00000-140-0410

Owner Name
KT COREY AVE LLC

Property Use
9500 Submerged Land - river, lake

Site Address
BAY ST
ST PETE BEACH, FL 33706

Mailing Address
105 NE 1ST ST
DELRAY BEACH, FL 33444-3807

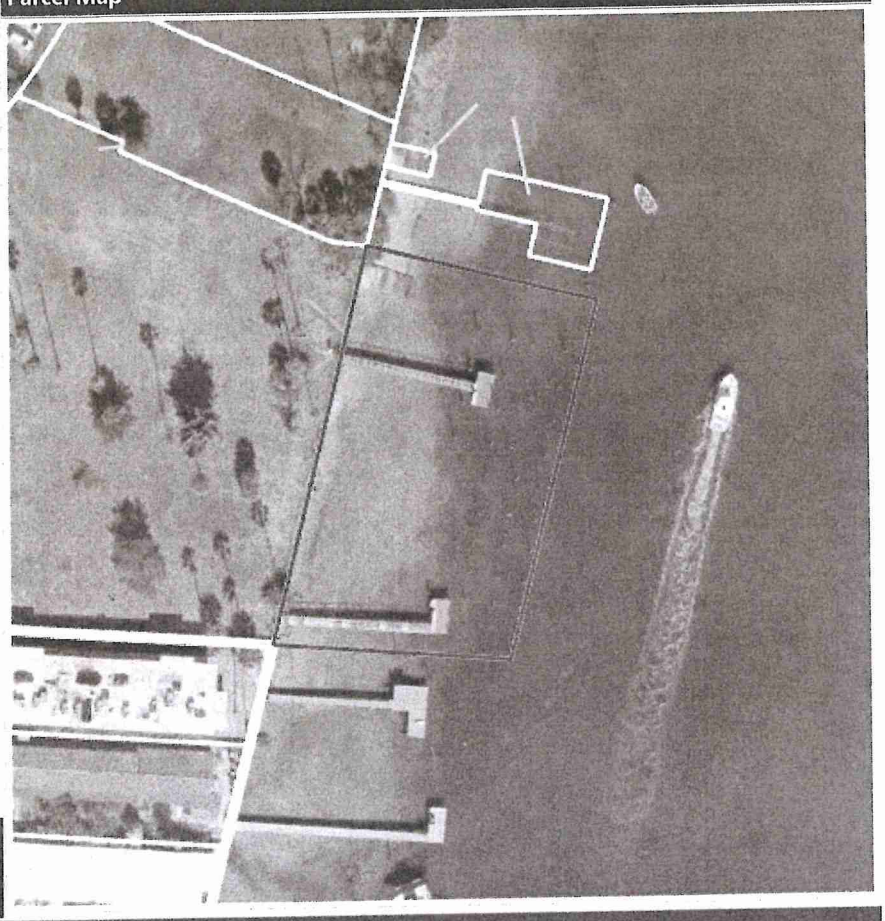
Legal Description
(MODIFIED SUBM LAND LEASE #520000673) DESC FR SE'LY COR OF 74TH AVE & BAY ST ALG ARC OF CVE TO LFT 175.86FT RAD 593.99FT CB N46DE 175.22FT TH S66DE 70

Current Tax District
ST PETE BEACH (SPB)

Year Built

Heated SF	Gross SF	Living Units	Buildings
			0

Parcel Map



Exemptions

Year	Homestead	Use %	Status
2026	No	0%	
2025	No	0%	
2024	No	0%	

Property Exemptions & Classifications

No Property Exemptions or Classifications found. Please note that Ownership Exemptions (Homestead, Senior, Widow/Widower, Veterans, First Responder, etc... will not display here).

Miscellaneous Parcel Info

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
22962/1302	Find Comps	280.06	NON EVAC	Current FEMA Maps	Check for EC	Zoning Map	/

2024 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2024	$620	$620	$620	$620	$620

Value History (yellow indicates corrected value)

Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2023	N	$620	$620	$620	$620	$620
2022	N	$620	$620	$620	$620	$620
2021	N	$620	$620	$620	$620	$620
2020	N	$620	$620	$620	$620	$620
2019	N	$620	$620	$620	$620	$620

2024 Tax Information

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 **Tax Estimator** to estimate taxes under new ownership.

Tax Bill	2024 Millage Rate	Tax District
View 2024 Tax Bill	15.4202	(SPB)

Sales History

Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
22-Oct-2024	$9,850,000	M	I	ST PETE BEACH HOLDINGS LLC	KT COREY AVE LLC	22962/1302
06-Mar-2024	$100	U	I	RAIT PARTNERSHIP LP	ST PETE BEACH HOLDINGS LLC	22727/1594
30-Dec-2008	$0	U	I	COREY LANDINGS DEVELOPMENT LLC	RAIT PTR L P	16465/2253
03-Feb-2006	$40,000,000	U	V	WILLIAM KARNS ENTERPRISES INC	FL INT IMP FUND TRE	14913/1075
30-Sep-2003	$0	U	V	FL INT IMP FUND	FL INT IMP FUND TRE	13107/2261

2024 Land Information

Land Area: ≅ 31,947 sf | ≅ 0.73 acres

Frontage and/or View: None

Seawall:

Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Rivers And Lakes	0x0	$1,000	0.7300	AC	1.0000	$730

2024 Extra Features

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year

No Extra Features on Record.

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 Permits on Record.




Grill
Steak & Wine


Grill
Steak & Wine
Grill
Steak & Wine

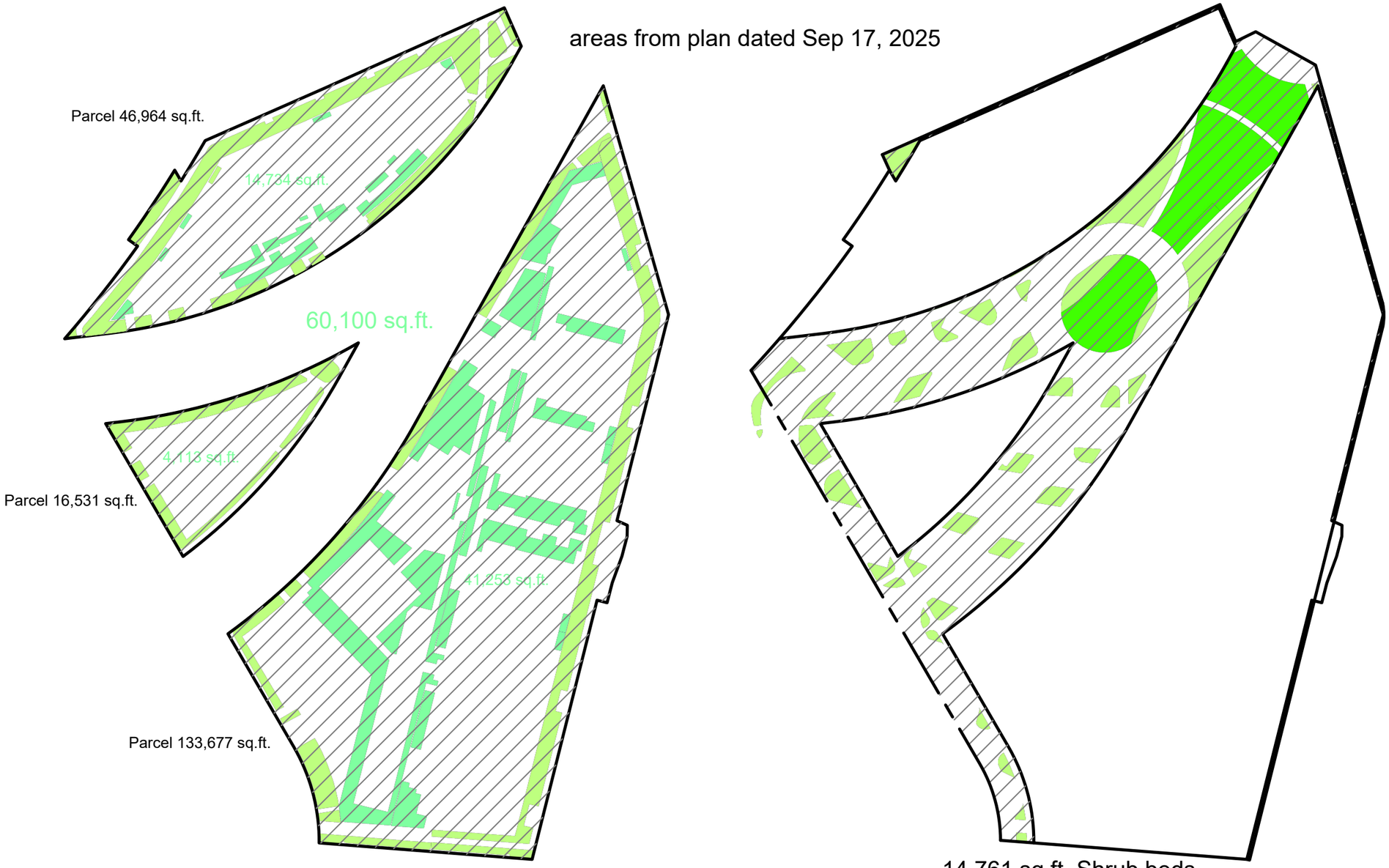








areas from plan dated Sep 17, 2025



137,072 sq.ft. Paved Area
60,100 sq.ft. Planting Area

197,172 sq.ft. TOTAL area in 3 parcels

14,761 sq.ft. Shrub beds
15,302 sq.ft. Lawn
62,235 sq.ft. Paved Area in R.O.W.
30,063 sq.ft. Planting Area in R.O.W.

92,298 sq.ft. TOTAL in R.O.W.

LANDSCAPE CONCEPT

Corey Landing
St. Pete Beach, Florida
01.13.25

groh architecture
A merger of CGHJ Architects & ROJO Architecture

Kimley»Horn
Expect More. Experience Better.

morrowdesign

KOLTERURBAN

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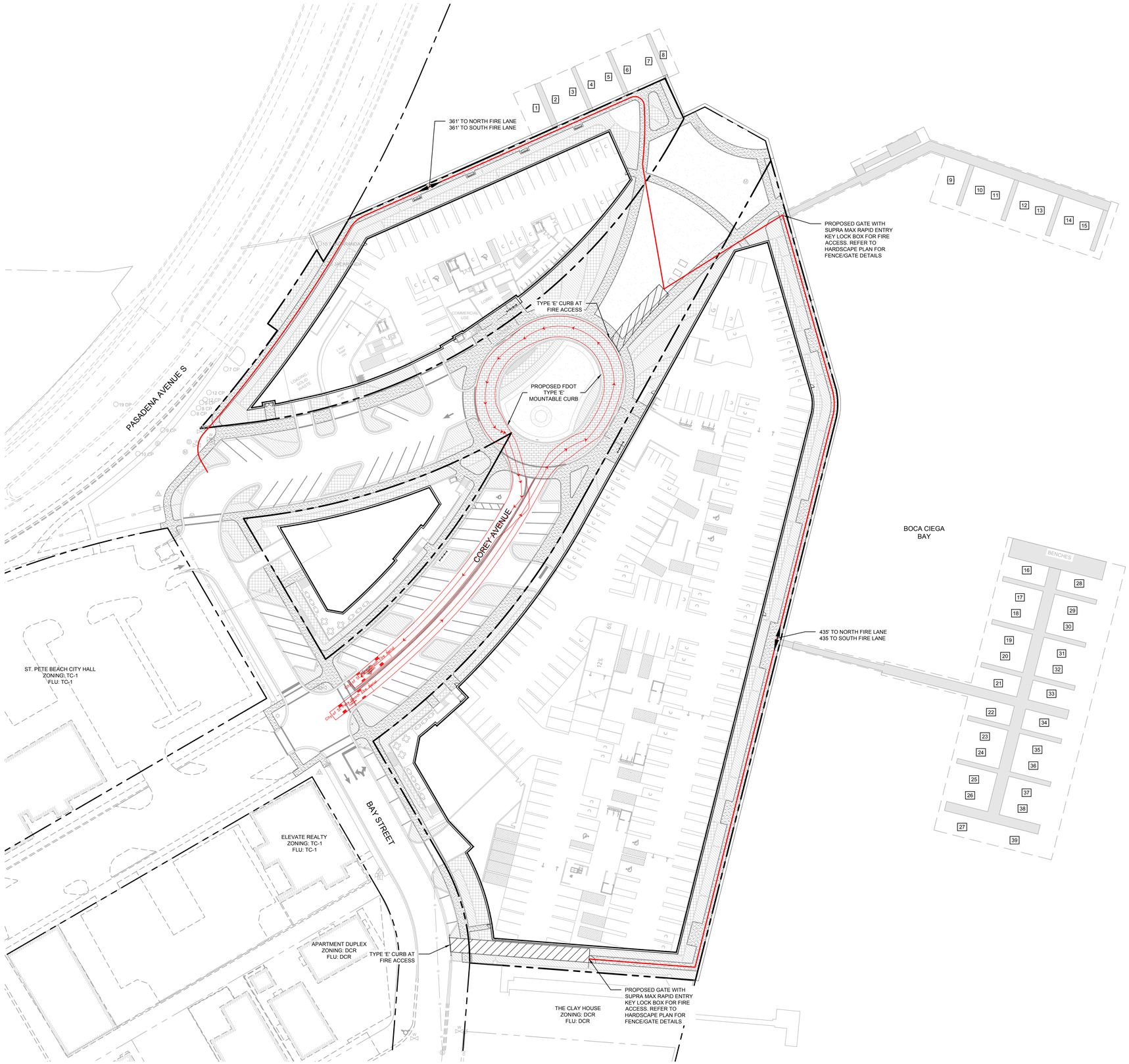


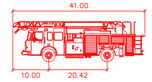
NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

LEGEND

- PROPERTY LINE
- PROPOSED BUILDING
- PROPOSED FIRE ACCESS PATH

FIRE TRUCK SIMULATION DETAILS



City of St Pete Beach Fire Aerial

	feet
Width	: 8.33
Track	: 8.33
Lock to Lock Time	: 6.0
Steering Angle	: 45.0

Know what's below. Call before you dig.

GROUNDWATER / DEWATERING NOTE:

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR THIS ISSUE. WHEN PERFORMING GRADING OPERATIONS DURING PERIODS OF WET WEATHER, PROVIDE ADEQUATE DEWATERING, DRAINAGE AND GROUND WATER MANAGEMENT TO CONTROL MOISTURE OF SOILS.

No	REVISIONS	DATE

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PHONE: 813-620-1460
WWW.KIMLEY-HORN.COM CA 00000696

DESIGN ENGINEER: SCOTT W. GILNER
FLORIDA REGISTRATION NUMBER: 63945
DATE:

SCALE: AS NOTED
DESIGNED BY
DRAWN BY
CHECKED BY

FIRE TRUCK AUTOTURN EXHIBIT

COREY LANDINGS

PREPARED FOR: KT COREY AVE, LLC

CITY OF ST. PETE BEACH FLORIDA

DATE 03/17/2025

PROJECT NO.

SHEET NUMBER EX-1

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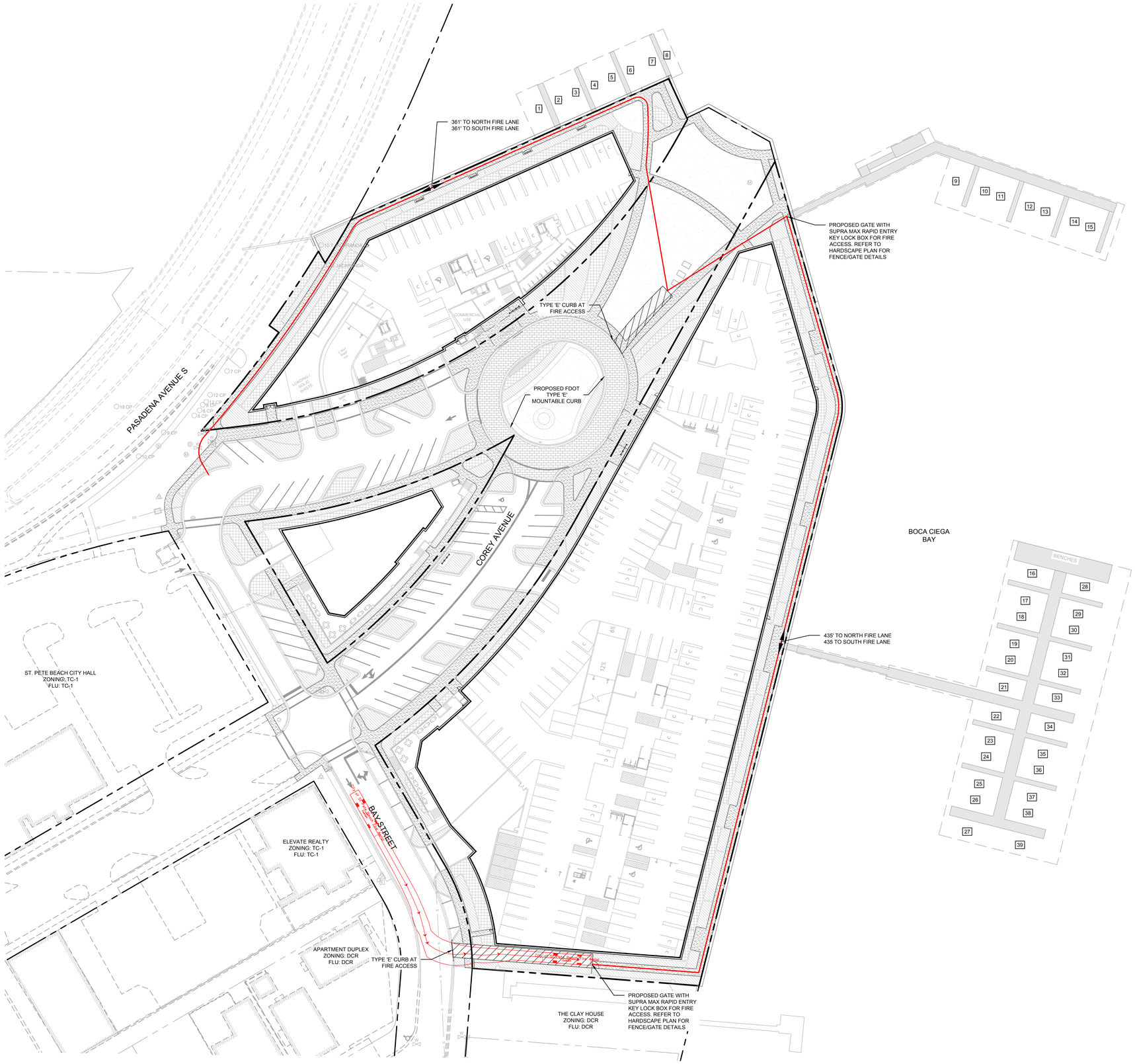


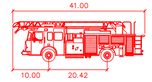
NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

LEGEND

PROPERTY LINE
PROPOSED BUILDING
PROPOSED FIRE ACCESS PATH

FIRE TRUCK SIMULATION DETAILS



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	feet
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Lock to Lock Time	: 6.0
Steering Angle	: 45.0

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DRAWN BY
CHECKED BY

FIRE TRUCK AUTOTURN EXHIBIT

COREY LANDINGS

PREPARED FOR: KT COREY AVE, LLC

CITY OF ST. PETE BEACH, FLORIDA

DATE 03/17/2025

PROJECT NO.

SHEET NUMBER EX-2

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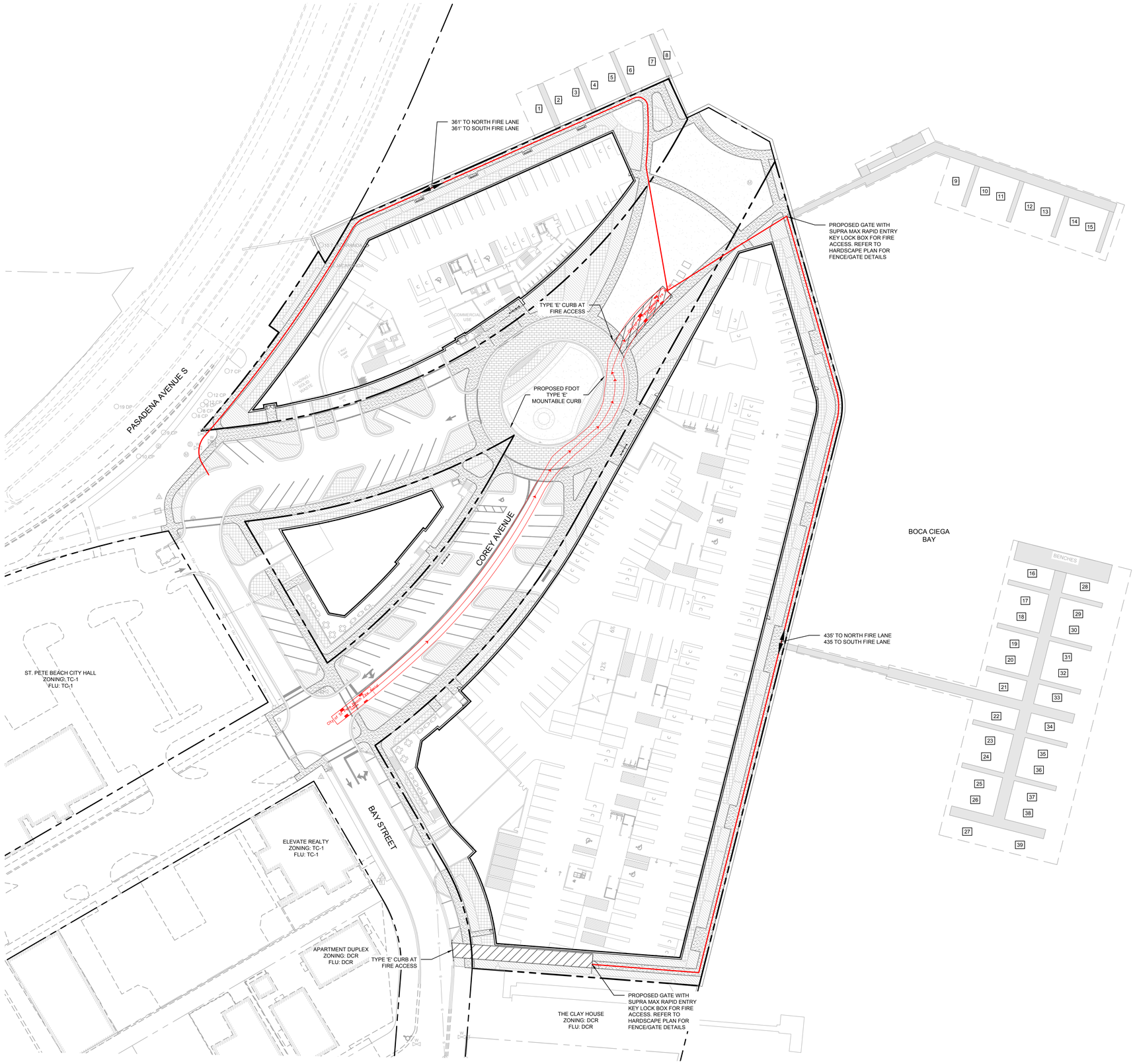


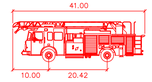
NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

LEGEND

- PROPERTY LINE
- PROPOSED BUILDING
- PROPOSED FIRE ACCESS PATH

FIRE TRUCK SIMULATION DETAILS



City of St Pete Beach Fire Aerial

	feet
Width	: 8.33
Track	: 8.33
Lock to Lock Time	: 6.0
Steering Angle	: 45.0

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No	REVISIONS	DATE

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DRAWN BY
CHECKED BY

FIRE TRUCK AUTOTURN EXHIBIT

COREY LANDINGS

PREPARED FOR:
KT COREY AVE, LLC

CITY OF ST. PETE BEACH FLORIDA

DATE
03/17/2025
PROJECT NO.

SHEET NUMBER
EX-3

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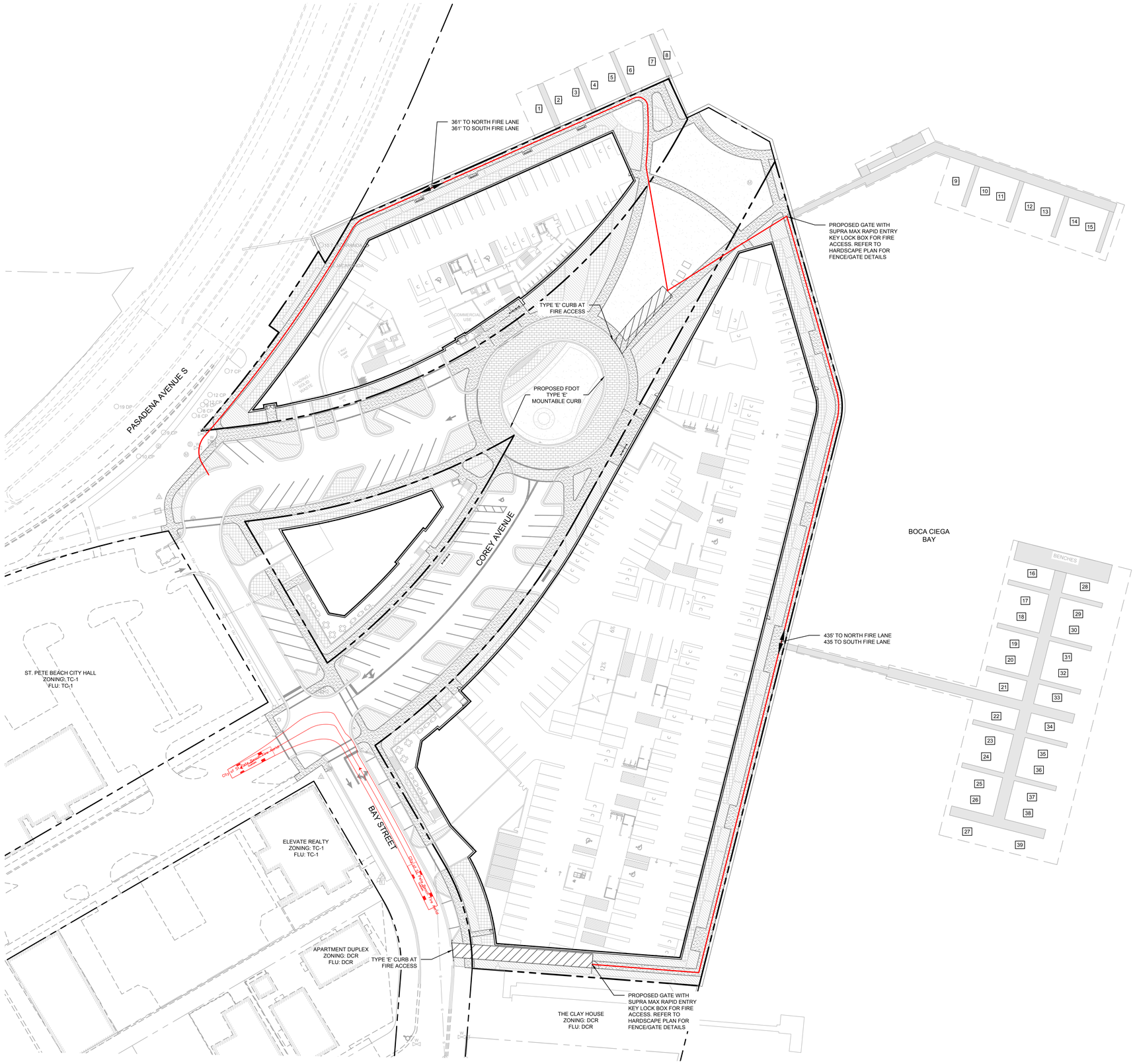


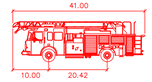
NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

LEGEND

- PROPERTY LINE
- PROPOSED BUILDING
- PROPOSED FIRE ACCESS PATH

FIRE TRUCK SIMULATION DETAILS



City of St Pete Beach Fire Aerial

	feet
Width	: 8.33
Track	: 8.33
Lock to Lock Time	: 6.0
Steering Angle	: 45.0

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COREY LANDINGS

PREPARED FOR: KT COREY AVE, LLC

CITY OF ST. PETE BEACH FLORIDA

DATE 03/17/2025

PROJECT NO.

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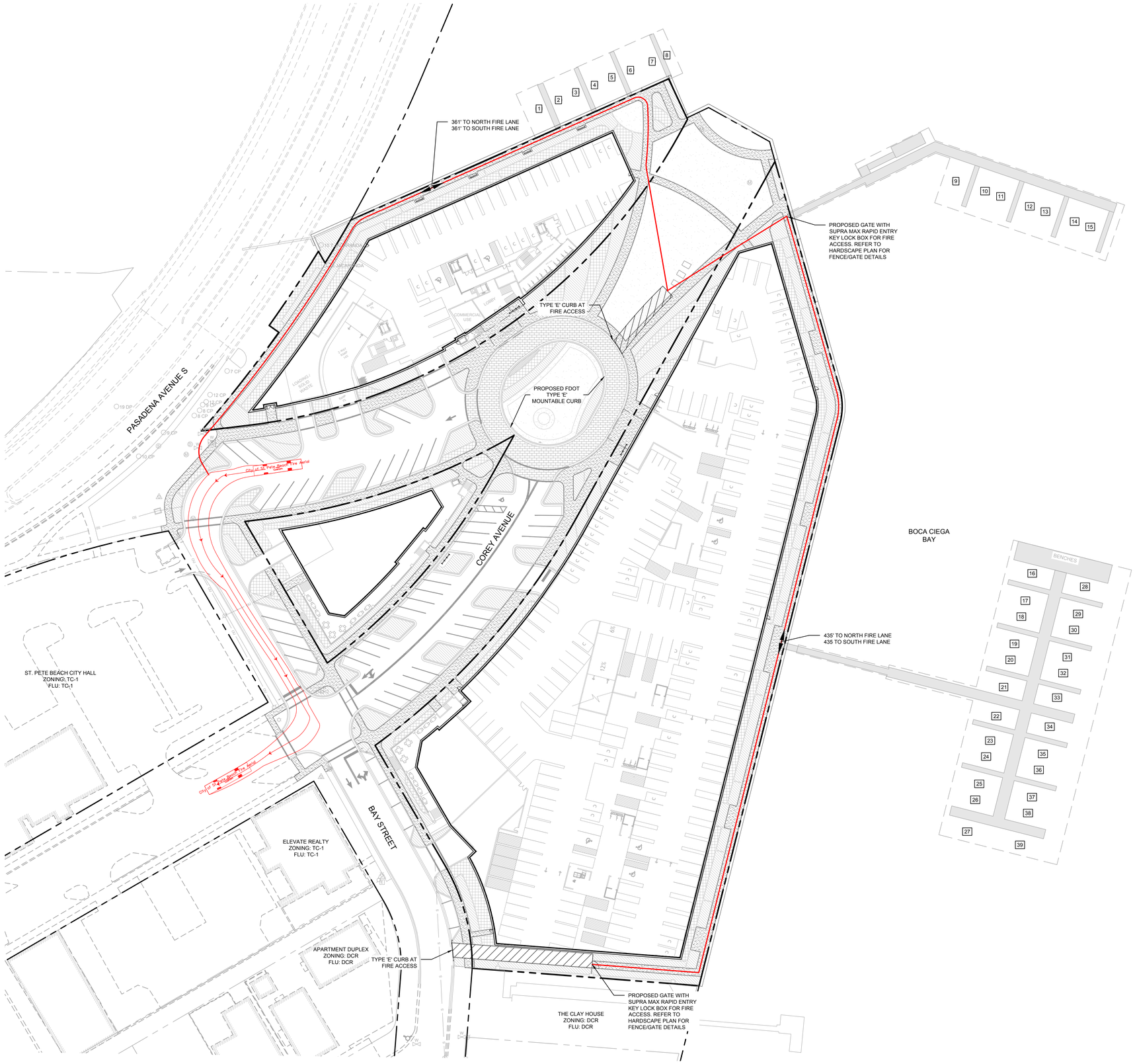


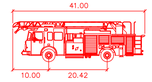
NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

LEGEND

- PROPERTY LINE
- PROPOSED BUILDING
- PROPOSED FIRE ACCESS PATH

FIRE TRUCK SIMULATION DETAILS



City of St Pete Beach Fire Aerial

	feet
Width	: 8.33
Track	: 8.33
Lock to Lock Time	: 6.0
Steering Angle	: 45.0

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No	REVISIONS	DATE

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FIRE TRUCK AUTOTURN EXHIBIT

COREY LANDINGS

PREPARED FOR: KT COREY AVE, LLC

CITY OF ST. PETE BEACH FLORIDA

DATE 03/17/2025

PROJECT NO.

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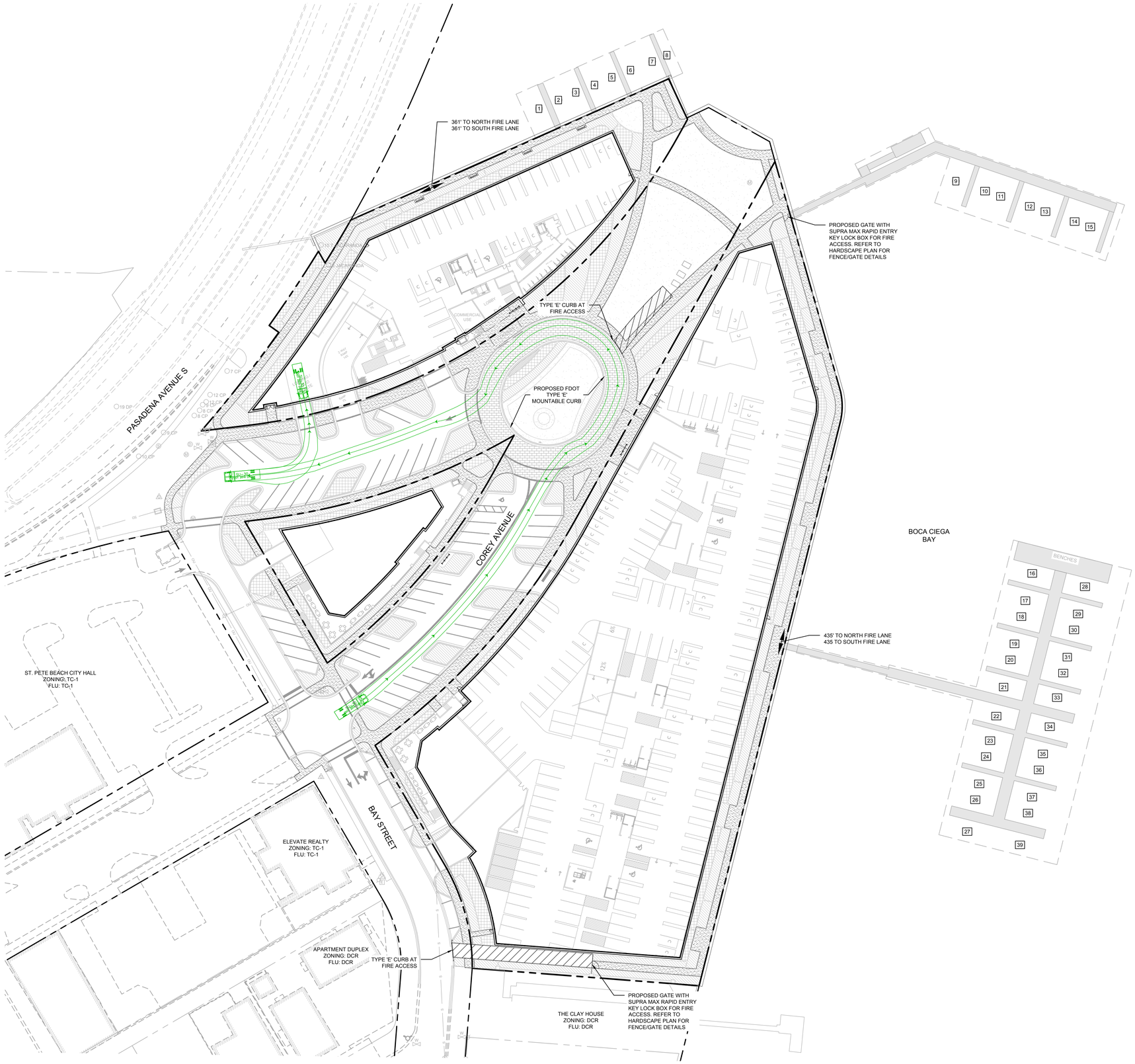


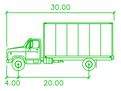
NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

LEGEND

- PROPERTY LINE
- PROPOSED BUILDING
- PROPOSED FIRE HOSE PATH

FIRE TRUCK SIMULATION DETAILS



SU-30

	feet
Width	: 8.00
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 31.8

Know what's below. Call before you dig.

GROUNDWATER / DEWATERING NOTE:

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No	REVISIONS	DATE

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SCALE: AS NOTED
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DRAWN BY
CHECKED BY

DESIGN ENGINEER: SCOTT W. GILNER
FLORIDA REGISTRATION NUMBER: 63945
DATE:

SU-30 TRUCK AUTOTURN EXHIBIT

COREY LANDINGS
CITY OF ST. PETE BEACH FLORIDA

PREPARED FOR:
KT COREY AVE, LLC

DATE
03/17/2025
PROJECT NO.

SHEET NUMBER
EX-6

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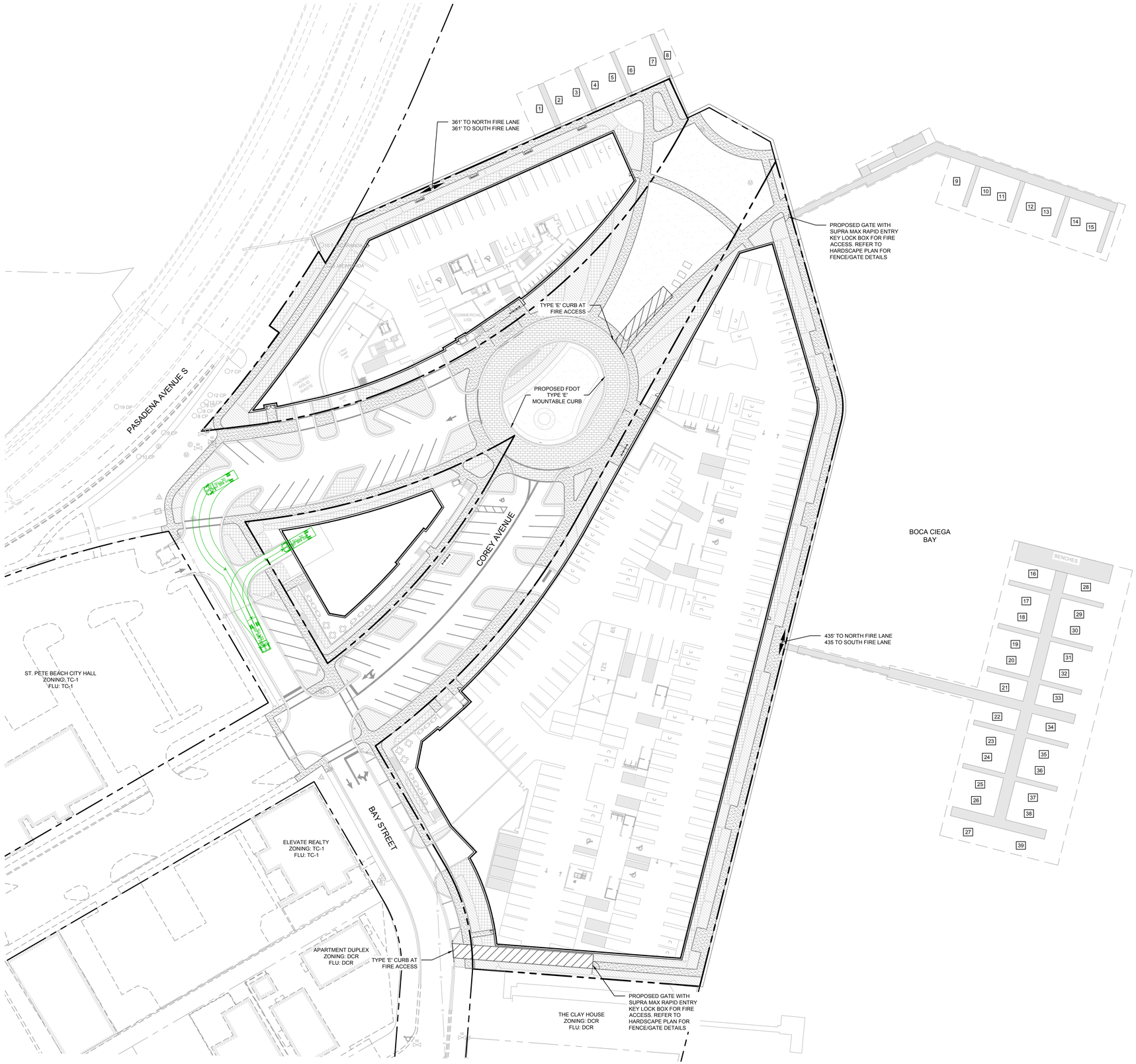


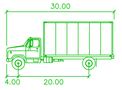
NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

LEGEND

PROPERTY LINE
PROPOSED BUILDING
PROPOSED FIRE HOSE PATH

FIRE TRUCK SIMULATION DETAILS



SU-30

	feet
Width	: 8.00
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 31.8

Know what's **below.** **Call** before you dig.

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No	REVISIONS	DATE

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DATE:

SCALE: AS NOTED
DESIGNED BY
DRAWN BY
CHECKED BY

SU-30 TRUCK AUTOTURN EXHIBIT

COREY LANDINGS
PREPARED FOR: KT COREY AVE, LLC
CITY OF ST. PETE BEACH FLORIDA

DATE 03/17/2025
PROJECT NO.

SHEET NUMBER
EX-7

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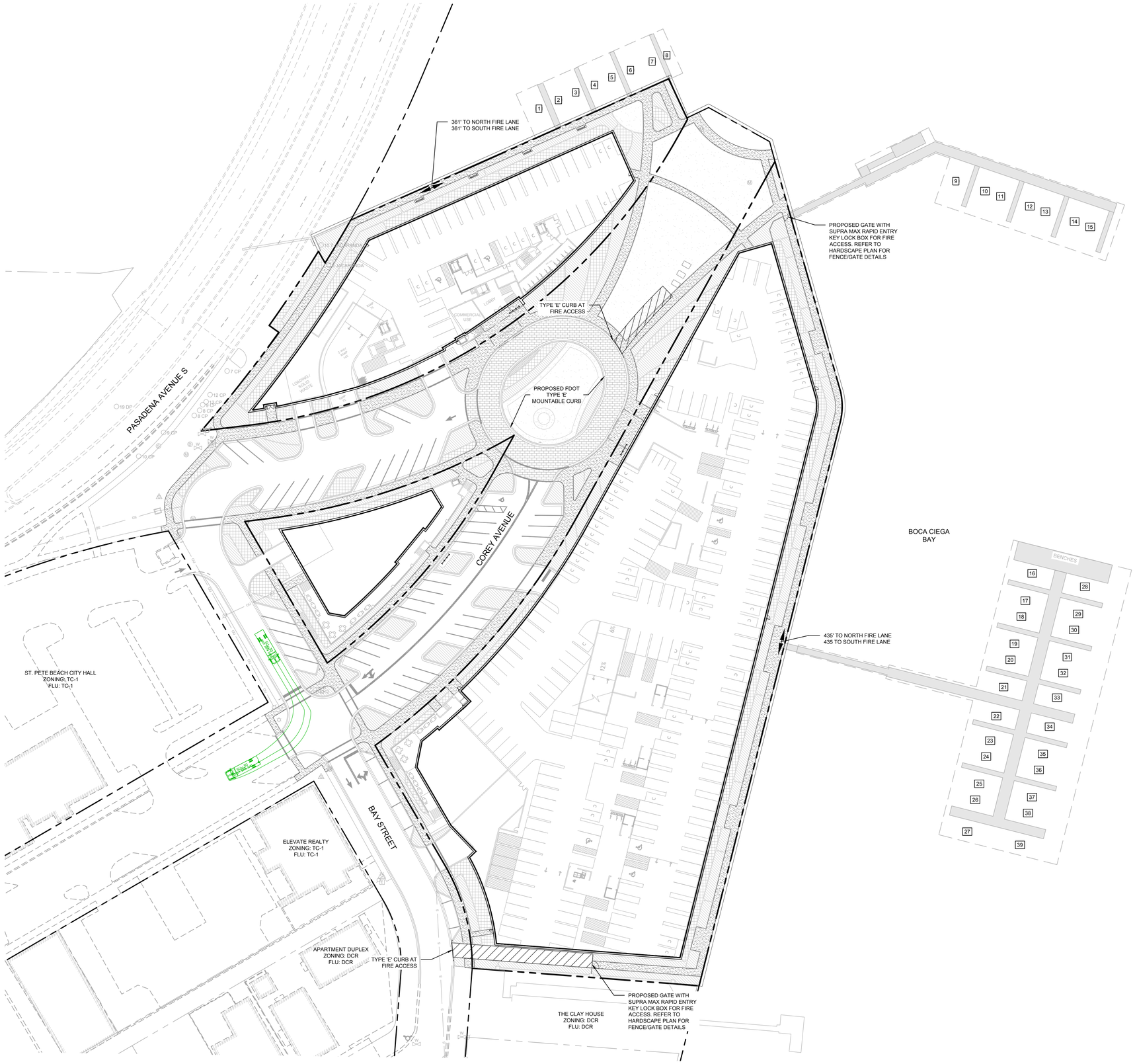


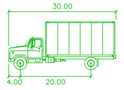
NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

LEGEND

- PROPERTY LINE
- PROPOSED BUILDING
- PROPOSED FIRE HOSE PATH

FIRE TRUCK SIMULATION DETAILS



SU-30

	feet
Width	: 8.00
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 31.8

Know what's below. Call before you dig.

GROUNDWATER / DEWATERING NOTE:

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR THIS ISSUE. WHEN PERFORMING GRADING OPERATIONS DURING PERIODS OF WET WEATHER, PROVIDE ADEQUATE DEWATERING, DRAINAGE AND GROUND WATER MANAGEMENT TO CONTROL MOISTURE OF SOILS.

No	REVISIONS	DATE

Kimley»Horn

© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
201 NORTH FRANKLIN STREET, SUITE 1400, TAMPA, FL 33602
PHONE: 813-620-1460
WWW.KIMLEY-HORN.COM CA 00000696

SCALE: AS NOTED
DESIGNED BY
DRAWN BY
CHECKED BY

DESIGN ENGINEER:
SCOTT W. GILNER
FLORIDA REGISTRATION NUMBER:
63945
DATE:

SU-30 TRUCK AUTOTURN EXHIBIT

COREY LANDINGS
CITY OF ST. PETE BEACH FLORIDA

PREPARED FOR:
KT COREY AVE, LLC

DATE
03/17/2025
PROJECT NO.

SHEET NUMBER
EX-8

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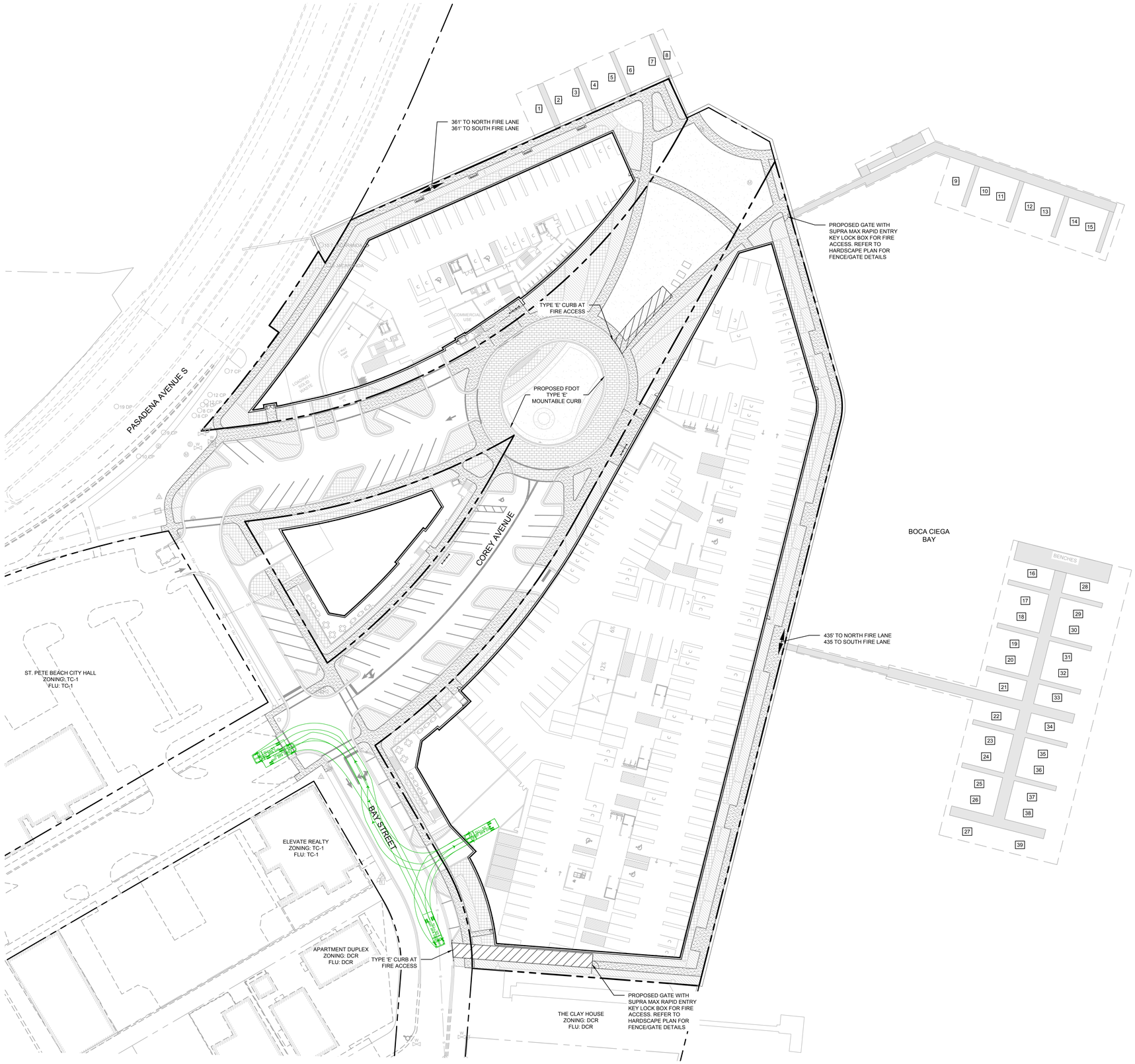


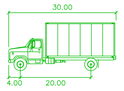
NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

LEGEND

PROPERTY LINE
PROPOSED BUILDING
PROPOSED FIRE HOSE PATH

FIRE TRUCK SIMULATION DETAILS



SU-30

	feet
Width	: 8.00
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 31.8

811 Know what's below. Call before you dig.

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No	REVISIONS	DATE

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SCALE: AS NOTED
DESIGNED BY
DRAWN BY
CHECKED BY

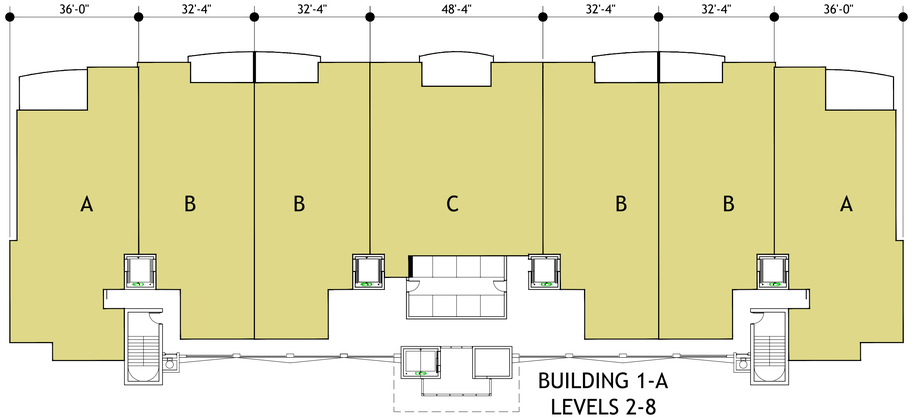
DESIGN ENGINEER: SCOTT W. GILNER
FLORIDA REGISTRATION NUMBER: 63945
DATE:

SU-30 TRUCK AUTOTURN EXHIBIT

COREY LANDINGS
PREPARED FOR: KT COREY AVE, LLC
CITY OF ST. PETE BEACH FLORIDA

DATE 03/17/2025
PROJECT NO.

SHEET NUMBER EX-9

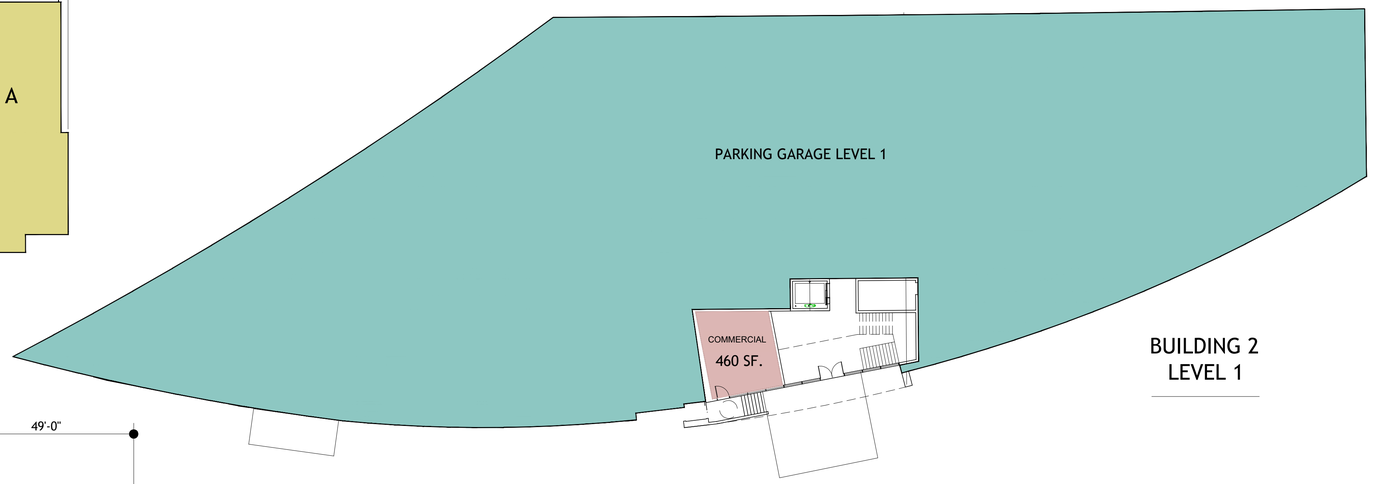


BUILDING 1-A
LEVELS 2-8

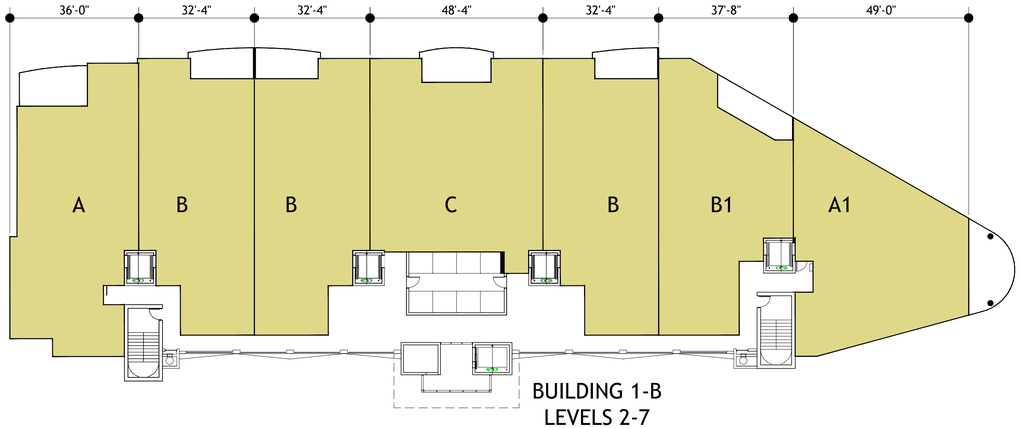
RESIDENCE A
3 BEDROOM, 2.5 BATHRM.
2,410 SQ. FT. GSF
203 SQ. FT. TERRACE

RESIDENCE B
2 BEDROOM, DEN 2.5 BATHRM.
2,191 SQ. FT. GSF
148 SQ. FT. TERRACE

RESIDENCE C
3 BEDROOM, DEN 3.5 BATHRM.
2,523 SQ. FT. GSF
182 SQ. FT. TERRACE



BUILDING 2
LEVEL 1



BUILDING 1-B
LEVELS 2-7

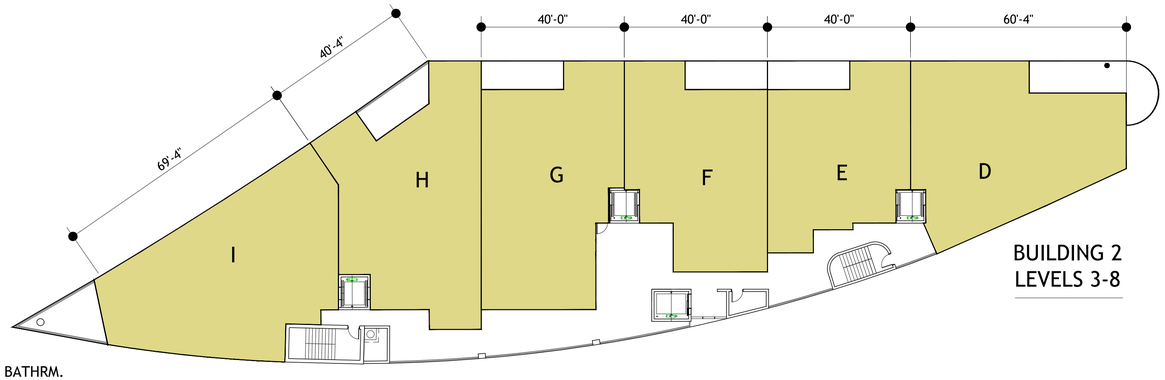
RESIDENCE A
3 BEDROOM, 2.5 BATHRM.
2,410 SQ. FT. GSF
203 SQ. FT. TERRACE

RESIDENCE B
2 BEDROOM, DEN 2.5 BATHRM.
2,191 SQ. FT. GSF
148 SQ. FT. TERRACE

RESIDENCE C
3 BEDROOM, DEN 3.5 BATHRM.
2,523 SQ. FT. GSF
182 SQ. FT. TERRACE

RESIDENCE B1
2 BEDROOM, DEN 2.5 BATHRM.
2,118 SQ. FT. GSF
188 SQ. FT. TERRACE

RESIDENCE A1
2 BEDROOM, DEN 2.5 BATHRM.
2,275 SQ. FT. GSF
254 SQ. FT. TERRACE



BUILDING 2
LEVELS 3-8

RESIDENCE I
2 BEDROOM, DEN,
2.5 BATHRM.
2,632 SQ. FT. GSF
270 SQ. FT. TERRACE

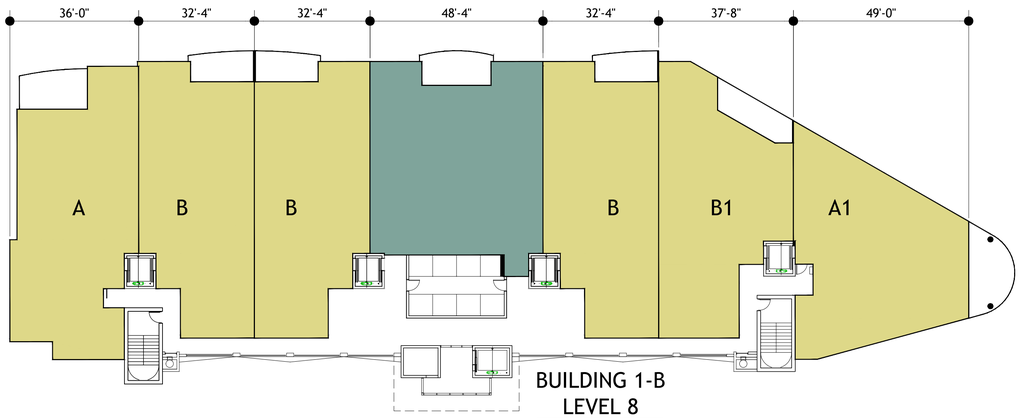
RESIDENCE H
2 BEDROOM, DEN,
3 BATHRM.
2,401 SQ. FT. GSF
214 SQ. FT. TERRACE

RESIDENCE G
2 BEDROOM, DEN,
2.5 BATHRM.
2,371 SQ. FT. GSF
184 SQ. FT. TERRACE

RESIDENCE F
2 BEDROOM, DEN
2 BATHRM.
1,950 SQ. FT. GSF
184 SQ. FT. TERRACE

RESIDENCE E
2 BEDROOM, DEN
2 BATHRM.
1,718 SQ. FT. GSF
184 SQ. FT. TERRACE

RESIDENCE D
2 BEDROOM, 2 BATHRM.
2,297 SQ. FT. GSF
369 SQ. FT. TERRACE



BUILDING 1-B
LEVEL 8

RESIDENCE A
3 BEDROOM, 2.5 BATHRM.
2,410 SQ. FT. GSF
203 SQ. FT. TERRACE

RESIDENCE B
2 BEDROOM, DEN 2.5 BATHRM.
2,191 SQ. FT. GSF
148 SQ. FT. TERRACE

POOL/EQUIPMENT
2,523 SQ. FT. GSF

RESIDENCE B1
2 BEDROOM, DEN 2.5 BATHRM.
2,118 SQ. FT. GSF
188 SQ. FT. TERRACE

RESIDENCE A1
2 BEDROOM, DEN 2.5 BATHRM.
2,275 SQ. FT. GSF
254 SQ. FT. TERRACE

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Project ID : 24052
Drawn By :
Reviewed By :
Project Status: TRC SUMMITAL
Issued Date : 08/18/2025

NO	DATE	DESCRIPTION

This drawing set has been electronically signed and sealed the:

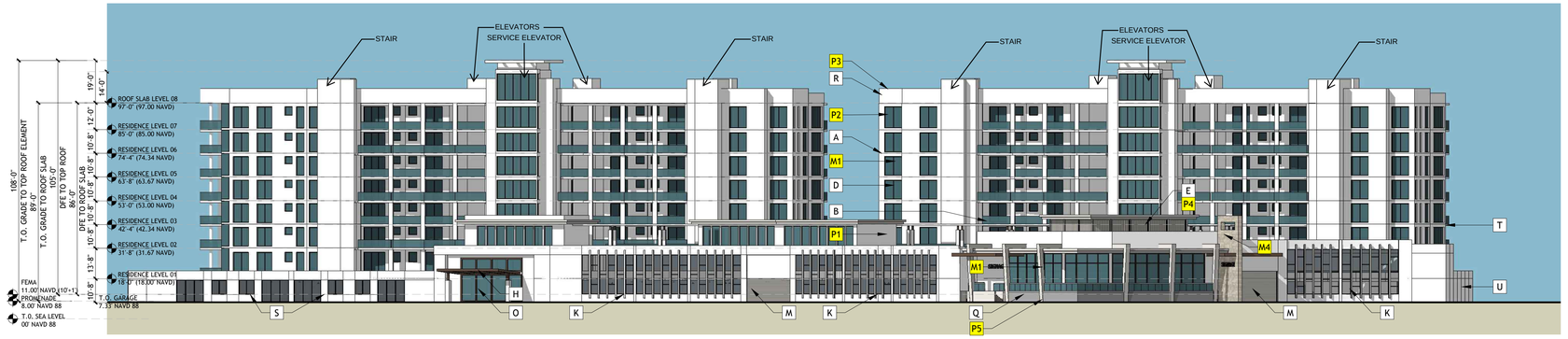
ROBERT D. HALL
AR# 0014106

The date stated on the electronic seal using a Digital Signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on an electronic device.

Robert D Hall

Digitally signed by Robert D Hall
DN: E=bbcd@groharch.com, CN=Robert D Hall, OU=Curtis Gaines Hall Jones Architects Inc., O="Curtis Gaines Hall Jones Architects, Inc", L=Tampa, S=FL, SERIALNUMBER=MA020240110244429, C=US
Date: 2025.09.17 16:54:24-04'00'

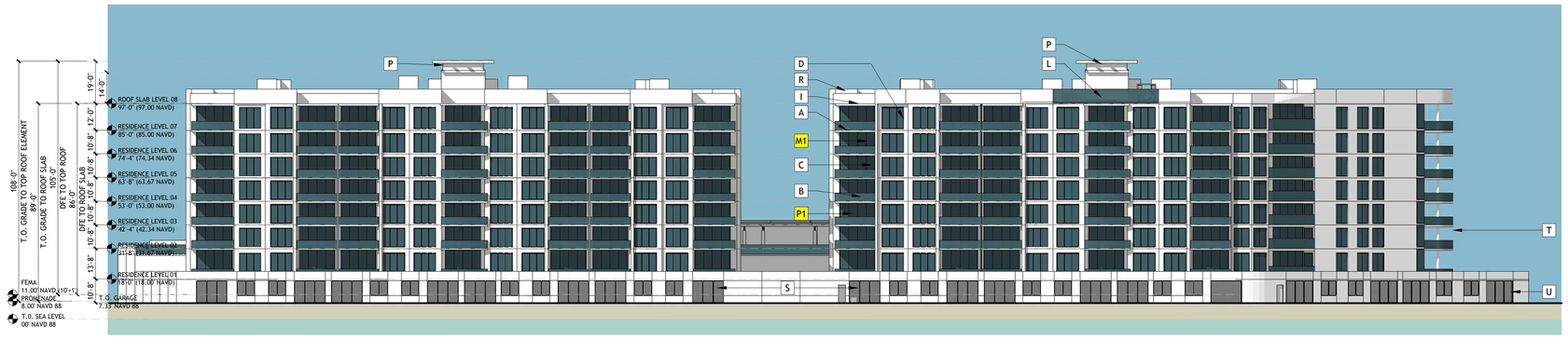
BUILDINGS
FLOOR
PLANS
A1.00



1-B BUILDING 1-B

1 BUILDING 1-A & 1-B
EAST ELEVATION
Scale: 1:30

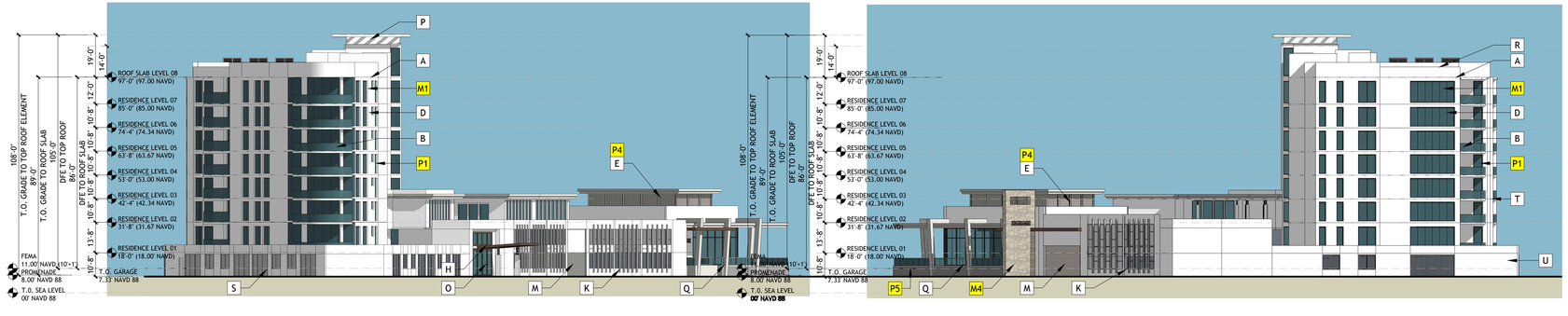
1-A BUILDING 1-A



1-A BUILDING 1-A

2 BUILDING 1-A & 1-B
WEST ELEVATION
Scale: 1:30

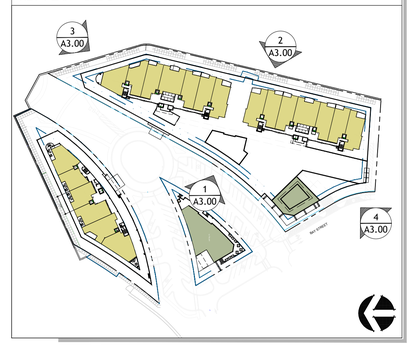
1-B BUILDING 1-B



3 BUILDING 1-B
NORTH ELEVATION
Scale: 1:30

4 BUILDING 1-A
SOUTH ELEVATION
Scale: 1:30

KEY PLAN - BLDG 1-A & 1-B



MATERIAL AND PAINT SCHEDULE

TAG		DESCRIPTION	LOCATIONS
P1		SW 7006 "EXTRA WHITE"	BUILDING BODY, ACCENTS, ADJACENT LOUVERS, OR WHERE NOTED
P2		PPG DURANAR BRONZE	ALL WINDOW AND GLASS DOOR FRAME & HANDRAIL FRAMES, LOUVERS
P3		PAC-CLAD "BONE WHITE"	METAL EAVE DRIP & METAL PARAPET COPING
P4		PPG DURANAR "BRIGHT WHITE"	MECHANICAL LOUVERS
P5		SW 7669 "SUMMIT GRAY"	BUILDING BODY OR WHERE NOTED
M1		GLASS	LIGHT BLUE/ GREEN TINT
M2		FIBER CEMENTS VINTAGEWOOD ASH	EXTERIOR CEILING (AMENITY, ROOF, COMMERCIAL CORNER)
M3		PORCELAINE TILE	EXTERIOR WALL CLADDING
M4		STONE VENEER	EXTERIOR WALL CLADDING

KEY NOTES

TAG	DESCRIPTION
A	CONTROL JOINTS (TYP AT BOTTOM OF SLAB & WHERE SHOWN)
B	PRE FINISHED ALUMINUM / GLASS RAILING
C	PRE FINISHED ALUMINUM FRAMED SLIDING GLASS DOOR
D	PRE FINISHED ALUMINUM FRAMED WINDOW
E	PRE FINISHED ALUMINUM LOUVER
F	NOT USED
G	MECHANICAL EQUIPMENT SCREEN
H	PORTE COCHERE
I	SLOPING CONCRETE SLAB ROOF OR CONCRETE ROOF OVERHANG
J	NOT USED
K	DECORATIVE GARAGE ENCLOSURE
L	PRE FINISHED ALUMINUM / GLASS WIND SCREEN AT ROOF AMENITY
M	GARAGE ENTRY / EXIT DOORS
N	PAINTED STUCCO TO BE SAND FLOAT FINISH
O	ALUMINUM STOREFRONT SYSTEM
P	ROOF TRELLIS
Q	CONCRETE COLUMNS & BEAMS STUCCO PAINTED
R	PARAPET WALL
S	SCREEN ENCLOSURE
T	30' SETBACK ABOVE 28' HT.
U	20' SETBACK BELOW 28' HT.

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TAMPA, FLORIDA 33605
WORK: 813 . 228 . 8000
FL LIC# AA C001590
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COREY LANDING
CITY OF ST. PETE BEACH, FLORIDA

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Reviewed By :
Project Status: TRC SUMMITAL
Issued Date : 08/18/2025

NO	DATE	DESCRIPTION

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ROBERT D. HALL
AR# 0014106

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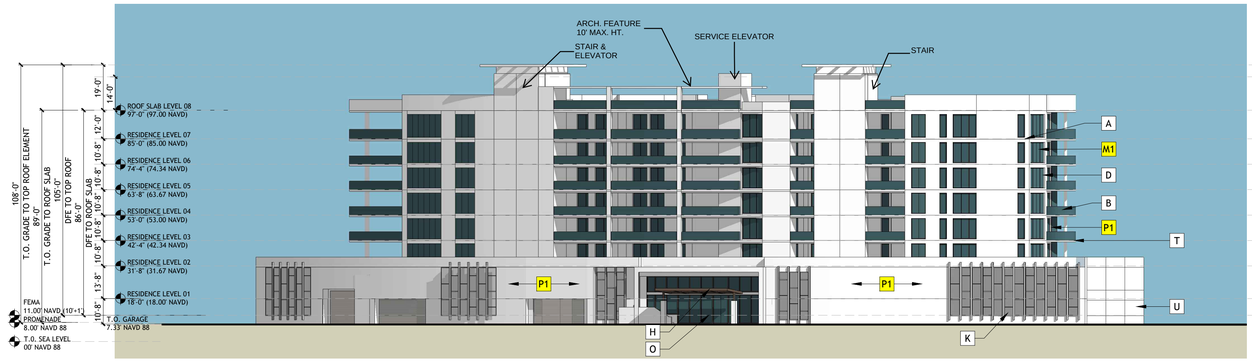
EXTERIOR ELEVATIONS

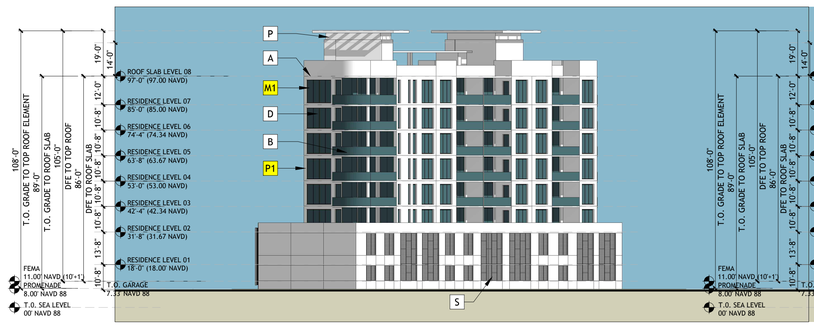
A3.00



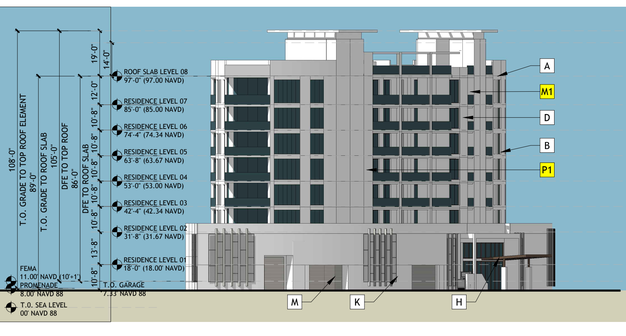
1 BUILDING 2
EAST ELEVATION
Scale: 1:30



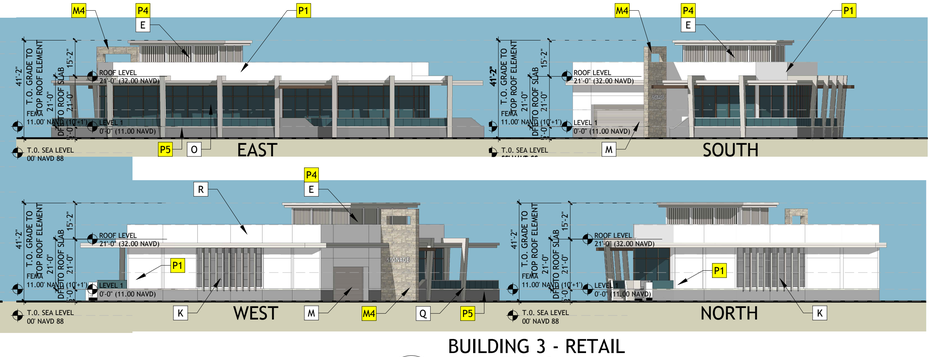
2 BUILDING 2
WEST ELEVATION
Scale: 1:30



3 BUILDING 2
NORTH ELEVATION
Scale: 1:30

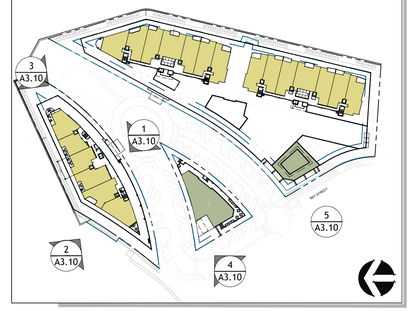


4 BUILDING 2
SOUTH ELEVATION
Scale: 1:30



5 BUILDING 3 - RETAIL
ELEVATIONS
Scale: 1:30

KEY PLAN - BLDGS 2 & 3



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Reviewed By :
Project Status: TRC SUMMITAL
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EXTERIOR ELEVATIONS

A3.10



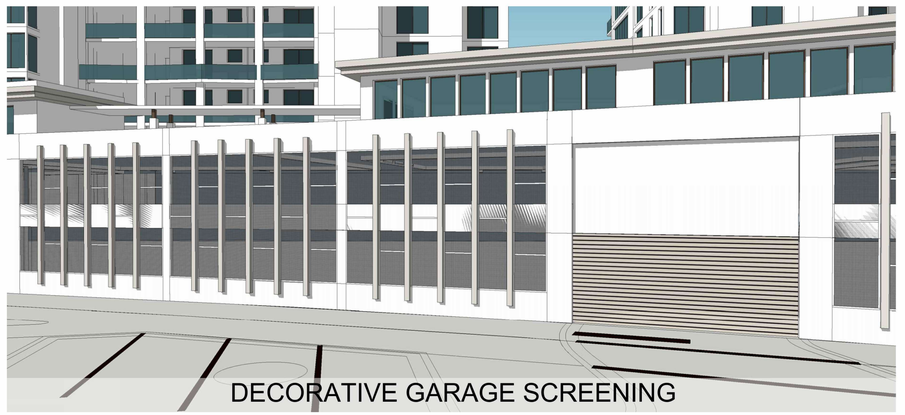
RETAIL SPACE ENTRYWAY CORNER



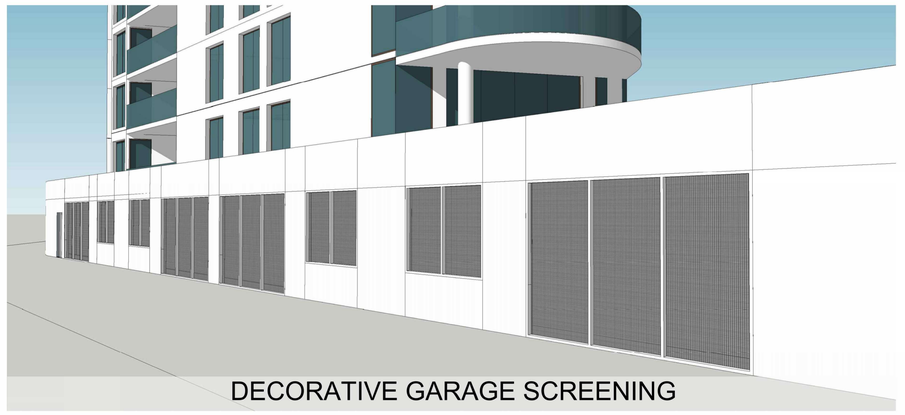
RETAIL SPACE SIDE ENTRYWAY



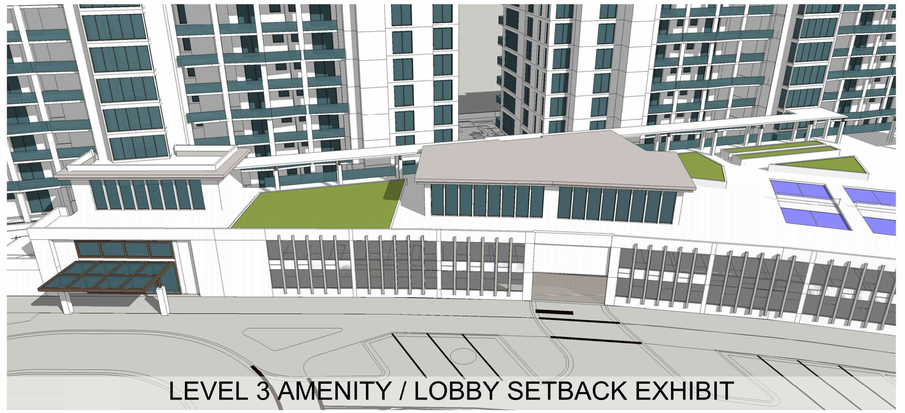
RESTAURANT ENTRYWAY



DECORATIVE GARAGE SCREENING



DECORATIVE GARAGE SCREENING

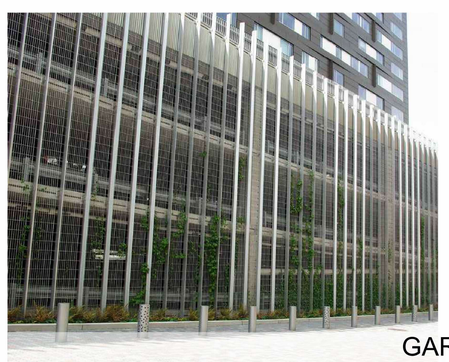


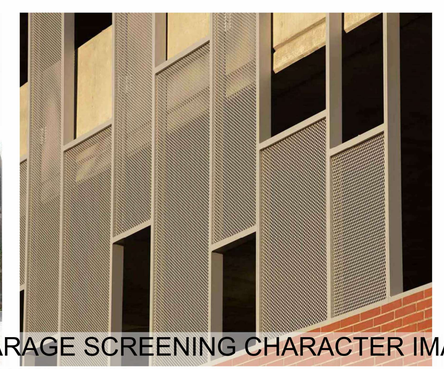
LEVEL 3 AMENITY / LOBBY SETBACK EXHIBIT

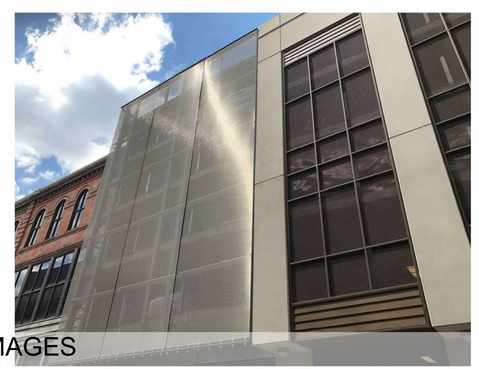




FLAT AWNINGS CHARACTER IMAGES







GARAGE SCREENING CHARACTER IMAGES

*REFER TO LANDSCAPE EXHIBITS AND RENDERINGS FOR LANDSCAPING DETAILS

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EXHIBITS

A3.20

STEARNS WEAVER MILLER
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September 19, 2025

VIA E-MAIL (bberry@stpetebeach.org)

Brandon Berry, Planner
City of St. Pete Beach
Community Development Department
155 Corey Avenue
St. Pete Beach, Florida 33706

Re: Conditional Use Permit No. 25069 – Corey Landings 0, 10, 71, 75 and 85 Corey Avenue; 0 Corey Circle; 73 75th Avenue; and 0 and 7345 Bay Street ("CUP") Response to Staff Comments of September 8, 2025

Dear Brandon:

In connection with the above referenced CUP, attached for your review are responses to staff comments of September 8, 2025. Please note that the responses are divided into CUP criteria and comments applicable at the site plan stage. Additionally, the following documents, updated for this response, are available for download via the ShareFile link provided in the e-mail correspondence:

1. Site Plan;
2. Auto Turn Exhibits;
3. Floor Plans and Elevations;
4. Traffic Study;
5. Landscape Plan; and
6. Planting Area Exhibit.

Once you and your staff have the opportunity to review, please feel free to call me with any question or comments at (813) 222-5057.

Very truly yours,

S. Elise Batsel

SEB/sjw

RESPONSES TO COMMENTS RELATED TO CUP CRITERIA

Public Works:

Sewer infrastructure downstream of the development is shown to have sufficient capacity per the wastewater model capacity report. Upstream impacts will be evaluated during site plan review. Several manholes and pipes are in need of rehabilitation between connection and Pump Station 1.

Response: Acknowledged regarding the sufficient wastewater capacity approved in the wastewater model capacity report approved and accepted by the City of St. Pete Beach. Regarding the upstream impacts in the vicinity of the project site, it is anticipated that the gravity sanitary sewer system from the project site to the connection point proposed within Boca Ciega Drive will be replaced.

Regarding the existing manholes and pipes needing rehabilitation, it appears that these wastewater infrastructure items have already been identified in the various wastewater reports and analyses approved and accepted by the City of St. Pete Beach. Please confirm that the manholes referred to are part of the I and I repairs budgeted for annually in the City's adopted five-year wastewater capital improvement plan (CIP).

Building:

Comments have not been shared, but may be shared at the meeting.

Response: Acknowledged, no comments presented.

Code Enforcement:

No Comments.

Response: Acknowledged, no comments presented.

City Attorney:

Comments have not been shared, but may be shared at the meeting.

Response: Acknowledged, no comments presented.

Recreation:

No Comments.

Response: Acknowledged, no comments presented.

Fire:

Response letter dated 7/3/2025 acknowledged all comments to be addressed during site plan review.

During the TRC on 6/4/25 a concern was brought up regarding maintenance of the N end fire lane since Grass Pave. If project will not be responsible for maintenance of this fire lane, an all-weather driving surface shall be provided, nonpermeable such as asphalt or concrete surface per NFPA 1: 18.2.3.5.2

Response: The applicant agrees to use an all-weather surface acceptable to the City. We believe other options can be presented at site plan review that would be acceptable. However, the Applicant will accept a requirement to install asphalt if no alternative surface can be agreed to.

Planning & Zoning/Transportation:

1. Referencing narrative on resubmitted application page 7: Staff does not have the authority to waive requirements using the words "shall" (LDC Sec. 1.2.(d)). There may be some flexibility if the primary frontage of the northern structure at the intersection also provided commercial, similar to the initial submittal's arrangement with the restaurant. The mix of retail/commercial/restaurant uses in the primary building is also the basis for the project's structures to be built with a height of up to 86 feet (LDC Sec. 37.8.). Unless the City Attorney accepts an argument on how this requirement can be administratively waived, a hardship variance or compliance is required.

Response: Acknowledged, the updated design includes commercial space on the first habitable floor accessible at street level to comply with Sec. 37.8.

2. Staff presumes the temporary lodging units are to be classified as resort condo "friends and family units" of the three allowable types (LDC Sec. 37.5.(a)), as the structure does not contain enough units to qualify as a hotel or motel. Please explain how they will function. As the building containing the temporary lodging use exceeds 50 feet in height, the project must proceed to Planning Board for recommendation prior to City Commission, which will also increase the cost of the application. See LDC Sec. 4.7., citing 39.6.(p).

Response: Acknowledged, the updated design removes the temporary lodging units.

3. Following on from the prior comment, the northern building is now apparently entirely a private development and private space, with the exception of the walking path/easement along the seawall. Staff recognizes walkers often use the path to detour from the route over the Corey Causeway, but it is not clear why the path would otherwise be used frequently as a significant amenity, as all commercial space has been eliminated from this side of the development. Staff would like to see art or other features that promote visual interest like living walls, or at least the benches and other features referenced in the July TRC response, to support Comprehensive Plan

policies and features promoted in the 2015 Vision Plan. This would also help to bring what appear to be relatively bare sides of the structure more in line with the architectural quality of the interior of the project.

Response: *Benches have been added to the walkway to promote public attraction to the walkway. The project satisfies the DRD Policy 3 by providing pedestrian access, connecting the Corey Causeway ROW to public boat slips and a new public park along the water, where no walkway, slips, or park exist today. The walkway is not meant as the main attraction, as the adjacent views are of the bridge. Rather, the walkway increases pedestrian connectivity to the main attraction of the park and promenade, which are adjacent to non-residential activating uses. The architectural design of the buildings is of the same quality both adjacent to the ROW and the water, ensuring compliance with the LDC and Comprehensive Plan.*

4. The north and west elevations of the retail space are bare. If the interior of this structure is to be used for back of house/storage space please consider grillwork, living walls, or other façade improvements that will make the structure compliant with LDC Sec. 39.3.(d).

Response: *With the prior layout (that included the ROW vacating), the north and west elevations were not visible. The Applicant acknowledges that the new layout requires façade improvements, which are shown on the updated elevations included with this response.*

5. There has been a public focus on sewer impacts from new development due to the effects of the 2024 storms, both generally and toward this project. Staff has recalculated the 2022 approval for comparison purposes using the calculations submitted for this project and found them to result in effectively the same estimated gallons per day, due to the approximately-halved unit count but doubled unit size. Please let staff know if you disagree with this comparison. Is the development team amenable to committing to use of low-flow fixtures or other water reduction measures to increase the gap in sewer impacts between projects?

2022 Corey Landings Project			
Residential	**Flow**	**Units**	**Resultant Flow**
<750 sq. ft.	100	90	9,000
751-1,200 sq. ft.	200	91	18,200
1,201 -2,250 sq. ft.	300	62	18,600
Commercial/Office			
Restaurants <16 HPD	40	250	10,000
Retail	200	2	400
Office	15	40	600
		Total	56,800 GPD

Response: *The Applicant agrees with the rough approximation for each project noted above by staff. The versions of the project anticipate similar sewage flows per F.A.C. 62-6.008 Table I. The 2022 project results in an estimated 56,794 GPD and the subject proposal results in an estimated 54,800 GPD. However, it is important to note the current proposal includes additional properties and acreage that were not part of the 2022 project. To demonstrate the true change in anticipated demand the demands from the Blue Parrot and Charlie's Auto Shop must be added to the 2022 project estimate. Assuming the same ratio of seats per SF for the Blue Parrot a singular water closet for Charlie's Auto Shop results in an estimated 4,890 GPD of sewage from these uses under the same FAC estimate. Thus, the total 2022 proposal would result in an estimated total of 56,794 GPD + 4,890 GPD = 61,684 GPD of sewage flow. The result is approximately 6,884 GPD difference in sewage flow. Using this more appropriate comparison, the subject project proposes a 12% reduction from the existing approval. The project will include low flow fixtures in accordance with Florida Building Code requirements.*

6. The total of the numbers above significantly undercalculate what was submitted to Pinellas County in 2022 for the original development when applying the peaking factor of 4.0, especially because the application at the time excluded the 5,000 sq. ft. restaurant. An estimate would provide a peak of 130 GPM using a 4.0 factor, while the 2022 application calculated 185 GPM peak. Is that difference explained by the entire retail space at the time being fitted as an A-2 restaurant?

Response: *The values and estimates provided in Response 5, above, are referencing sewer demands in accordance with the Florida Administrative Code. The Pinellas County Service Connection Application referenced by City staff in Comment 6 was for potable water demand using fixture counts determined by the previous development's architect. In general, sewer demand is typically 20% less than the potable water demand of a given project. Thus, the 185 GPM submitted to Pinellas County in 2022 for the previous project's potable water would correlate to 148 GPM of sewer demand.*

As you will note from these calculations above, there is not a significant undercalculation. The process for calculating potable water demand and sewer demand are different based on different types of systems as well as the governing municipality and their corresponding land development code requirements.

7. Please submit updated parking calculations as soon as possible, particularly if the project will be deficient to required parking or if you are seeking an exception or variance for tandem-style spaces. This project is eligible for the compact parking provisions in LDC Sec. 39.11.(c), including motorcycle and golf cart parking if desired (up to 2.5% of required spaces).

Response: *Acknowledged regarding use of compact, motorcycle and golf cart parking per code; the final site design will include each of these options. Due to the abnormal shape of the lots, and therefore the abnormal shape of the lower levels of the buildings, the final parking layout has to be significantly adjusted for each seemingly minor site plan and/or design change (for example, if a column needs to be moved a few feet or enlarged, the parking layout will be impacted.) As such, each set of comments has an outweighed impact on parking layout and that may not ultimately reflect the final, exact parking layout.*

The Applicant is committed to ensuring the project will comply with Land Development Code parking requirements. *The conceptual parking layout on the site demonstrates the general parking layout, however the layout will have to be finalized when the building design is finalized. As such, the Applicant updated the site plan to list parking criteria, which is consistent with the code to ensure, and require, that the project complies with parking. The exact parking requirement is unknown until the final square footages of nonresidential uses, bedroom counts of residential development are designed and a site plan is signed and sealed. The parking ratios included on the site plan will require compliance with the same at final design.*

It is important to note that compliance with code required parking ratios will greatly exceed parking demand. ITE parking studies generally suggest parking ratios for condos less than 2.0 per unit, and various review of condo parking within the City of St. Pete Beach suggests a condo parking demand closer to 1.0. The code will require parking ratios well above 2.0 per unit, which will exceed demand. Additionally, the code requires parking spaces for the boat slips, but the boat slips will be owned by residents so those parking spaces will increase the residential parking further above the 2.0 ratio. Finally, the project is providing over 50 on-street, public parking spaces, which is very near the code parking requirement for the commercial spaces. Since the public spaces are likely to also be used for the commercial uses, the commercial uses will have nearly double the code minimum for parking available.

8. Narrative notes that green and wellness principles are to be included in the project but does not specify the actual certifications to be pursued. The 2022 project included Florida Green Building Coalition certification for the residential facility and restaurant to meet code requirements. Is it known if the same will be pursued for this development?

Response: The project will seek Florida Green Building Coalition certifications for High Rise and the Development Site.

9. Looking at Kolter Urban's project portfolio, it appears that 3300 Gulf Shore is likely the closest in terms of scale, bulk, and location (on a bay with docks instead of beachfront), although to Staff's knowledge it has not yet been completed. Are similar commercial spaces included in any of your lower-rise developments? Have you seen success with retail specifically in your other recent mixed-use projects that are not in dense urban areas? Do you have tenants chosen for the restaurant and retail spaces?

Response: No, similar commercial spaces are not included in other relatable developments because it is uncommon for our low/mid-rise residential waterfront projects to require a commercial use. No tenant or end user has been identified, but Applicant is confident that the placement of the retail and restaurant spaces are the most appropriate for the project.

10. Staff reiterates a comment shared at the July TRC meeting that the restaurant's placement along the park might provide better activation of that space. With the choice to not move forward with the street vacation, are there still significant logistical or space constraints with placing the restaurant where it was proposed in the 2022 approval?

Response: *Moving forward without the street vacating creates even more logistical and space constraints. As a singular example, there is no efficient or effective way to complete deliveries or provide dumpsters for a restaurant placed away from the usable right-of-way. The location selected provides the best serviceability, visibility, and access to promote success of the tenant, functionality of the site, and compliance with the code of ordinances.*

11. Basis for side setback for southeastern building shall be demonstrated at the site plan stage. The former project showed a 30' side setback (maximum at any building height) to the building, whereas the subject project appears to have a building with a 21-foot side setback.

Response: *The updated site plan adjusts the side setback for the southeastern building to 20'8" for portions of the building at or below 28' in height, consistent with the existing approval. The boundary of the towers, which will exceed 28' in height, were added to the site plan to demonstrate compliance with the 30' setback above 28' in height.*

12. Height of building seems to exceed the 10 feet permitted for non-habitable architectural features per LDC Sec. 7.2.(k). Rooftop facilities that do not constitute habitable space may be allowed a limited overrun, but the listed rooftop features appear to exceed the allowable height. Greater overruns are permitted for spaces not intended for human occupancy per Sec. 7.2.(k), but the listed features in the response letter are clearly intended to be occupied.

Response: *None of the rooftop features will exceed the permissible height. Much of what is shown extending above the roof is elevators. Elevators are excluded from this requirement.*

13. The following comments are shared on behalf of the City Manager and City Attorney:

a. If the future condo association is not going to assume maintenance responsibilities for the roundabout in the City's right-of-way, the surface should be a standard asphalt.

Response: *If the City prefers asphalt, the Applicant will install asphalt.*

b. Maintenance, irrigation, uplighting, mowing, and sod maintenance and replacement in the park should be the responsibility of the future condo association. Staff can discuss responsibility for larger maintenance or capital responsibilities like palm replacement as part of a maintenance agreement.

Response: *The future association cannot be responsible for public areas it does not control. However, the Applicant does not believe the park maintenance is the burden the City fears. The renderings create a perception of significant landscaping maintenance requirements for the park area, but much of that area is simply sod and palm trees. The resubmission includes a Planting Area exhibit showing this limitation. Additionally, if the City prefers less plantings on the publicly owned lands, the Applicant will agree to install code minimum plantings in those areas.*

c. A sculpture art piece in the roundabout space shall be a condition of approval.

Response: *This is acceptable to the Applicant. We propose the following condition: Public art shall be provided as an integral part of the pedestrian-level promenade area and installed prior to issuance of the first certificate of occupancy. The design shall be reviewed and approved by the City Manager and the cost shall not exceed $25,000.00.*

d. Staff asks for the center seven-slip dock to be transient (for public use in association with the commercial facilities with no overnight mooring), with the pull-up mooring slip for future potential use as space for a water taxi disembarkment or other waterborne transit as promoted by Policy 4 for the Town Center Corey Circle Land Use District in the Comprehensive Plan.

Response: *The Applicant cannot agree to this request. Those slips will be within the private portion of the development and the docks cannot accommodate the uses suggested. The City will have waterfront property at the end of the park if the City wants to explore waterborne transit.*

Transportation Analysis Comments – Reiterated from 9/3/25 email:

Analysis Comments

1) Add Tradewinds, Miramar and Sirata projects to Table 4.

Response: *Tradewinds, Miramar and Sirata projects added to Table 4 in the updated study.*

2) Use NCHRP Report 684 to estimate internal capture, and show unadjusted rates when they were rounded down to 25% per Forward Pinellas methodology.

Response: *The ITE Trip Generation Handbook,* 3rd Edition *uses the NCHRP Report 684 to estimate internal capture, as such this request is already included in the study. The unadjusted rates are listed in the updated study, however, the rates remain adjusted down to 25% to match the more conservative Forward Pinellas MPO Impact Study Methodology internal capture limit of 25%.*

3) Perform turn lane/queue analysis at 75th Ave and Mangrove St. Switch the Percentile Queue,veh/ln from 50% to 95% for all scenario HCM 7 Signalized Summary reports.

Response: *Adjusted in the updated study.*

Design Comments.

1) Show auto turns at Bay and Corey for trucks.

Response: *Auto-turn exhibits included with this response.*

2) Provide crosswalk with stop sign at western intersection of Bay and Corey.

Response: *Added to site plan.*

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July 3, 2025

VIA E-MAIL (bberry@stpetebeach.org)

Brandon Berry, Planner
City of St. Pete Beach
Community Development Department
155 Corey Avenue
St. Pete Beach, Florida 33706

Re: Conditional Use Permit No. 25069 – Corey Landings 0, 10, 71, 75 and 85 Corey Avenue; 0 Corey Circle; 73 75th Avenue; and 0 and 7345 Bay Street ("CUP") Response to Staff Comments of June 2, 2025

Dear Brandon:

In connection with the above referenced CUP, attached for your review are responses to staff comments of June 2, 2025. Please note that the responses are divided into CUP criteria and comments applicable at the site plan stage. Additionally, the following documents are available for download via the ShareFile link provided in the e-mail correspondence:

1. Updated Site Plan;
2. Updated Elevations;
3. Updated Building Floor Plans;
4. GrassPave2 Specifications;
5. Duke Energy – Corey Avenue – Existing Buried Utilities
6. Waterfront Access Exhibit
7. Renderings both with vegetation at planting and with mature vegetation;
8. Updated Landscape Plan;
9. Updated Project Narrative; and
10. Architectural Features Exhibit.

Once you and your staff have the opportunity to review, please feel free to call me with any question or comments at (813) 222-5057.

Very truly yours,

S. Elise Batsel

RESPONSES TO COMMENTS RELATED TO CUP CRITERIA

Public Works:

1. Submit preliminary peak hour and daily average wastewater flow rates (FAC 64E-6).

> *Response: Acknowledged, these will be provided when complete. (Please note that this information is being provided solely in connection with the CUP process related to the CUP criteria. Per Section 163.3180, Fla. Stat. concurrency is required at the time of impact to the utility and officially determined at the time of building permits.)*

2. Submit preliminary stormwater discharge calculations.

> *Response: Acknowledged, these will be provided when complete. (Please note that this information is being provided solely in connection with the CUP process related to the CUP criteria. Per Section 163.3180, Fla. Stat. concurrency is required at the time of impact to the utility and officially determined at the time of building permits.)*

Building:

Comments have not been shared, but may be shared at the meeting.

> *Response: Acknowledged, no comments presented.*

Code Enforcement:

There is an open violation on 75 Corey Ave for poorly-maintained groundcover that has not apparently been addressed in the building demolition (CE #20240704). Please keep in mind the restrictions of Land Development Code ("**LDC**") Sec. 3.16.(c), which requires resolution of open code cases prior to issuance of a *development approval.*

> *Response: This violation was resolved and the code violation file was closed.*

City Attorney:

The vacation of any part of a city-owned street must occur before, or concurrently with, the Conditional Use and Replat and the street vacation request. A street vacation application must be filed and meet the statutory notice and hearing process for street vacation requests, which may be granted or denied within the discretionary legislative and proprietary power of the City consistent with the LDC and statutory requirements.

> *Response: As set forth in that certain letter sent to the City Attorney's office on March 20, 2025, a vacation is not necessary. The public access easement was provided via plat dedication. Therefore, the modification of the public access easement is done via a replat. Corey Avenue (and the associated public access easements have been reconfigured multiple times throughout its history through the replatting process without any apparent*

concurrent vacations). See Plat Book 5, Pages 28–29; Plat Book 21, Page 18; Plat Book 23, Page 20; Plat Book 21, Page 82; Plat Book 25, Page 36. As detailed further within the March 20, 2025 letter, the replatting process obviates the need for the procedures of § 1.03, St. Pete Beach City Charter.

Importantly, a City-wide referendum is not required under Charter § 1.03, as that only applies to the disposal of "lands ***conveyed*** *to the public to be used for streets[s],"(emphasis added). Here, the City only has an easement interest in Corey Avenue through the public dedications contained in the above-referenced plats, rather than a fee simple interest. See 1000 Brickell, Ltd. v. City of Miami, 339 So. 3d 1091, 1094 (Fla. 3d DCA 2022) ("[A] dedication of land to a municipality is not the same as a fee simple conveyance … generally, a dedication is simply an easement for public use, entrusted to the municipality with the fee simple title remaining with the grantor."); City of Coral Gables v. Old Cutler Bay Homeowners Corp., 529 So. 2d 1188, 1189-90 (Fla. 3d DCA 1988) ("Acceptance of a common law dedication does not pass the fee in land. The interest acquired by the municipality is generally held to be in the nature of an easement, with the public having a right of user and nothing more."). Further, no access to the bay is proposed for vacating, rather access to the bay will increased by widening the Corey Avenue from 80 feet to 90 feet in width and providing an additional 369 linear feet of pedestrian access if the modification to the CUP is approved (see Corey Landings Waterfront Access 7-3-25).*

Recreation:

Comments have not been shared, but may be shared at the meeting.

Response: Acknowledged, no comments presented.

Planning & Zoning/Transportation:

Conceptual Site Plan Comments

1. There is a balance of 0.31 acres when summing the parcel number acreage and comparing with the 'Total Site Area' that does not appear to be accounted for by any combination of the submerged land area parcels. [Note to BB: We do not understand your reference to submerged land parcels here. Please clarify how this statement relates to the following sentence.] This appears to be right-of-way acquired by the project through the replat when scaling the site plan, but please confirm this. If this is the case, does the project retain the same or greater acreage of public right-of-way with direct access to the water compared with existing conditions?

   Response: There is a delta between the site plan acreage and the Property Appraiser GIS acreage owing to removal of the northwest portion of Corey Circle that does not provide access to the water. However, a roundabout was designed into the right-of-way for Corey Avenue, and Corey Avenue is widened from 80 feet to 90 feet in width. As such, the project proposes greater public right-of-way with direct access to the water (see Corey Landings Waterfront Access 7-3-25).

2. Following on the preceding comment, if the replat follows the CUP approval for this project, the requested density will change as the approvals occur. The site wide density will reduce from 35.2 to 32.9, with an appreciable change in the number of units allocated from the density pool. As Staff will recommend a condition that density allocated to the project site under Ord. 2022-03 be abandoned after non-appealable approval of the subject project ordinance, it may be preferable to have that timeframe also encompass recording of the final plat. Please let Staff know if you have any concerns with this.

   Response: The request is based on the current acreage, noted as a total of 4.527 acres by the survey, which permits 108 units by right and requires 50 units from the density pool. Thus, upon approval, 100 units can be returned to the density pool. Upon replatting, the project acreage will be approximately 4.8 acres, which would permit more units by right. The applicant will accept a condition to return any additional units not necessary for the Project to the density pool after replatting, with the unit return calculation based upon final acreages of the replat. Note that to this point this measurement has been inconsistently applied (based on Property Appraiser GIS and/or site plan CAD). This response, and all action going forward, is based on the surveyed acreage. To ensure consistency, the application narrative has been updated to make these calculations consistent (see exhibit Corey Landings Updated Project Narrative 7-3-25).

3. Staff understood an answer from the 5/29 online public meeting to imply the development is not gated, but gates appear to be proposed along the rear promenade of the southeastern parcel as were provided for the original development. Please confirm the rear promenade will be gated adjacent to the public park. Are any of the above-grade tiers of the private development, outside of the commercial area, open to the public?

   Response: The promenade along the west and south elevation of Buildings 1 and 2, as well as the private marina access, will be gated for the exclusive use of residents and slip owners. The Fire Department will have access to this area via a Knox Box on the southern fire lane.

4. The promenade around the rear of the northern building provides additional public walkways for the site, but lacks the under-bridge connection with Horan Park and the Recreation Center promoted in the Vision Plan and tentatively provided for in the 2022 approval. There does not appear to be any features or caliber of landscaping that would entice a member of the public to use this area of the site except for accessing the four dock slips, especially because this area lacks the quality of views of the public park. Can other improvements be made along this promenade, such as providing public art or other features of interest, to better entice public use of the area? (Future Land Use Element of the St. Pete Beach Comprehensive Plan, GOPs for the Downtown Redevelopment District Policy 3 & Town Center Corey Circle District Policy 1).

   Response: The north promenade is an enhancement over the current approval and existing condition. It increases the existing 97 linear feet of publicly accessible waterfront to more than 450 linear feet of publicly accessible waterfront (see Corey Landings Waterfront

Access 7-3-25). The goal of this promenade is to increase connectivity to the public park, increasing access to the area with the best quality of views and highest attraction. The north promenade is not meant to, and cannot, compete with the quality of view and attraction of the park because of the public bridge infrastructure, which is why the proposed additional access is meant as an enhancement only; not as competition to the park. However, to ensure provision of a quality enhancement, the developer will provide benches and trash receptacles along this public promenade, which increases utility; create landscaping that will visually buffer (with varied shade canopy) the residential building and garage; and provide lighting along the promenade to ensure safety and create a nice ambiance. Regarding the connection to Horan Park, the Applicant will accept the same, or similar, condition as the current approval for connection to Horan Park.

5. If the under-bridge access to Horan Park and the Recreation Center cannot be provided due to clearance or other challenges, Staff would like to see justification, and equivalent multimodal improvements or contributions to improve access to the northern part of the Town Center area. (Future Land Use Element of the St. Pete Beach Comprehensive Plan, GOPs *for the Downtown Redevelopment District Objectives 1.3, 1.6, & 1.7).*

   Response: The Applicant will accept the same, or similar, condition as the current approval for connection to Horan Park. However, the Project complies with the comprehensive plan even without connection to the north. Objective 1.6 states that "[p]ublic waterfront access shall be pursued and expanded." As noted above, the project will expand linear waterfront access by more than 450% of what is currently available to the public. Objective 1.7 states that "[d]owntown shall be a safe environment for both residents and visitors, and real and perceived public safety issues will be addressed." As noted above, the project will provide lighting for safety and ambience on the promenade around the northern building, and the property, as currently situated, is vacant and run-down, with the perception that it is presently not safe; the project will only serve to improve this perception. The site will reactivate a deserted area, which will increase safety.

   Objective 1.3 states that the "[a] variety of incentives shall be available to encourage commercial revitalization prototypes ... along Corey Avenue, on Corey Circle East ... that also promote a pedestrian-friendly, safe, comfortable, aesthetically pleasing village-like environment." The main portion of this objective directs the City to provide incentives. Approval of this application, with use of units from the density pool, is one form of incentive from the City to encourage redevelopment. Those incentives are meant to promote "a pedestrian-friendly, safe, comfortable, aesthetically pleasing village-like environment." As indicated in the application, project narrative, and throughout these responses, the project will revitalize and un-used portion of the City of St. Pete Beach with a mixed-use project providing pedestrian-friendly access to open water, a public park, and an aesthetically pleasing design. The project furthers the intent of, and is compliant with, the cited Comprehensive Plan objectives.

6. Will trash service for the commercial and residential uses take place from the same pickup area shown on the plans for each building? Will there be different defined times for move-in/out and deliveries to not conflict with trash pickup?

Response: Commercial and residential trash will be collected in separate containers or compactors, but located together in each of the buildings. The property manager will coordinate move-in/out times with trash pickup and other deliveries so as not to conflict with one another. This is typical in other buildings the applicant has developed.

7. Does the park-facing lobby of Buildings 1&2 comply with the setback requirement? BFE of 11' NAVD 88 provides for a maximum height of 39' NAVD 88 within the front 30' setback. From elevations, the top of the building roof appears to be approximately 42' NAVD 88 in height.

   Response: The elevations have been revised to show compliance with this setback. The revised elevations are included with the resubmission packet (titled Corey Landings Elevations 7-3-25).

9. Provide residential floor area and average size per unit on site plan or forthcoming floor plans, and total floor area per building.

   Response: Please refer to the Building Floor Plans provided with this response for average residential unit size and total residential floor area per building (titled Corey Landings Floor Plans 7-3-25). As shown, the individual units are depicted in "block style" only. Individual floor plans have not yet been programmed.

Landscaping Plan/Coverage Comments

10. It appears most of the greenspace necessary to meet the project permeability minimums are on elevated tiers of the buildings. Were living walls or other pedestrian-scale greenspace improvements explored?

    Response: At this time, the greenspace requirement is being met by utilizing site and deck-based planter coverage. The Applicant would like to reserve the option for the potential use of green roofs or walls should the development of the design render this option desirable or necessary. In any event, given that the Applicant meets the LDC, this is an issue that is reserved for the site plan stage rather than the Conditional Use Permit stage.

11. A significant amount of the landscaping in the renderings shows a mature state that does not reflect the planting quality found in the draft landscaping schedule. Foliage largely appears to meet the code minimums, but please note the City Commission has expected landscape renderings to match or exceed renderings in reviews of past projects.

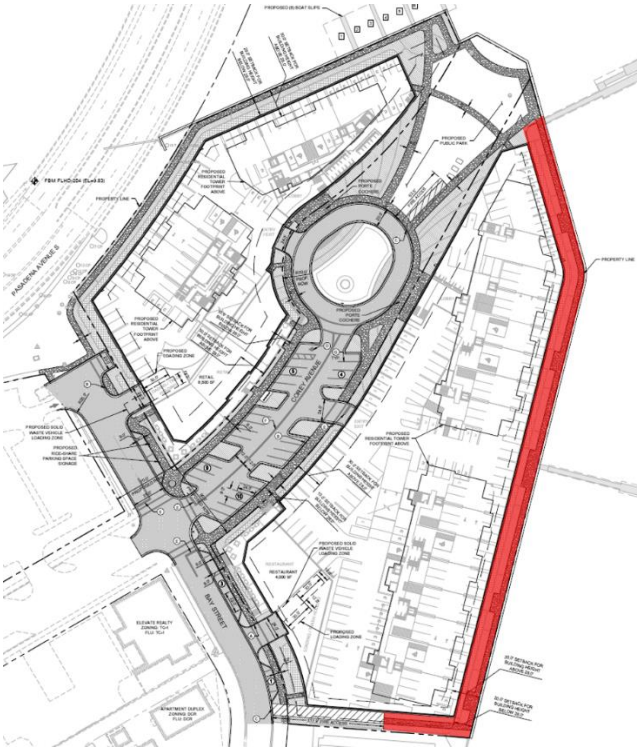
    Response: Acknowledged. Included with this resubmission are updated renderings. Each rendering angle has two versions: one with vegetation at planting and one with mature vegetation to show plants at installation and at maturity. Additionally, please see the updated Landscape Plan (titled Corey Landings Landscape Plan 7-3-25).

12. Will all right-of-way, including the park, be re-dedicated? Was a large cul-de-sac or other alternative to the large turnaround explored?

    <u>Response</u>: The reconfigured/realigned Corey Avenue, including the park abutting the Boca Ciega Bay, will contain the identical public dedication language contained in Plat Book 21, Page 18 and Plat Book 21, Page 82 through the replatting process. As mentioned, the Applicant will be widening the main access to the public park area through the expansion of Corey Avenue from 80 feet to 90 feet in width, and incorporate the round about into the public dedication (see Corey Landings Waterfront Access 7-3-25).

13. The eastern public park appears to be visually and spatially privatized by the surrounding buildings. The design should ensure clear public access and visibility, include active ground-floor uses along the park edge, and provide space for community programming and interaction.

    <u>Response</u>: There is no second public park along the eastern boundary of the project. No public access is proposed along the eastern boundary of the property adjacent to the 2 multi-family buildings (the area identified below in red).



Elevations/Renderings Comments

14. Will there be any screening of the structured parking, other than the vertical fins shown on elevations, to mask its purpose from the street? Grillwork, planters, and other elements, where architecturally-compatible, are recommended for screening pursuant to LDC Sec. 39.7.(c) to *achieve this purpose.*

Response: Additional features are proposed to screen the structured parking. Please refer to revised elevations (titled Corey Landings Elevations 7-3-25) and additional drawing exhibit (titled Corey Landings Architectural Features 7-3-25), which indicate the design intent of the required parking garage screening. Every effort was made to relate the architecture of the residential buildings above the specific areas of the garage directly below. In conjunction with these architectural treatments, significant landscaping has been designed to complement the screening of the garage openings (see Corey Landings Landscape Plan 7-3-25).

15. What is the elevation of the highest rooftop appurtenance measured relative to base flood elevation, and is the BFE shown in the plan elevation pre- or post-LOMR? Is the enclosed portion to be used for anything other than an elevator and/or stairwell to provide roof access? Please ensure the rooftop space will be compliant with LDC Sec. 7.2.(k).

Response: The elevation of the highest rooftop appurtenance is 105.00 feet NAVD 88. The BFE and DFE are shown as post-LOMR. Specifically, the enclosed area of this appurtenance is only the center elevator/lobby leading to the rooftop. Building 2 contains an outdoor pool, spa, open-air pavilion, shade cabanas, and open sundeck. Building 1 only includes maintenance rooftop access.

16. As the restaurant and retail tier accesses are recessed from the corner where the seating is located, Staff would prefer separate entryway treatment to comply with LDC 39.3.(c)&(d) and meet the corner entrance standard of 39.3.(e). Entryways to the presumed private condominium lobbies adjacent the park appear well-defined and to meet the first two of these three standards.

Response: This project has the restaurant and retail spaces elevated to DFE, per FEMA requirements. This presents a much different relationship to the street corners than if these spaces were at grade. The marketing intent of these spaces is for there to be seating areas at the corners, thereby shifting the accesses to the ends or middle of the tiers. The architect intentionally designed this area so that these two corner elements (retail & restaurant) function as "Gateway Columns" to the public street between them leading to the plaza, park, and bay. The updated renderings (specifically the Restaurant view) and additional drawings (titled Corey Landings Architectural Features 7-3-25) show this design-intent. The sidewalk and landscaping design at these corners maximizes the inviting and aesthetic attributes while complying with FEMA regulations. The proposal is more inviting than corner steps and large ramps such that the proposed design complies with the spirit of the LDC to provide an inviting, accessible and activated public space that also complies with FEMA rules.

Unfortunately, the City's regulations were adopted prior to the current FEMA regulations. The LDC has not yet been updated to recognize that ground floor retail is now elevated. Stated another way, FEMA's height regulations pose a different set of circumstances for this project, as grade level retail would make strict compliance with the cited regulations no longer feasible nor applicable. Strict compliance would detract from the pedestrian

experience because it would require a set of ramps or corner steps, running contrary to the intent of the Corey Avenue Vision Plan and the LDC. The project was designed to be as inviting as possible to the public (refer to next comment). It is important for the applicant that staff specifically acknowledges that the City regulations pre-date the current FEMA regulations and to acknowledge the issues set forth in this response in the staff report.

17. Staff finds the renderings and elevations of the towers, at initial glance, to generally comply with the design requirements of LDC Sec. 39.3, 39.7, and 39.8, or be modifiable to meet these requirements. However, please ensure these requirements have been taken into account and that extensive modifications will not be necessary to meet compliance should this request be approved, as a condition is typically added to CUP approval to prohibit substantial façade changes compared with the renderings presented to the City Commission. Please also be prepared to show how the parking garage levels of the buildings are compliant.

    Response: This project design ensures compliance with the requirements of LDC Sections 39.3. 39.7 and 39.8, and that extensive modifications shall not be required. Residential towners 1 – 4 step-back in a variety of ways from the 1 to 2 story parking, retail, restaurant and lobby podiums to create several different wall planes, in curved and straight wall configurations. This is accomplished with a variety of architectural treatments and embellishments. As stated in response 14 the parking garages are being screened in a variety of compliant ways. Please refer to new exhibits (titled Corey Landings Architectural Features 7-3-25 and Corey Landings Elevations 7-3-25) illustrating these design solutions.

    The widening and tapering shape of the Corey Avenue as it approaches Boca Ciega Bay maximizes the view and access to the water, both physically and visually. This architectural and planning design treatment not only enhances the public/pedestrian experience, but also creates framed views to the water and access to the promenade.

Vision Plan/Density Pool Comments

18. The Land Development Code desires that residential density pool units be allocated to projects that proportionally "aid in catalytic redevelopment of the area" (LDC Sec. 39.18), which is also reflected in the City's 2015 Corey Avenue District vision plan. This project comprises all of the Town Center Corey Circle land area but does not contain as much commercial square footage as the approved 2022 proposal, with portions of the building facing the street appearing to lack 20 feet of commercial depth (LDC Sec. 39.3.(g)). Additionally, while Staff recognizes that distinction is not provided between a multi-family development's ownership type in the Land Development Code, the project currently vested at this site was held out to be luxury apartments[1] which frequently have very high occupancy rates[2]. St. Pete Beach's current homesteaded residential condo rate is only

[1] City Commission meeting of March 8, 2022, 1:15:30.
[2] No author. (2024, May 7).US apartment occupancy improves, 1st time since 2022. CRE Daily. Retrieved from https://www.credaily.com/newsletters/us-apartment-occupancy-improves-1st-time-since-2022/.

estimated to be 31%, suggesting a large number of owners have primary residence elsewhere.

For consideration of the 43 density pool units, is there data that can be submitted to bolster the claim that these units will be used to "support an active, 18-hour downtown"? Does Kolter find their luxury condominium projects have high year-round occupancy rates, whether by owners or renters, that will contribute to this vision for the City's downtown if the requested bonus units are re-allocated?

Response: The proposed mixed-use redevelopment project provides significant public benefits, including the waterfront park, pedestrian improvements, on-street parking, etc. that will act as a catalyst for downtown redevelopment. The Project increases the relative proportion of public benefits as compared to the vested project approved in 2022 because of the proposed reduction in allocated units from the density pool while maintaining similar public benefits. It is appropriate to recognize that the proposed scale of commercial and reduced drawdown from the density pool allow for the acreage set-aside required for the proposed public benefits. Commercial uses are proposed at prominent locations at the project entrance and significantly exceed 20' in depth. This layout is based on how the site tapers inversely with the public park, and the design necessities needed to comply with FEMA requirements. Parking rather than multifamily use is provided at grade level to serve the public park and commercial uses, as well as the residents. As such, the buildings are designed and appropriately classified as mixed use.

In regard to occupancy, it is anticipated that a higher percentage of residents will permanently reside in their unit as compared to the City-wide average, which is driven in part by the age of the City's housing. Indeed, census data confirm that 74% of the City's housing stock dates to 1980 or earlier. The condominium documents for the project will contain a six-month lease limitation which will eliminate transient type occupancies. Indeed, the Applicant routinely sees occupancies exceeding 50% for its residential condominium units. Overall, the project will contribute positively toward a more active downtown by providing a destination waterfront park complemented with restaurant(s) and retail uses that will attract additional visitors to the Corey Avenue area consistent with the intent of the Corey Avenue Visions Plan. Moreover, the reconfiguration and expansion of both Corey Avenue and the public waterfront access will invite and draw visitors to support an active, 18-hour downtown. The proposed residential allocation will further contribute to achieving this goal.

19. With the replat of the property and Corey Circle, was straightening the right-of-way as recommended in the vision plan explored? If so, what was/were the reason(s) chosen for retaining the orientation of Corey Ave?

Response: The Project straightens Corey Avenue to the extent possible. Completely straightening Corey Avenue is not feasible because the curved right-of-way includes significant Duke Energy utilities, which cannot be relocated, see exhibit (titled Duke Energy – Corey Avenue Existing Buried Utilities).

20. This project has four fewer transient dock slips than the project approved in 2022, but a similar square footage for the restaurant and the park area. Can the dock adjacent the bridge be reserved entirely for visitors? (Future Land Use Element of the St. Pete Beach Comprehensive Plan, GOPs for the Downtown Redevelopment District Objective 1.10 & Town Center Corey Circle District Policy 4).

    Response: The existing approval includes many more units and locates the restaurant adjacent to the northwest docks. The new development strategy, with fee simple condos, is expected to have more owner use of the docks than the prior CUP approval.

Application Comments

21. This is being reviewed as a new request pursuant to LDC Sec. 4.10. and is being reviewed in accordance with the original steps and considerations for a conditional use permit for development.

    Response: Acknowledged from a procedural perspective. However, staff must take into consideration the reduction in density, traffic, and infrastructure utility impacts that will occur as a result of the modification of the approved CUP. We request this analysis be included in the staff report.

22. Allocation of density bonus units should be based on:
    - Alignment with the Vision Plan goals
    - Delivery of proportional public benefit (economic, social, cultural)
    - Return on Vacated Land and Bonus Units

    In exchange for:
    - Vacated City rights-of-way, and
    - Use of density pool units.

    Response: The application and these responses are based on LDC criteria.

Public Benefits to Evaluate

Does the project:

- Support public programming, such as an extension of the Sunday Market

  Response: We fully expect the City to use the public park as an extension of the Sunday Market.

- Offer public parking within private garages?

  Response: Parking is proposed in accordance with the Land Development Code. Commercial spots will be available in accordance with the LDC. Some of the required parking for the restaurant and retail will be located in the project structured parking, which will be accessible by patrons.

- Improve the interface between residential buildings and civic areas

  <u>Response</u>: The intent of this comment is unclear, and it doesn't appear to be based on a specific code provision. The project design seamlessly integrates the civic areas through the publicly accessible promenade, on-street parking and connectivity with the plaza/roundabout that serves both the public and residents in accessing the waterfront park. The result is an integrated mixed-use project with commercial, residential, and public uses tied harmoniously together. The existing condition deters any public use of the waterfront and provides zero interface between private and public property. The project will enhance the public's access and use of the waterfront and draw activity to the area, which is an increased interface between residential and civic areas.

- Include community event infrastructure or support?

  <u>Response</u>: The application is independently creating and constructing a public park and the associated seawall at no expense to the City. This is the epitome of including public event infrastructure and support.

Replat Comment

23. Recognizing this drawing is not to scale, does the image below generally show the portion of Corey Circle that will not be re-dedicated as public right-of-way?



<u>Response</u>: The exhibit generally shows the change to Corey Circle. However, the existing right-of-way is not as wide as shown, and there is no round-about in the current condition, so as mentioned, the drawing doesn't match the scale of the property that will be replatted and will be subject to a public access easement. The waterfront access exhibit (Corey Landings Waterfront Access 7-3-25) shows an approximation of the before-and-after of the reconfigured right-of-way.

Community Meeting Follow-up Comments

24. Staff received a comment on Friday stating that multiple people had trouble connecting to the second online community meeting. Staff were able to access the meeting but an email was not sent to either planner who registered for it. Were these issues apparent? Do you have an attendance count? Due to the connection issues, is there a hosted video or PowerPoint available that Staff can link?

    Response: Acknowledged. These issues were not apparent, but the following information was provided to Gilbert Martinez on June 2, 2025: the attendance count, PowerPoint presentation, question list, and some limited information on the type of attendees (i.e., that there were no neighborhood or business associations in attendance, and that several of the individuals were new participants that did not attend the February 17, 2025 community meeting).

25. Has the applicant decided if docks will be floating or fixed?

    Response: No, that has not yet been determined.

26. Can the public access easement be provided along the rear of the southeastern building instead of the northwestern building?

    Response: No, the eastern boundary of the property is private.

Other Comments

1. Staff has requested additional information per the completeness letter shared with the applicant on May 8, 2025. Requests such as preliminary floor plans and the sign package may be subject to additional comments once received.

    Response: Acknowledged.

2. LDC Sec. 4.13.: Due to the complexity of this development related to the replat and requirement for maintenance of public roadway, park, and utility improvements, the City Manager and Staff request the property owner engage the City to discuss entering into a development agreement to address timing and maintenance of these facilities and associated improvements.

    Response: We have a meeting scheduled with the City Manager to discuss this issue. For clarity, there is no requirement for the Applicant to maintain any public roadway, park, or utilities on public property.

RESPONSES TO COMMENTS RELATED RELEVANT TO SITE PLAN REVIEW ONLY

Planning & Zoning/Transportation:

Conceptual Site Plan Comments

8. Solely for future planning purposes: Staff recognizes adequate parking spaces have been provided to fulfill the City's requirements for one space per bedroom plus the requirements for the commercial development, but there seemed to be initial concerns about meeting this ratio. What has the developer found to be an adequate ratio for past mixed-use projects of this development type, particularly when there are no public parking garages in the vicinity? Does the developer use bedroom count or another measure to calculate their parking requirements?

   Response: The necessary parking ratio varies depending on the product type and surrounding area. The LDC requirement of more than 2.25 spaces per unit is expected to greatly exceed parking demand. However, given public input, in designing this project the Applicant modified its site plan to meet the LDC requirements: one space per bedroom (360), one space per 100 square feet of restaurant (40 at 4,000 square feet), one space for 300 square of retail (29 at 8,500 square feet), and one space per transient boat slip (4), for a total of 440 parking spaces. In this case the Applicant was comfortable with a ratio well below 2 per unit, and not based on bedroom count.

Fire: site plan review

Items below shall be addressed during site plan review.

Response: Acknowledged.

Fire Department Access Roads (NFPA 1 2021ed: 18.2.3.2)
Page C300

North and South fire lane

- Provide width. Curb cuts shall conform to fire truck turning radii.

  Response: Acknowledged. Widths will be provided and curb cuts will be in conformance with fire truck turning radii.

- Landscaping shall not prohibit FD access onto these area. Elevations reflect trees.

  Response: Acknowledged. Palms with sufficient clear trunk heights have been provided along the two fire access areas: Royal Palms on one side only in the central park, and Sabal Palms (buffer side only) to the south of Building 1.

- Signage shall be provided to delineate that area designated for FD access.

  Response: Acknowledged.

- Provide surface type. Fire department access roads surface type shall be in accordance with NFPA 1 Section 18.2.3.5.2

  Response: Acknowledged. Applicant is seeking GrassPave2 or its equivalent as the lawn stabilization product for aesthetic reasons, which would blend seamlessly with the adjacent lawn. See attached GrassPave2 Specifications exhibit.

- Fire department access roads shall be designed to support the loads of the heaviest fire apparatus, which is 70,000lbs. Provide engineered design drawings and documentation.

  Response: Acknowledged. Site plan review will include engineered design drawings and documentation of ability to support.

- **All buildings**-Reflect dimension from fire department access road to at least one exterior door that can be opened from the outside that provides access to the interior of the building per NFPA 1: 18.2.3.2.1
  18.2.3.2.1 A fire department access road shall extend to within 50 ft (15 m) of at least one exterior door that can be opened from the outside and that provides access to the interior of the building.

  Response: Acknowledged.

Cul De Sac

- Provide flush drive over type of curb rather than raised type.

  Response: Acknowledged. The updated site plan includes a curb change on the inside of the Cul De Sac, but final confirmation of curbing will be determined at the time of site plan review.

Fire Flow Requirements for Buildings

- Fire flow shall be in accordance with the minimum flow requirements of NFPA 1: 18.4.5.3 and Table 18.4.5.2.1; Provide analysis.

  Response: Acknowledged. An analysis will be provided at the time of site plan review.

Fire Hydrants

- Provide fire hydrant locations throughout property.

  Response: Acknowledged. Fire hydrant locations will be shown at the time of site plan review.

- The distances specified in Section 18.5 shall be measured along fire department access roads in accordance with 18.2.3 (1:18.5.1.4)

  Response: Acknowledged.

- FDCs and fire hydrants shall be located on same side of the road as the proposed buildings.

  Response: Acknowledged.

- FDC and Fire hydrants shall be located not more than 12ft from the fire department access road (1:18.5.1.6)

  Response: Acknowledged.

- Fire hydrant spacing shall be in accordance with the requirements of NFPA 1:18.5.3 The requirements for fire hydrant distances in 18.5.3 should be measured as the fire department would lay down hose along the fire access road.

  Response: Acknowledged.

  The purpose of these requirements is to ensure that fire hydrants are located close enough to buildings that they can be used for firefighting operations, therefore should be measured as hose would be laid.

  Response: Acknowledged.

- **NFPA 1: 18.5.3 Buildings Other than Detached One- and Two-Family Dwellings**. Fire hydrants shall be provided for buildings other than detached one- and two-family dwellings in accordance with both of the following: (1) The maximum distance to a fire hydrant from the closest point on the building shall not exceed 400 ft (122 m). (2) The maximum distance between fire hydrants shall not exceed 500 ft (152 m).

  Response: Acknowledged.

- Fire hydrant fire flow
  NFPA 1: 18.5.4 Minimum Number of Fire Hydrants for Fire Flow.
  18.5.4.1 The minimum number of fire hydrants needed to deliver the required fire flow for new buildings in accordance with Section 18.4 shall be determined in accordance with Section 18.5.4. 18.5.4.2 The aggregate fire flow capacity of all fire hydrants within 1000 ft (305 m) of the building, measured in accordance with 18.5.1.4 and 18.5.1.5, shall be not less than the required fire flow determined in accordance with Section 18.4.
  Δ 18.5.4.3* The maximum fire flow capacity for which a fire hydrant shall be credited shall be as specified by Table 18.5.4.3. Capacities exceeding the values specified in Table **18.5.4.3** shall be permitted when local fire department operations have the ability to accommodate such values as determined by the fire department.

18.5.4.4 Fire hydrants required by 18.5.2 and 18.5.3 shall be included in the minimum number of fire hydrants for fire flow required by 18.5.4.

Response: Acknowledged.

- Fire hydrants shall be within 100ft of the FDC. (NFPA 14 2019ed: 6.4.5.4)

  Response: Acknowledged.

- A 36" clear space shall be maintained around the circumference of fire hydrants; a clear space of not less than 60" shall be provided in front of each hydrant connection having a diameter greater than 2.5" (NFPA 1: 18.5.7.1, 18.5.7.2) Add fire hydrant and FDC locations to landscape plans.

  Response: Acknowledged. Fire hydrant and FDC locations will be identified at the time of site plan review.

- Provide cross sectional detail of hydrant installation.

  Response: Acknowledged. Cross-sectional detail of hydrant installation will be shown at the time of site plan review.

Fire Department Connection (FDC)

- Reflect all FDC locations

  Response: Acknowledged. All FDC locations will be reflected at the time of site plan review.

- Provide FDC details. FDC's shall be a 2.5 inch Siamese connection, 30-36 inches above finished grade; detached from the building.

  Response: Acknowledged. FDC details in conformance with the above dimensions will be provided at the time of site plan review.

- Provide type and size of underground line for FDC's.

  Response: Acknowledged. Type and size of underground line for FDCs will be provided at the time of site plan review.

- High-rise buildings shall have at least two remotely located fire department connections for each zone per NFPA 14 :7.12.2
  7.12.2.2*
  Two fire department connections shall be provided for each zone, located either on opposite corners of the buildings where fire department apparatus access is provided or, where not possible, physically separated to the greatest extent possible for the following:

(1) High-rise buildings
(2) Buildings or multiple attached buildings exceeding 900 ft perimeter distance.

Response: Acknowledged.

- Signage shall be provided for all FDC's. See example below.



Response: Acknowledged.

Fire Mains

- Reflect fire mains on plans include size and type of pipe.

  Response: Acknowledged. The above will be reflected at the time of site plan review.

- Provide FDC(s) detail. FDC(s) shall be a 2.5-inch Siamese connection, 30-36 inches above finished grade.

  Response: Acknowledged. The above will be reflected at the time of site plan review.

- Provide FDC to fire hydrant distance

  Response: Acknowledged. The above will be reflected at the time of site plan review.

- Water supply must be adequate to support the fire pump acceptance test which is at 150% of the fire pump's rated capacity. (NFPA 20 2019ed Section 14.1)

  Response: Acknowledged. The above will be reflected at the time of site plan review.

- Dock standpipe system shall be provided for all docks and tied into the fire protection system of the respective building. (NFPA 1: 28.1.2.3)

  Response: Acknowledged. The above will be reflected at the time of site plan review.

Traffic Impact Analysis
Prepared for City of St. Pete Beach, Florida

Corey Landings

City of St. Pete Beach, Florida

Prepared by:

Kimley-Horn and Associates, Inc.
Tampa, Florida

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September 2025

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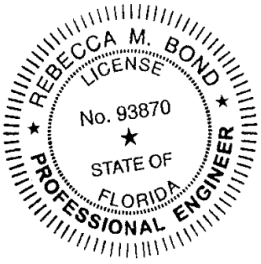

Date: 2025.09.19
09:17:28-04'00'

This item has been digitally signed and sealed by Rebecca Bond, P.E. on the date adjacent to the seal.

Signature must be verified on any electronic copies.

Rebecca (Becca) Bond, P.E., AICP
FL PE #93870

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September 2025

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TABLE OF CONTENTS

INTRODUCTION **1**

PROJECT TRAFFIC **4**

Project Location 4

Proposed Land Use 4

Trip Generation 4

Trip Distribution and Assignment 6

SCHEDULED IMPROVEMENTS **10**

STUDY AREA NETWORK DETERMINATION **11**

EXISTING TRAFFIC VOLUMES **13**

FUTURE TRAFFIC VOLUMES **15**

ROADWAY CAPACITY ANALYSIS **18**

INTERSECTION ANALYSIS **20**

TURN LANE EVALUATION **22**

MULTIMODAL REVIEW **23**

TRANSPORTATION MANAGEMENT PLAN **24**

CONCLUSION **25**

LIST OF FIGURES

Page

Figure 1: Project Location Map 2

Figure 2: Project Trip Distribution 7

Figure 3: Pass-By Trip Distribution 8

Figure 4: P.M. Peak-Hour Project Traffic 9

Figure 5: P.M. Peak-Hour Peak Season Existing (2025) Traffic 14

Figure 6: P.M. Peak-Hour Background Traffic 16

Figure 7: P.M. Peak-Hour Total Traffic 17

LIST OF TABLES

Page

Table 1: P.M. Peak-Hour Project Trip Generation 5

Table 2: Saturday Peak-Hour Project Trip Generation 5

Table 3: Study Area Determination 12

Table 4: P.M. Peak-Hour Roadway Segment Capacity Analysis 19

Table 5: P.M. Peak-Hour Intersection Operational Analysis 21

LIST OF APPENDICES

Appendix A: Updated Traffic Impact Analysis Methodology Letter
Appendix B: Site Plan
Appendix C: Project Traffic Distribution Model Output
Appendix D: Raw Turning Movement Counts and Peak Season Factor Category Report
Appendix E: Growth Rate Calculations
Appendix F: Volume Development Worksheets
Appendix G: Roadway Analysis Documentation
Appendix H: Signal Timing Information
Appendix I: Synchro Intersection Output Worksheets
Appendix J: FDOT Generalized LOS Volume Tables
Appendix K: Turn Lane Warrant Worksheets

INTRODUCTION

This Traffic Impact Analysis (TIA) is provided for the proposed Corey Landings development generally located south of 75th Avenue at the eastern terminus of Corey Avenue in the City of St. Pete Beach, Florida. To properly address the transportation impacts related to the proposed development in accordance with Section 4.4(a)(3), and 4.12(a)(2) of the City's Land Development Code (LDC), Kimley-Horn conducted an analysis to follow the updated TIA methodology letter provided in **Appendix A.**

There are currently two buildings located on the project site, however, both buildings are vacant and will be demolished. The Corey Landings development is proposed to consist of up to 133 mid-rise multifamily dwelling units, 500 square feet of office use, 5,840 square feet of retail use, and 4,000 square feet of restaurant use based on the plans developed to date; however, for a conservative analysis, this report analyzes 133 mid-rise multifamily dwelling units, 500 square feet of office use, 6,000 square feet of retail use, and 4,500 square feet of restaurant use. The anticipated build out year is 2030.

As shown in the conceptual site plan provided in **Appendix B**, access to the site is provided through the following access connections:

- Two (2) right-in/right-out access connections along Corey Circle
- One (1) full access connection along Corey Avenue
- One (1) full access connection along Bay Street for loading/trash holding (not for public use)
- One (1) right-in/right-out access connection along Bay Street for loading/trash holding (not for public use)
- One (1) right-in/right-out access connection along Corey Circle for loading/trash holding (not for public use)

The project location map shown in **Figure 1**.



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Project Location Map

COREY LANDINGS
PINELLAS COUNTY, FLORIDA

Project No: 148401036	Scale: As Noted	September 2025	Figure 1

A methodology letter was prepared by Kimley-Horn and included in **Appendix A**. In general, the following procedural steps were undertaken in this Traffic Impact Analysis:

- Traffic volumes anticipated to be generated by the proposed development were estimated using the Institute of Transportation Engineers (ITE) *Trip Generation Manual*, 11th Edition;
- Project traffic was distributed and assigned to the public roadway network based upon the distribution reflected from the results of a select zone analysis using the Florida Standard Urban Transportation Model Structure (FSUTMS) District Seven Tampa Bay Regional Planning Model (TBRPM), supplemented with current travel patterns;
- Existing p.m. peak-hour traffic volumes in the study area were collected and adjusted to reflect peak season volumes using the Florida Department of Transportation's (FDOT's) peak season conversion factor (PSCF);
- Work Programs of Pinellas County and the FDOT were reviewed to identify scheduled roadway improvements in the area;
- Initial background (non-project) traffic volumes consist of existing traffic grown by an annual growth rate of 1.0%; and
- Intersection and roadway segment operational analyses within the study area for existing, future background, and future total scenarios were completed using the *Synchro* Version 12, software package and the Forward Pinellas *2024 Annual* L*evel of Service Report*.

PROJECT TRAFFIC

Project traffic used in this analysis is defined as the vehicle trips expected to be generated by the proposed development. These trips were distributed and assigned throughout the study roadway network.

Project Location

The project site is generally located south of 75th Avenue at the eastern terminus of Corey Avenue in the City of St. Pete Beach, Florida. As shown in the conceptual site plan in **Appendix B**, access to the site is provided through the following access connections:

- Two (2) right-in/right-out access connections along Corey Circle
- One (1) full access connection along Corey Avenue
- One (1) full access connection along Bay Street for loading/trash holding (not for public use)
- One (1) right-in/right-out access connection along Bay Street for loading/trash holding (not for public use)
- One (1) right-in/right-out access connection along Corey Circle for loading/trash holding (not for public use)

Proposed Land Use

There are currently two buildings located on the project site; however, both buildings are vacant and will be demolished. The Corey Landings development is proposed to consist of up to 133 mid-rise multifamily dwelling units, 500 square feet of office use, 5,840 square feet of retail use, and 4,000 square feet of restaurant use based on the plans developed to date; however, for a conservative analysis, this report analyzes 133 mid-rise multifamily dwelling units, 500 square feet of office use, 6,000 square feet of retail use, and 4,500 square feet of restaurant use.

Trip Generation

Traffic volumes for the proposed development were estimated using the Institute of Transportation Engineer's (ITE), *Trip Generation Manual*, 11th Edition, for the following Land Use Codes (LUC):

- LUC 221 – Multifamily Housing (Mid Rise)
- LUC 712 – Small Office Building
- LUC 822 – Strip Retail Plaza (<40k)
- LUC 932 – High-Turnover (Sit-Down) Restaurant

Pass-by rates provided in the ITE *Trip Generation Manual*, 11th Edition and the internal capture trip methodology provided in the ITE *Trip Generation Handbook*, 3rd Edition, were utilized for the mixed-use development. The ITE *Trip Generation Handbook*, 3rd Edition, utilizes the NCHRP Report 684 to estimate

internal capture, which results in internal capture rates of 44.4% for retail, 51.2% for restaurant, and 32.7% for residential in the p.m. peak-hour and 43.6% for retail, 34.0% for restaurant, and 25.9% for residential in the Saturday peak-hour. However, pursuant to the Forward Pinellas MPO Traffic Impact Study Methodology defined in the Annual Level of Service Report, internal capture trip ends were reduced to not exceed 25% of the gross project trip ends.

The proposed Corey Landings development is anticipated to generate 82 net, new trips (50 entering/32 exiting) in the p.m. peak-hour and 81 net, new trips (42 entering/39 exiting) in the Saturday peak-hour. The trip generation potential for the p.m. peak-hour and the Saturday peak-hour is summarized in **Table 1** and **Table 2**, respectively.

Table 1: P.M. Peak-Hour Project Trip Generation

ITE TRIP GENERATION CHARACTERISTICS				DIRECTIONAL DISTRIBUTION		GROSS VOLUMES			INTERNAL CAPTURE[1]		TOTAL EXTERNAL TRIPS			PASS-BY CAPTURE		P.M. NET NEW EXTERNAL TRIPS		
Land Use	ITE Code	Scale	Units	In	Out	In	Out	Total	Percent	Total	In	Out	Total	Percent	Total	In	Out	Total
Multifamily Housing (Mid-Rise)	221	133	DU	61%	39%	32	20	52	25.0%	13	25	14	39	-	0	25	14	39
Small Office Building	712	0.5	KSF	34%	66%	0	1	1	0.0%	0	0	1	1	-	0	0	1	1
Strip Retail Plaza (<40k)	822	6.0	KSF	50%	50%	27	27	54	25.0%	14	20	20	40	40.0%[2]	16	12	12	24
High-Turnover (Sit-Down) Restaurant	932	4.5	KSF	61%	39%	25	16	41	25.0%	10	20	11	31	43.0%	13	13	5	18
Total:						**84**	**64**	**148**	**-**	**37**	**65**	**46**	**111**	**-**	**29**	**50**	**32**	**82**

1. Internal Capture was reduced to not exceed 25% of gross project trip ends.
2. Pass-by capture utilized the values from LUC 821 as a pass-by rate for LUC 822 is not provided by ITE.

Table 2: Saturday Peak-Hour Project Trip Generation

ITE TRIP GENERATION CHARACTERISTICS				DIRECTIONAL DISTRIBUTION		GROSS VOLUMES			INTERNAL CAPTURE[1]		TOTAL EXTERNAL TRIPS			PASS-BY CAPTURE		SATURDAY NET NEW EXTERNAL TRIPS		
Land Use	ITE Code	Scale	Units	In	Out	In	Out	Total	Percent	Total	In	Out	Total	Percent	Total	In	Out	Total
Multifamily Housing (Mid-Rise)	221	133	DU	51%	49%	27	27	54	25.0%	14	20	20	40	-	0	20	20	40
Small Office Building	712	0.5	KSF	-	-	0	0	0[4]	0.0%	0	0	0	0	-	0	0	0	0
Strip Retail Plaza (<40k)	822	6.0	KSF	51%	49%	20	19	39	25.0%	10	15	14	29	31.0%[2]	9	10	10	20
High-Turnover (Sit-Down) Restaurant	932	4.5	KSF	51%	49%	26	24	50	25.0%	13	20	17	37	43.0%[3]	16	12	9	21
Total:						**73**	**70**	**143**	**-**	**37**	**55**	**51**	**106**	**-**	**25**	**42**	**39**	**81**

1. Internal Capture was reduced to not exceed 25% of gross project trip ends.
2. Pass-by capture utilized the values from LUC 821 as a pass-by rate for LUC 822 is not provided by ITE.
3. Pass-by capture utilized the p.m. peak-hour values as Saturday data is not provided by ITE.
4. Office trips are not anticipated on Saturdays and data is not provided by ITE.

Trip Distribution and Assignment

New traffic expected to be generated by the proposed Corey Landings development was distributed and assigned to the adjacent roadway network based upon the Florida Standard Urban Transportation Model Structure (FSUTMS) E+C network for District Seven, with the incorporation of the most current socio-economic and network data sets. The model output is provided in **Appendix C**. Assignment of project traffic at the proposed project driveways was based upon the internal circulation plan designed for the site.

The resulting percentages were applied to the trip generation estimates shown in **Table 1** to estimate project trips within the vicinity of the project site. The distribution of net new project traffic, in terms of trip percentages, is shown in **Figure 2.** The distribution of pass-by project traffic, in terms of trip percentages, is shown in **Figure 3.** The p.m. peak-hour project traffic is shown in **Figure 4.**

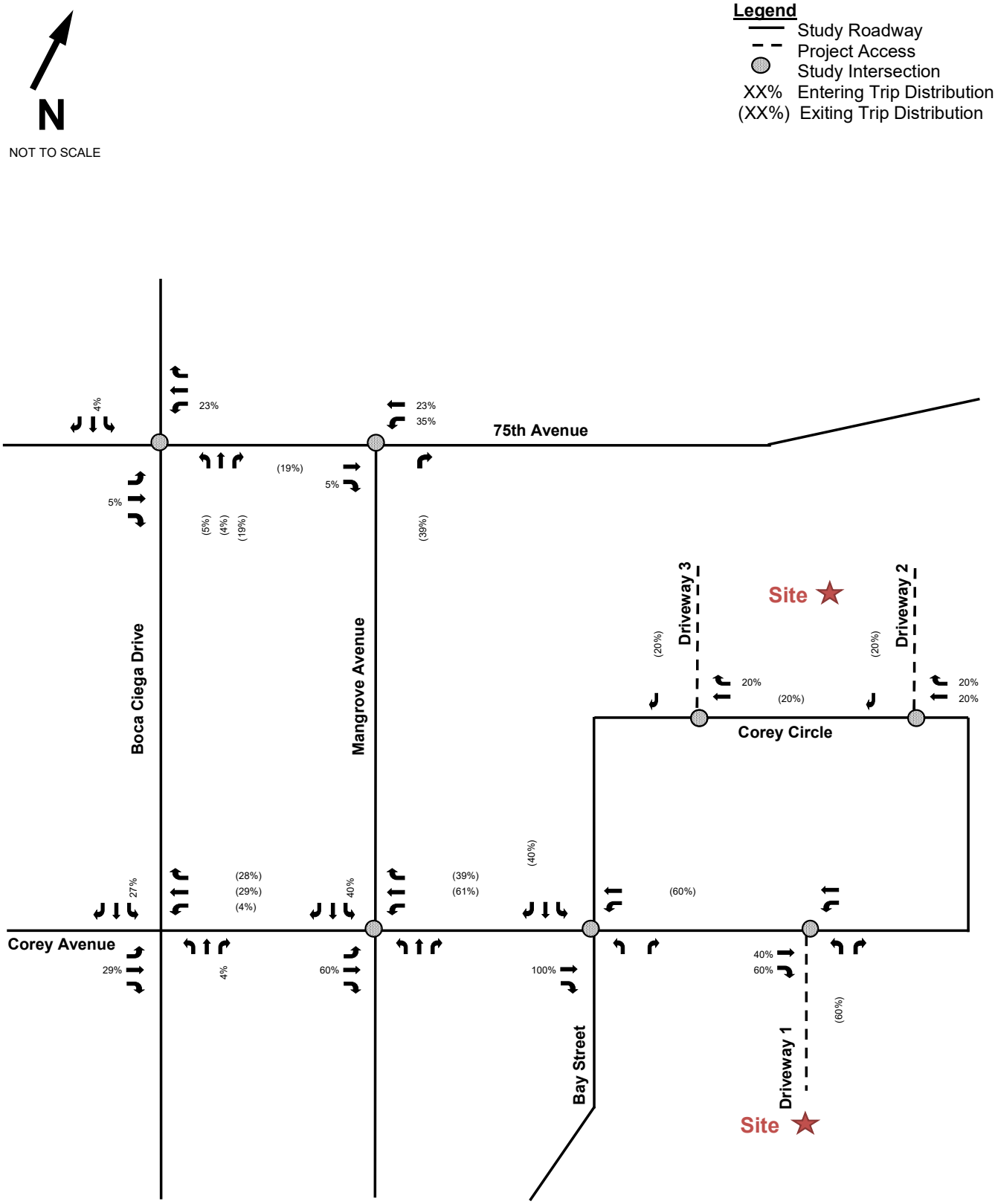

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Figure 2
Project Traffic Distribution
Corey Landings
City of St. Pete Beach, Florida

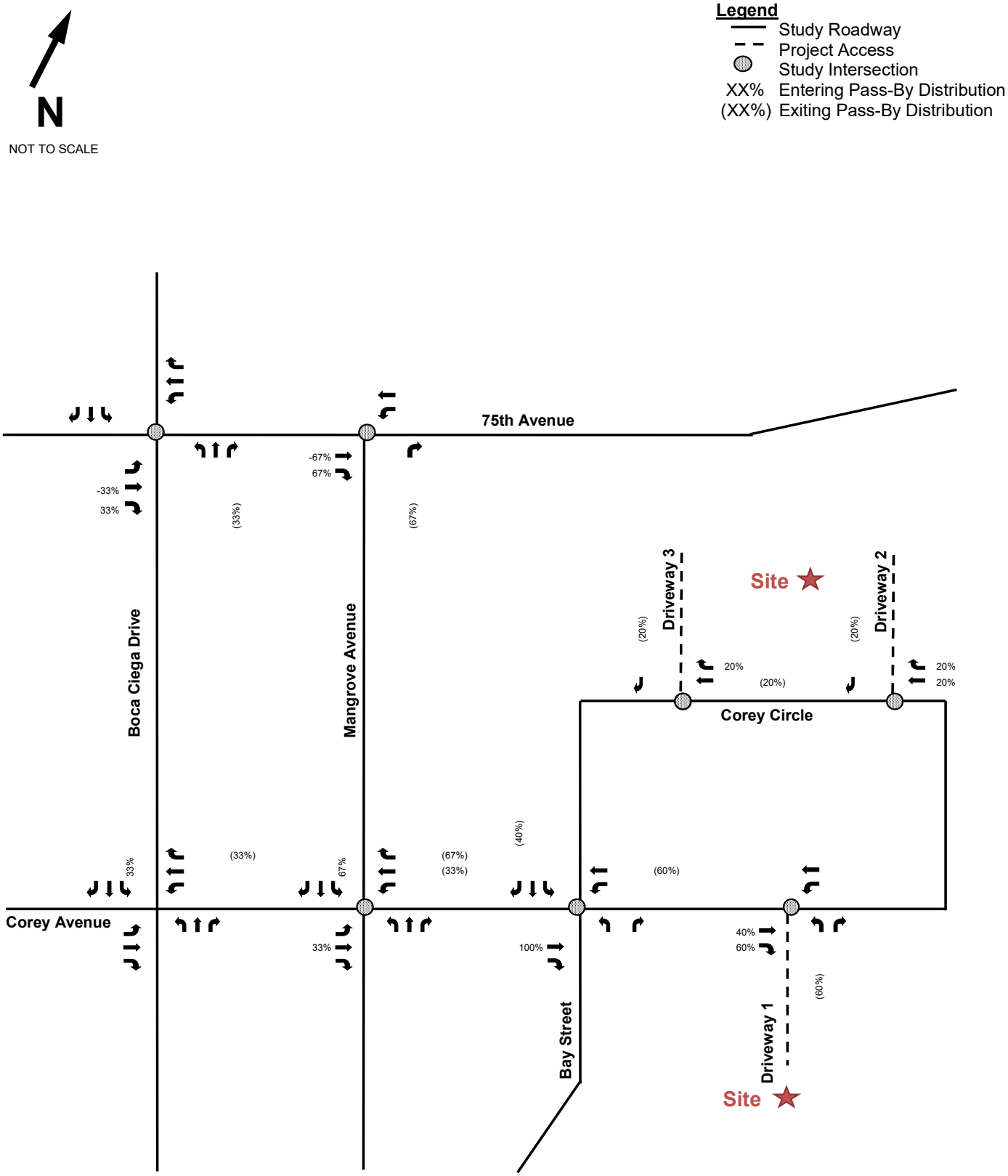

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Figure 3
Pass-By Traffic Distribution
Corey Landings
City of St. Pete Beach, Florida

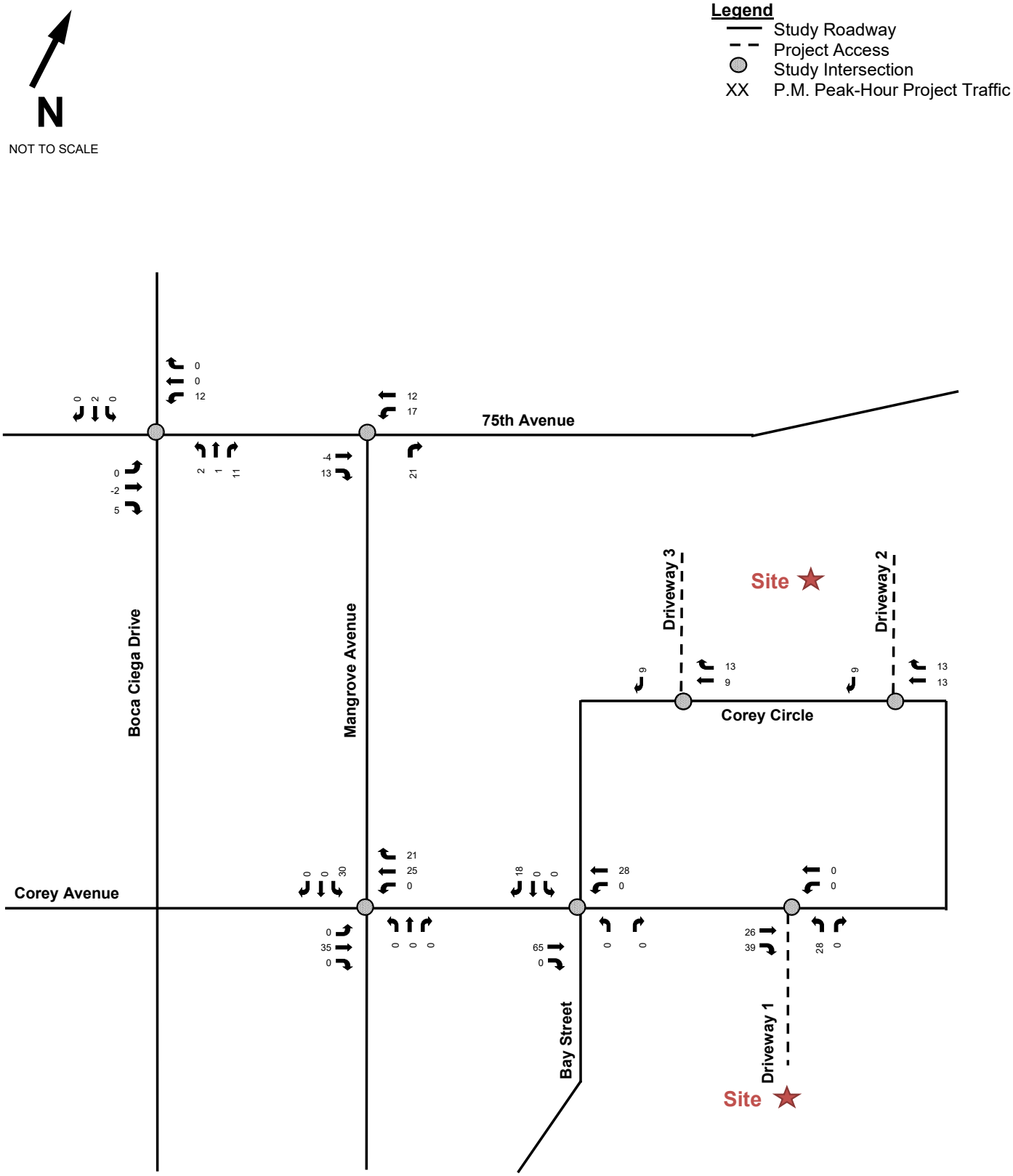

Figure 4
P.M. Peak-Hour Project Traffic
Corey Landings
City of St. Pete Beach, Florida

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SCHEDULED IMPROVEMENTS

The Pinellas County Public Works Capital Improvement Program, FDOT District 7 Work Program, and developer committed improvements were reviewed for improvements which are currently planned and funded for construction within the buildout time frame in the immediate vicinity of the project site. No geometric improvements were identified during this time period. Therefore, existing lane geometry and traffic controls were used in the analysis for existing and future traffic conditions.

STUDY AREA NETWORK DETERMINATION

Per the Forward Pinellas MPO *Traffic Impact Study Methodology*, study area roadway segments are defined as the roadway segments where project traffic represents 1.0% or greater of the available roadway capacity up to a maximum radius of two (2) miles from the project site.

As identified in **Table 3**, the following study area roadway segments were included in the analysis:

- 75th Avenue/Corey Causeway from Mangrove Avenue to Shore Drive South
- Pasadena Avenue from Shore Drive South to Gulfport Boulevard South
- Blind Pass Road from 75th Avenue/Corey Causeway to Gulf Boulevard South
- Corey Avenue from Bay Street to Blind Pass Road
- Boca Ciega Drive from 75th Avenue/Corey Causeway to Corey Avenue

Per the Forward Pinellas MPO *Traffic Impact Study Methodology*, the study intersections are those where the total peak-hour traffic volume on one or more links forming a leg of the intersection is projected to equal or exceed ninety percent (90%) of the maximum service volume. As indicated in the preliminary roadway segment analysis, the study area roadway segments are not anticipated to exceed 90% of their peak-hour capacities following buildout of the project; therefore, the following intersections were included in this analysis:

- Bay Street & Corey Avenue
- Corey Avenue & Mangrove Avenue
- Mangrove Avenue & 75th Avenue
- 75th Avenue & Boca Ciega Drive

The study intersections were analyzed for a maximum volume-to-capacity (v/c) ratio by approach, providing that the v/c ratio does not exceed 1.0. *Synchro*, Version 12, was used for the intersection analysis. The study area roadway segments were analyzed for the adopted level of service (LOS) performance standard, LOS D, pursuant to the Forward Pinellas *2024 Annual Level of Service Report*.

The intersection and roadway analyses were completed for the existing, future background, and future total conditions during the p.m. peak-hour.

Table 3: Study Area Determination

ROADWAY	FROM	TO	SERVICE VOLUMES		PROJECT VOLUMES			STUDY NETWORK DETERMINATION	
			EXISTING LANEAGE	LOS D SERVICE VOLUME PEAK-HOUR DIRECTIONAL VOLUMES	DIRECTION	PROJECT TRAFFIC ASSIGNMENT	PROJECT TRAFFIC VOLUME	PROJECT TRAFFIC % OF SERVICE VOLUME	WITHIN STUDY NETWORK?
75th Avenue/Corey Causeway	Blind Pass Road	Mangrove Avenue	4	1,630	Eastbound	23%	12	0.71%	No
					Westbound	23%	7	0.45%	No
	Mangrove Avenue	Shore Drive South	4	1,630	Eastbound	57%	18	1.12%	Yes
					Westbound	57%	29	1.75%	Yes
Pasadena Avenue	Shore Drive South	Gulfport Boulevard South	4	2,100	Northbound	50%	16	0.76%	No
					Southbound	50%	25	1.19%	Yes
	Gulfport Boulevard South	Park Street South	4	2,100	Northbound	37%	12	0.56%	No
					Southbound	37%	19	0.88%	No
	Park Street South	Central Avenue	4	2,100	Northbound	33%	11	0.50%	No
					Southbound	33%	17	0.79%	No
Blind Pass Road	West Gulf Boulevard	75th Avenue/ Corey Causeway	4	1,630	Northbound	15%	5	0.29%	No
					Southbound	15%	8	0.46%	No
	75th Avenue/ Corey Causeway	Corey Avenue	2	497[1]	Northbound	15%	5	0.97%	No
					Southbound	15%	8	1.51%	Yes
	Corey Avenue	Gulf Boulevard South	2	497[1]	Northbound	15%	8	1.51%	Yes
					Southbound	15%	5	0.97%	No
Gulf Boulevard South	Bayway	75th Avenue	4	1,630	Northbound	15%	8	0.46%	No
					Southbound	15%	5	0.29%	No
Corey Avenue	Bay Street	Mangrove Avenue	2	497[1]	Eastbound	100%	50	10.06%	Yes
					Westbound	100%	32	6.44%	Yes
	Mangrove Avenue	Boca Ciega Drive	2	497[1]	Eastbound	60%	30	6.04%	Yes
					Westbound	61%	20	3.93%	Yes
	Boca Ciega Drive	Blind Pass Road	2	497[1]	Eastbound	29%	15	2.92%	Yes
					Westbound	29%	9	1.87%	Yes
	Blind Pass Road	Gulf Boulevard South	2	497[1]	Eastbound	4%	2	0.40%	No
					Westbound	4%	1	0.26%	No
Boca Ciega Drive	75th Avenue/ Corey Causeway	Corey Avenue	2	497[1]	Northbound	28%	9	1.80%	Yes
					Southbound	27%	9	1.74%	Yes
	Corey Avenue	70th Avenue	2	497[1]	Northbound	4%	1	0.26%	No
					Southbound	4%	1	0.26%	No

Source: Forward Pinellas *2024 Annual Level of Service Report*

[1] Estimated utilizing FDOT's Generalized Level of Service Volume Tables for C5 (690*0.80*0.90 = 497)

EXISTING TRAFFIC VOLUMES

Existing traffic conditions were evaluated within the study network for the p.m. peak-hour. A determination of the impact of the existing traffic on the roadway network was made, including operating conditions for the intersections and roadway segments within the study area. The procedures used in this analysis are discussed below.

Corey Avenue is currently a 2-lane undivided roadway that runs east-west adjacent to the site with a posted speed limit of 20 miles per hour (mph). Vehicle turning movement volume counts were conducted at the study area intersections during the p.m. peak period (4:00 p.m. to 6:00 p.m.) on Thursday, February 27, 2025, to quantify existing peak-hour conditions within the study area. The raw turning movement counts are provided in **Appendix D.**

The vehicle counts at the study intersections were adjusted to reflect peak-season conditions. The FDOT peak-season conversion factor (PSCF), which corresponds to the data collection date for Pinellas County, is 0.99, so a PSCF of 1.00 was used for conservative analysis. These factors are provided in **Appendix D** and the existing seasonally adjusted traffic volumes are provided in **Figure 5**.

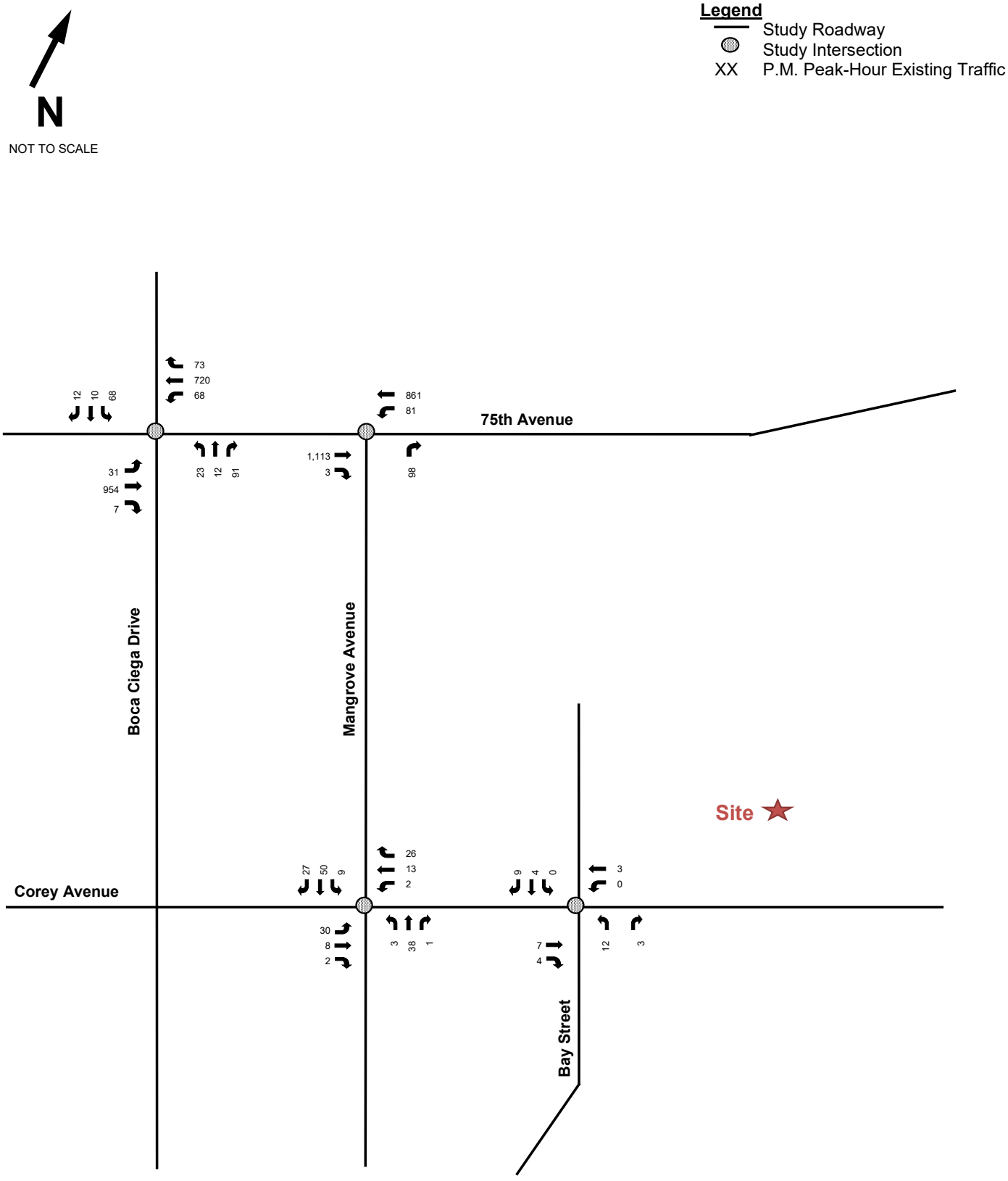

Figure 5
P.M. Peak-Hour Peak Season Existing (2025) Traffic
Corey Landings
City of St. Pete Beach, Florida

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FUTURE TRAFFIC VOLUMES

Future traffic volumes consist of two components: project traffic and future background traffic (non-project) traffic estimates. Future background traffic is defined as expected non-project traffic on the roadway network in the future year at buildout of the proposed project. For the purposes of this analysis, it was determined that 2030 would be the buildout year of the development, therefore, 2030 conditions were evaluated as the "future" year scenario.

A growth rate of 0.68% was calculated by using FDOT historical Annual Average Daily Traffic (AADT) information for three nearby roadway segments of 75th Avenue (Northeast of SR 699), Boca Ciega Drive (South of 75th Avenue), and Blind Pass Road (North of Gulf Boulevard). Based upon these results and to provide a conservative analysis, a growth rate of 1.0% was used to adjust existing volumes to the buildout year of 2030. Growth rate calculations are provided in **Appendix E.**

The p.m. peak-hour background volumes are identified in **Figure 6.** The net, new project traffic volumes identified in **Figure 4** were then added to the background volumes to develop p.m. peak-hour total volumes identified in **Figure 7.**

The development of existing and future volumes is documented in **Appendix F.**

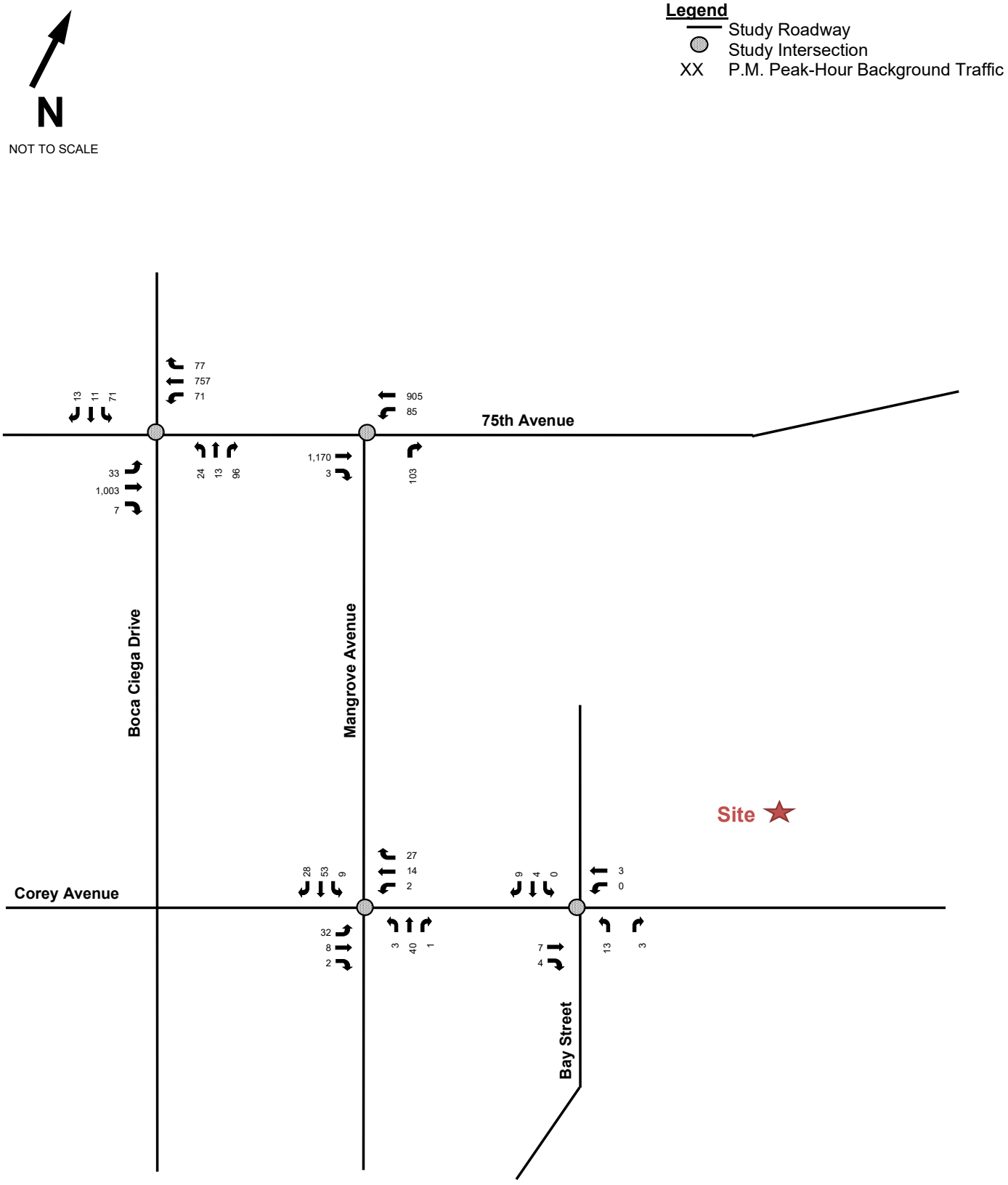

Figure 6
P.M. Peak-Hour Background Traffic
Corey Landings
City of St. Pete Beach, Florida

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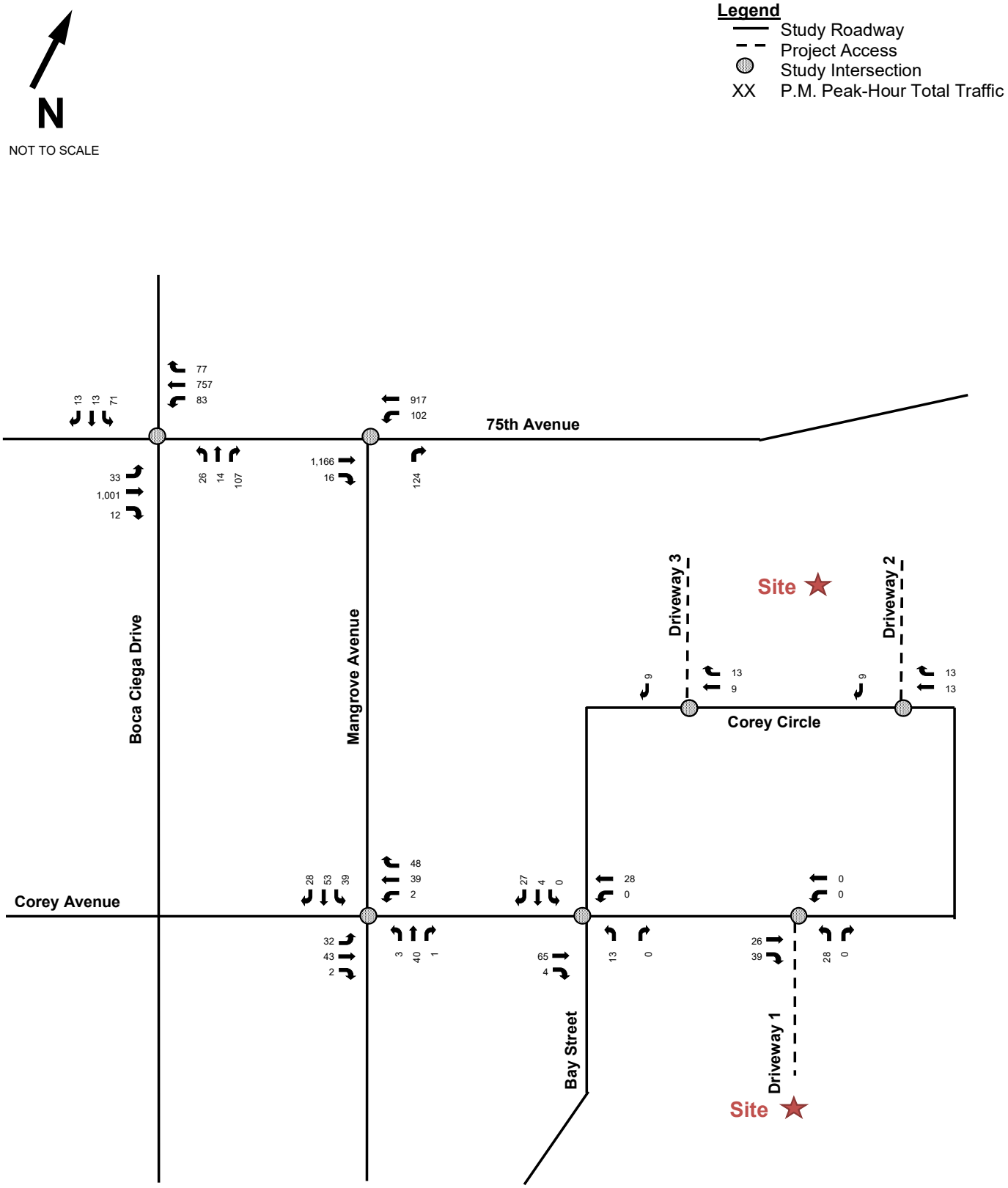

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Figure 7
P.M. Peak-Hour Total Traffic
Corey Landings
City of St. Pete Beach, Florida

ROADWAY CAPACITY ANALYSIS

A roadway capacity analysis was conducted for the study area roadway segments based upon the service volumes included in the Forward Pinellas *2024 Annual* L*evel of Service Report.* The previously identified study area roadway segments were evaluated for existing, future background, and future total volumes during the p.m. peak-hour. The following roadway segments were analyzed:

- 75th Avenue/Corey Causeway from Mangrove Avenue to Shore Drive South
- Pasadena Avenue from Shore Drive South to Gulfport Boulevard South
- Blind Pass Road from 75th Avenue/Corey Causeway to Gulf Boulevard South
- Corey Avenue from Bay Street to Blind Pass Road
- Boca Ciega Drive from 75th Avenue/Corey Causeway to Corey Avenue

The LOS D service volumes and peak-hour roadway volumes included in the Forward Pinellas *2024 Annual* L*evel of Service Report* were utilized in the analysis. Since the peak-hour roadway volumes from this document were collected in 2023, the peak-hour roadway volumes were grown by a 1.0% growth rate for seven (7) years to determine future 2030 background volumes along with including project trips from nearby approved developments (Tradewinds, Miramar, and Sirata). Total roadway volumes for the roadway analysis were calculated by adding project traffic to the future 2030 background roadway volumes.

As indicated in **Table 4**, the roadway capacity analysis was conducted for the existing, future background, and future total scenarios. The results of the analysis are summarized in **Table 4** and indicate that the study area roadway segments are anticipated to have sufficient capacity at buildout of the proposed development based upon the peak-hour directional capacity volume in the Forward Pinellas *2024 Annual* L*evel of Service Report*. Therefore, the study area roadway segments are anticipated to operate at acceptable LOS conditions during the p.m. peak hour.

Supporting documentation for the study area roadway analysis is provided in **Appendix G**.

Table 4: P.M. Peak-Hour Roadway Segment Capacity Analysis

LINK NO.	ROADWAY	FROM	TO	SERVICE VOLUMES		DIRECTIONAL EXISTING (2023) VOLUMES[1]	DIRECTIONAL GROWTH RATE ADDITIONAL VOLUMES[2]	DIRECTIONAL ADDITIONAL BACKGROUND DEVELOPMENT VOLUMES[3]	DIRECTIONAL BACKGROUND (2030) VOLUMES	PROJECT TRAFFIC			DIRECTIONAL FUTURE TOTAL (2030) VOLUME	EXCEED SERVICE VOLUME?
				EXISTING LANEAGE	LOS D SERVICE VOLUME / PEAK-HOUR DIRECTIONAL VOLUME					DIRECTION	PROJECT TRAFFIC ASSIGNMENT	PROJECT TRAFFIC VOLUME		
555	75th Avenue/ Corey Causeway	Mangrove Avenue	Shore Drive South	4	1,630	1,123	81	134	1,338	EB	57%	18	1,356	No
						1,123	81	124	1,328	WB	57%	29	1,357	No
955	Pasadena Avenue	Shore Drive South	Gulfport Boulevard South	4	2,100	1,515	109	132	1,756	NB	50%	16	1,772	No
						1,515	109	121	1,745	SB	50%	25	1,770	No
--[4]	Blind Pass Road	75th Avenue/ Corey Causeway	Corey Avenue	2	497[5]	107	5	19	131	NB	15%	5	136	No
						61	3	18	82	SB	15%	8	90	No
		Corey Avenue	Gulf Boulevard South	2	497[5]	67	3	19	89	NB	15%	8	97	No
						48	2	18	68	SB	15%	5	73	No
--[4]	Corey Avenue	Bay Street	Mangrove Avenue	2	497[5]	18	1	0	19	EB	100%	50	69	No
						41	2	0	43	WB	100%	32	75	No
--[4]		Mangrove Avenue	Boca Ciega Drive	2	497[5]	40	2	0	42	EB	60%	30	72	No
						43	2	0	45	WB	61%	20	65	No
--[4]		Boca Ciega Drive	Blind Pass Road	2	497[5]	64	3	0	67	EB	29%	15	82	No
						43	2	0	45	WB	29%	9	54	No
--[4]	Boca Ciega Drive	75th Avenue/ Corey Causeway	Corey Avenue	2	497[5]	126	6	9	141	NB	28%	9	150	No
						85	4	8	97	SB	27%	9	106	No

[1] For roadways not included in the Forward Pinellas *2024 Annual Level of Service Report,* the directional existing volumes were based on the p.m. peak-hour turning movement counts collected in 2025

[2] For roadways not included in the Forward Pinellas *2024 Annual Level of Service Report,* the existing volumes were grown for 5 years to determine the directional background volumes

[3] Background traffic volumes from Tradewinds, Miramar, and Sirata projects

[4] Roadway segment is not included in the Forward Pinellas *2024 Annual Level of Service Report*

[5] Estimated utilizing FDOT's Generalized Level of Service Volume Tables for C5 (690*0.80*0.90 = 497)

INTERSECTION ANALYSIS

An intersection analysis was conducted during the p.m. peak-hour for the existing, future background, and future total conditions. The intersection analysis was conducted in *Synchro*, Version 12, software, which utilizes the methodologies provided in the *Highway Capacity Manual (HCM), 7th Edition.* The study intersections were analyzed for a maximum v/c ratio by approach.

Existing lane geometry and traffic controls were used in the intersection conditions analysis. Current signal timing information was provided by Pinellas County and is included in **Appendix H.** As documented in the study area section of this report, the following intersections were included in the analysis:

- Bay Street & Corey Avenue
- Corey Avenue & Mangrove Avenue
- Mangrove Avenue & 75th Avenue
- 75th Avenue & Boca Ciega Drive

During the p.m. peak-hour, the study area intersections are anticipated to operate with a v/c ratio of less than 1.0 for each lane approach for existing, future background, and future total intersection conditions. A summary of maximum v/c ratios by approach are provided in **Table 5**.

Synchro output worksheets for the operational analysis are in included in **Appendix I.**

Table 5: P.M. Peak-Hour Intersection Operational Analysis

Intersection	Control Type	Existing Conditions (2025) v/c Ratio (Background Conditions (2030) v/c Ratio) [Total Conditions (2030) v/c Ratio]												Overall LOS
		Eastbound			Westbound			Northbound			Southbound			
		EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR	
Bay Street & Corey Avenue	TWSC[1]	--			--			0.02			0.02			--[2]
		--			--			(0.02)			(0.02)			
		--			--			[0.02]			[0.04]			
Corey Avenue & Mangrove Avenue	AWSC[3]	0.05			0.05			0.06			0.10			A
		(0.06)			(0.05)			(0.06)			(0.11)			(A)
		[0.11]			[0.11]			[0.07]			[0.16]			[A]
Mangrove Avenue & 75th Avenue	TWSC[1]	--			0.15			0.23			--			--[2]
		--			(0.16)			(0.25)			--			
		--			[0.20]			[0.31]			--			
75th Avenue & Boca Ciega Drive	Signalized	0.08	0.45		0.19	0.37		0.09	0.55		0.34	0.10		B
		(0.08)	(0.47)		(0.21)	(0.39)		(0.10)	(0.57)		(0.36)	(0.10)		(B)
		[0.08]	[0.48]		[0.25]	[0.39]		[0.11]	[0.62]		[0.37]	[0.11]		[B]
Corey Avenue & Driveway 1	TWSC[1]	--			--			--			--			--[2]
		--			--			--			--			
		--			--			[0.04]	--		--			
Corey Circle & Driveway 2	TWSC[1]	--			--			--			--			--[2]
		--			--			--			--			
		--			--			--			--		[0.01]	
Corey Circle & Driveway 3	TWSC[1]	--			--			--			--			--[2]
		--			--			--			--			
		--			--			--			--		[0.01]	

[1] TWSC = Two-Way Stop-Controlled
[2] TWSC do not provide an overall LOS for the intersection
[3] AWSC = All-Way Stop-Controlled

TURN LANE EVALUATION

Turn lane warrant thresholds were reviewed to determine the need for exclusive turn lanes at the project driveways. Guidelines to determine the need for turn lanes were based upon the criteria in the *National Cooperative Highway Research Program (NCHRP)* Report 457. The turn lane warrant worksheets are provided in **Appendix K**.

As documented previously, access to the site is provided through the following access connections:

- Two (2) right-in/right-out access connections along Corey Circle
- One (1) full access connection along Corey Avenue
- One (1) full access connection along Bay Street for loading/trash holding (not for public use)
- One (1) right-in/right-out access connection along Bay Street for loading/trash holding (not for public use)
- One (1) right-in/right-out access connection along Corey Circle for loading/trash holding (not for public use)

Driveway 1: Full-access connection along Corey Avenue
As identified in **Figure 7**, there are anticipated to be 39 eastbound right-turns per hour during the p.m. peak-hour at buildout of the proposed development. Therefore, an exclusive eastbound right-turn lane is not warranted based upon NCHRP Report 457. Additionally, as stated in FDOT's *2023 Access Management Guidebook* Section 6.2.2*,* exclusive right-turn lanes should not be considered for C5 context classifications, and Corey Avenue meets the characteristics of a C5 context classification.

Driveway 2: Right-in/right-out access connection along Corey Circle
As identified in **Figure 7**, there are anticipated to be 13 westbound right-turns per hour during the p.m. peak-hour at buildout of the proposed development. Therefore, an exclusive eastbound right-turn lane is not warranted based upon NCHRP Report 457. Additionally, as stated in FDOT's *2023 Access Management Guidebook* Section 6.2.2*,* exclusive right-turn lanes should not be considered for C5 context classifications, and Corey Circle meets the characteristics of a C5 context classification.

Driveway 3: Right-in/right-out access connection along Corey Circle
As identified in **Figure 7**, there are anticipated to be 13 westbound right-turns per hour during the p.m. peak-hour at buildout of the proposed development. Therefore, an exclusive eastbound right-turn lane is not warranted based upon NCHRP Report 457. Additionally, as stated in FDOT's *2023 Access Management Guidebook* Section 6.2.2*,* exclusive right-turn lanes should not be considered for C5 context classifications, and Corey Circle meets the characteristics of a C5 context classification.

MULTIMODAL REVIEW

Existing and planned multimodal facilities within the vicinity of the proposed development were reviewed. An inventory is provided below that includes existing and planned facilities for pedestrians, bicyclists, and transit users.

Pedestrians

There are existing 5-foot sidewalks along the southwest side of Bay Street, as well as both sides of Corey Avenue. Southwest of Mangrove Avenue, the sidewalk on the south side of Corey Avenue widens to 10 feet. Internal sidewalks are provided within the project site to allow for safe, unobstructed, and efficient pedestrian flow.

Bicyclists

There are not exclusive bike paths directly adjacent to the project site. However, there are exclusive bike lanes on the north and south side of 75th Avenue.

Transit

Transit service along 75th Avenue is provided by the Pinellas Suncoast Transit Authority (PSTA). The following PSTA bus routes are identified in the near vicinity of the site:

- SunRunner along 75th Avenue and Gulf Boulevard
- Route 90 Commuter Service along Gulf Boulevard
- Suncoast Beach Trolley along Gulf Boulevard

TRANSPORTATION MANAGEMENT PLAN

According to the City of St. Pete Beach Comprehensive Plan, all new development, excluding single-family and duplex residential, shall be required to prepare and submit a Transportation Management Plan (TMP) to the City that includes one or more strategies to reduce external trip generation, improve traffic flow, reduce Greenhouse gas emissions, and/or emphasizes safe and comfortable pedestrian, bicycle, and mass transit mobility. The following strategies listed below are proposed for the Corey Landings development:

- On-site secured bicycle storage
- Pedestrian-scale decorative lighting along pedestrian pathways to create a safe and comfortable experience and to encourage pedestrian mobility
    - The site design promotes a pedestrian-friendly design with an internal sidewalk/path network and sidewalk connections from the site to Corey Avenue
    - A ten-foot sidewalk circulating the interior of the site is proposed to allow for safe, unobstructed and efficient pedestrian flow and the potential for sidewalk cafes and outdoor eating areas, as appropriate
- Construction of crosswalks and related crosswalk features that facilitate safe movement across roadways
    - Three (3) new crosswalks promote connectivity between the Corey Landings development and Corey Avenue
- Creation of a Public Park in a location that was previously deemed as vacant and unattractive in order to provide a vibrant public destination for the community with open space and enhanced access and utilization of the waterfront

CONCLUSION

This TIA is provided for the proposed Corey Landings development generally located south of 75th Avenue at the eastern terminus of Corey Avenue in the City of St. Pete Beach, Florida. There are currently two buildings located on the project site, however, both buildings are vacant and will be demolished. The Corey Landings development is proposed to consist of up to 133 mid-rise multifamily dwelling units, 500 square feet of office use, 5,840 square feet of retail use, and 4,000 square feet of restaurant use based on the plans developed to date; however, for a conservative analysis, this report analyzes 133 mid-rise multifamily dwelling units, 500 square feet of office use, 6,000 square feet of retail use, and 4,500 square feet of restaurant use. The anticipated build out year is 2030.

Access to the site is provided through the following access connections:

- Two (2) right-in/right-out access connections along Corey Circle
- One (1) full access connection along Corey Avenue
- One (1) full access connection along Bay Street for loading/trash holding (not for public use)
- One (1) right-in/right-out access connection along Bay Street for loading/trash holding (not for public use)
- One (1) right-in/right-out access connection along Corey Circle for loading/trash holding (not for public use)

Based upon the results of the roadway segment analysis conducted for the existing, future background, and future total roadway conditions, the study area roadway segments are anticipated to operate at an acceptable level of service through the proposed development's anticipated buildout in year 2030. Based upon the intersection analysis, the study area intersections are anticipated to operate acceptably with a v/c ratio of less than 1.0 for each lane approach at buildout of the proposed development. Based on the turn lane analysis, exclusive turn lanes are not anticipated to be warranted at the project driveways.

Existing and planned multimodal facilities were identified adjacent to the proposed project site including sidewalk, bicycle lanes, transit routes, and bus stations. The nearest PSTA bus stops are located within one quarter mile of the project site (Route 90, Suncoast Beach Trolley, and Sun Runner).

Appendix A

Updated Traffic Impact Analysis Methodology Letter

Kimley»Horn

September 18, 2025

Ms. Kristin Coman, Director of Community Development
Mr. Brandon Berry, Planner
City of St. Pete Beach
155 Corey Avenue
St. Pete Beach, Florida 33706

201 N Franklin Street
Suite 1400
Tampa, Florida
33602

Re: ***Corey Landings***
Traffic Impact Analysis (TIA) Methodology
City of St. Pete Beach, Florida

Dear Ms. Coman and Mr. Berry:

The purpose of this letter is to document the proposed Traffic Impact Analysis (TIA) study methodology for the proposed Corey Landings development generally located south of 75th Avenue at the eastern terminus of Corey Avenue in the City of St. Pete Beach, Florida. The concept site plan is attached. The general site location map is attached as **Figure 1**.

The project site is currently vacant. The Corey Landings development is proposed to consist of up to 133 mid-rise multifamily dwelling units, 500 square feet of office use, 5,840 square feet of retail use, and 4,000 square feet of restaurant use based on the plans developed to date; however, for a conservative analysis, the report will analyze 133 mid-rise multifamily dwelling units, 500 square feet of office use, 6,000 square feet of retail use, and 4,500 square feet of restaurant use. The anticipated build out year is 2030.

Access to the site is provided through the following access connections:

- Two (2) right-in/right-out access connections along Corey Circle
- One (1) full access connection along Corey Avenue
- One (1) full access connection along Bay Street for loading/trash holding (not for public use)
- One (1) right-in/right-out access connection along Bay Street for loading/trash holding (not for public use)
- One (1) right-in/right-out access connection along Corey Circle for loading/trash holding (not for public use)

To appropriately address the transportation impacts related to the proposed development in accordance with Section 4.4(a)(3), and 4.12(a)(2) of the City's Land Development Code (LDC), Kimley-Horn will conduct an analysis that follows the study methodology detailed below.

Project Trip Generation: Traffic volumes for the proposed development will be estimated using the Institute of Transportation Engineer's (ITE), *Trip Generation Manual*, 11th Edition, for the following Land Use Codes (LUC):

- LUC 221 – Multifamily Housing (Mid Rise)
- LUC 712 – Small Office Building

TEL: 813 620 1460

- LUC 822 – Strip Retail Plaza (<40k)
- LUC 932 – High-Turnover (Sit-Down) Restaurant

Pass-by rates provided in the ITE *Trip Generation Manual*, 11th Edition and the internal capture trip methodology provided in the ITE *Trip Generation Handbook*, 3rd Edition, were utilized for the mixed-use development. The ITE *Trip Generation Handbook*, 3rd Edition, utilizes the utilizes the NCHRP Report 684 to estimate internal capture, which results in internal capture rates of 44.4% for retail, 51.2% for restaurant, and 32.7% for residential in the p.m. peak-hour and 43.6% for retail, 34.0% for restaurant, and 25.9% for residential in the Saturday peak-hour. However, pursuant to the Forward Pinellas MPO Traffic Impact Study Methodology defined in the Annual Level of Service Report, internal capture trip ends were reduced to not exceed 25% of the gross project trip ends.

The proposed Corey Landings development is anticipated to generate 82 net, new trips (50 entering/32 exiting) in the p.m. peak-hour and 81 net, new trips (42 entering/39 exiting) in the Saturday peak-hour. The trip generation potential for the p.m. peak-hour and the Saturday peak-hour is summarized in **Table 1** and **Table 2**, respectively.

Table 1: P.M. Peak-Hour Project Trip Generation

ITE TRIP GENERATION CHARACTERISTICS				DIRECTIONAL DISTRIBUTION		GROSS VOLUMES			INTERNAL CAPTURE[1]		TOTAL EXTERNAL TRIPS			PASS-BY CAPTURE		P.M. NET NEW EXTERNAL TRIPS		
Land Use	ITE Code	Scale	Units	In	Out	In	Out	Total	Percent	Total	In	Out	Total	Percent	Total	In	Out	Total
Multifamily Housing (Mid-Rise)	221	133	DU	61%	39%	32	20	52	25.0%	13	25	14	39	-	0	25	14	39
Small Office Building	712	0.5	KSF	34%	66%	0	1	1	0.0%	0	0	1	1	-	0	0	1	1
Strip Retail Plaza (<40k)	822	6.0	KSF	50%	50%	27	27	54	25.0%	14	20	20	40	40.0%[2]	16	12	12	24
High-Turnover (Sit-Down) Restaurant	932	4.5	KSF	61%	39%	25	16	41	25.0%	10	20	11	31	43.0%	13	13	5	18
					Total:	**84**	**64**	**148**	**-**	**37**	**65**	**46**	**111**	**-**	**29**	**50**	**32**	**82**

1. Internal Capture was reduced to not exceed 25% of gross project trip ends.
2. Pass-by capture utilized the values from LUC 821 as a pass-by rate for LUC 822 is not provided by ITE.

Table 2: Saturday Peak-Hour Project Trip Generation

ITE TRIP GENERATION CHARACTERISTICS				DIRECTIONAL DISTRIBUTION		GROSS VOLUMES			INTERNAL CAPTURE[1]		TOTAL EXTERNAL TRIPS			PASS-BY CAPTURE		SATURDAY NET NEW EXTERNAL TRIPS		
Land Use	ITE Code	Scale	Units	In	Out	In	Out	Total	Percent	Total	In	Out	Total	Percent	Total	In	Out	Total
Multifamily Housing (Mid-Rise)	221	133	DU	51%	49%	27	27	54	25.0%	14	20	20	40	-	0	20	20	40
Small Office Building	712	0.5	KSF	-	-	0	0	0[4]	0.0%	0	0	0	0	-	0	0	0	0
Strip Retail Plaza (<40k)	822	6.0	KSF	51%	49%	20	19	39	25.0%	10	15	14	29	31.0%[2]	9	10	10	20
High-Turnover (Sit-Down) Restaurant	932	4.5	KSF	51%	49%	26	24	50	25.0%	13	20	17	37	43.0%[3]	16	12	9	21
					Total:	**73**	**70**	**143**	**-**	**37**	**55**	**51**	**106**	**-**	**25**	**42**	**39**	**81**

1. Internal Capture was reduced to not exceed 25% of gross project trip ends.
2. Pass-by capture utilized the values from LUC 821 as a pass-by rate for LUC 822 is not provided by ITE.
3. Pass-by capture utilized the p.m. peak-hour values as Saturday data is not provided by ITE.
4. Office trips are not anticipated on Saturdays and data is not provided by ITE.

Project Trip Distribution: New traffic expected to be generated by the proposed Corey Landings development was distributed and assigned to the adjacent roadway network based upon the Florida Standard Urban Transportation Model Structure (FSUTMS) E+C network for District Seven, with the incorporation of the most current socio-economic and network data sets. Documentation of the FSUTMS project distribution model is attached.

Scheduled Improvements: Current work programs including the Pinellas County Public Works Capital Improvement Program (CIP) and Florida Department of Transportation (FDOT) District Seven Five Year Work Program were reviewed for improvements that are scheduled for construction near the project site. Based upon this review, there are no scheduled improvements near the project site.

Study Area: Per the Forward Pinellas MPO Traffic Impact Study Methodology, the study area roadway segments will be those with the project traffic representing 1.0% or greater of the available roadway capacity up to a maximum radius of two miles from the project site.

As indicated in the attached study area table, the following study roadway segments will be included in the analysis:

- 75th Avenue/Corey Causeway from Mangrove Avenue to Shore Drive South
- Pasadena Avenue from Shore Drive South to Gulfport Boulevard South
- Blind Pass Road from 75th Avenue/Corey Causeway to Gulf Boulevard South
- Corey Avenue from Bay Street to Blind Pass Road
- Boca Ciega Drive from 75th Avenue/Corey Causeway to Corey Avenue

Additionally, the following study intersections will be included in the analysis:

- Bay Street & Corey Avenue
- Corey Avenue & Mangrove Avenue
- Mangrove Avenue & 75th Avenue
- 75th Avenue & Boca Ciega Drive

Background Traffic Volumes: Historical AADT information for three (3) nearby roadways was provided by FDOT to calculate an average annual growth rate. A growth rate of 0.68% was calculated based upon five years of historical AADT data; however, for a more conservative analysis of future growth in the area, background traffic will be calculated using a growth rate of 1.0%.

Analysis Year Scenarios: The study area roadway segments will be analyzed relative to the service volumes found in the Forward Pinellas *2024 Annual Level of Service Report* (2023 data). The study intersections will be analyzed for existing, background, and future buildout conditions during the p.m. peak-hour. *Synchro,* version 12, software will be utilized for the intersection analyses.

Data Collection: Turning movement counts will be collected at the study intersections during the p.m. peak period (4:00 p.m. to 6:00 p.m.). The vehicle counts at the study intersections will be adjusted to reflect peak season conditions using the most recent FDOT peak season conversion factors (PSCF) for Pinellas County.

Multi-Modal Evaluation: A multi-modal analysis within a quarter of a mile of the proposed development will be included in the report and will consider bicycle connectivity, transit routes, and pedestrian mobility. The analysis will demonstrate how the project will be connected to any existing pedestrian and bicycle facilities as well as transit routes.

Documentation: The results of the traffic analysis will be summarized in a Traffic Impact Analysis (TIA) report. The report will contain supporting documents including turn lane warrants and intersection analyses software outputs. The report will also include text and graphics necessary to summarize the analysis and any assumptions made.

We will follow-up with you to determine if you have any questions or comments regarding this TIA methodology.

Very truly yours,

KIMLEY-HORN AND ASSOCIATES, INC.

Rebecca (Becca) Bond, P.E., AICP
Transportation Engineer

Joanna Herbert, E.I.
Transportation Analyst

Attachments:
Figure 1 – Project Location Map
Concept Plan
Internal Capture and Pass-By Capture Rates
FSUTMS Model Output
Study Area Table
Pinellas Forward 2024 Annual Level of Service Report & FDOT Generalized LOS Tables
Growth Calculations

TEL: 813 620 1460



Kimley»Horn

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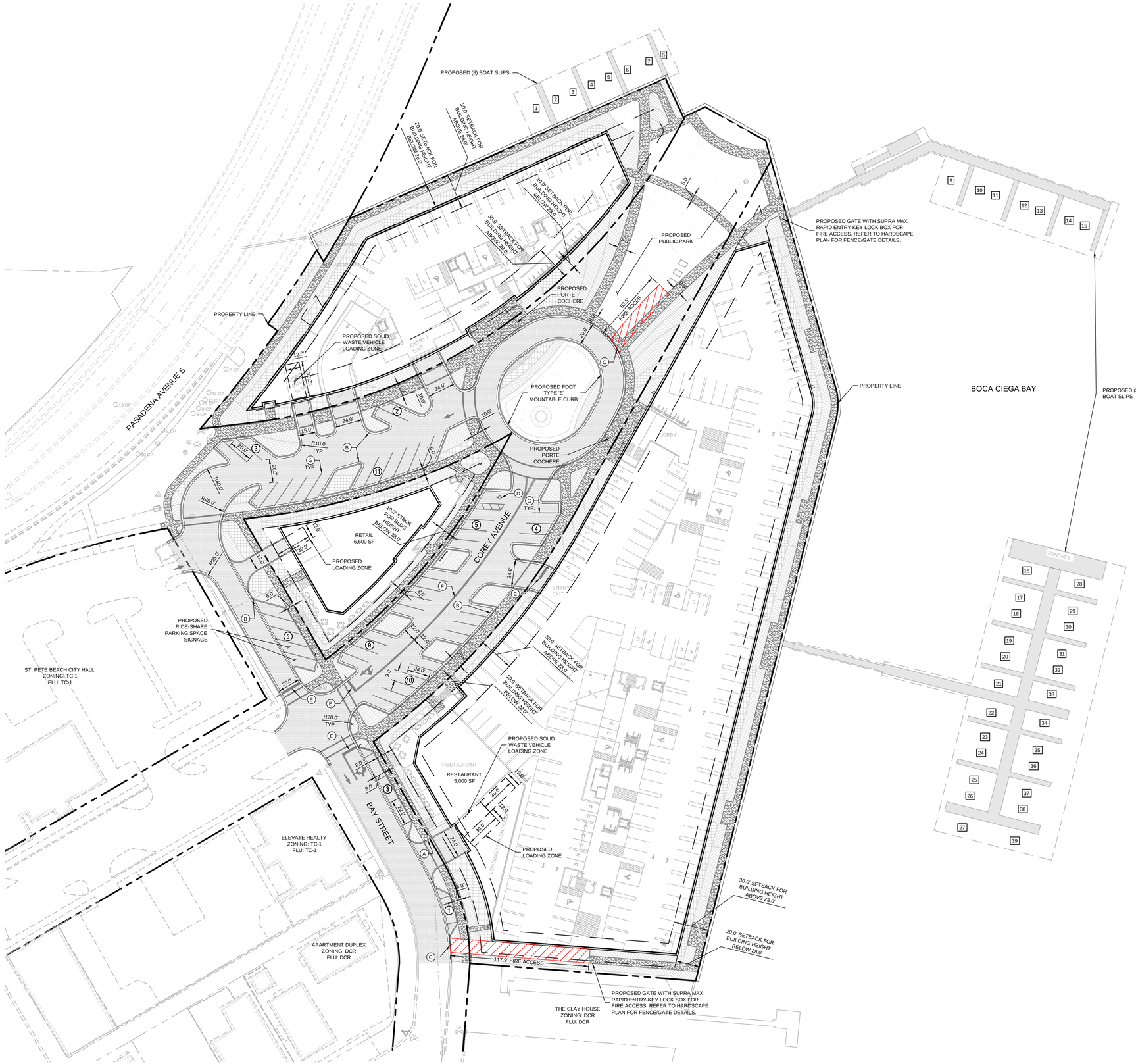
201 North Franklin St, Suite 1400, Tampa, FL 33602
Phone: (813) 620 1460
www.kimley-horn.com

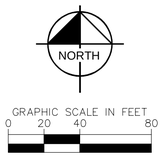
Project Location Map

COREY LANDINGS
PINELLAS COUNTY, FLORIDA

Project No: 148401036	Scale: As Noted	September 2025	Figure 1

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.





LEGEND

- PROPERTY LINE
- PROPOSED BUILDING
- PROPOSED CONCRETE SIDEWALK
- FULL DEPTH ASPHALT PAVEMENT AREA
- PROPOSED FIRE ACCESS DRIVE
- (#) PROPOSED PARKING SPACES
- # PROPOSED BOAT SLIP NUMBER

KEY NOTE LEGEND

- (A) PROPOSED TYPE 'D' CURB. SEE DETAIL SHEET.
- (B) PROPOSED TYPE 'F' CURB. SEE DETAIL SHEET.
- (C) PROPOSED TYPE 'E' CURB. SEE DETAIL SHEET.
- (D) ACCESSIBLE PARKING SPACE TYPICAL. SEE FOR ACCESSIBLE PARKING SPACE SIZE, SIGN, AND SYMBOL.
- (E) PROPOSED 24" STOP LINE PER FDOT STANDARD PLAN 711-001 WITH R1-1 STOP SIGN
- (F) PROPOSED 6" DOUBLE YELLOW THERMOPLASTIC
- (G) PROPOSED 6" WHITE THERMOPLASTIC

SITE DATA TABLE

PROPERTY DATA	
PROJECT NAME	COREY LANDINGS
JURISDICTION	CITY OF ST. PETE BEACH
PARCEL NUMBER	25-31-15-78084-000-0141 - 0.20 AC 25-31-15-78084-000-0142 - 0.39 AC 25-31-15-78084-000-0143 - 0.24 AC 36-31-15-00000-140-0110 - 1.07 AC 36-31-15-00000-140-0300 - 0.38 AC 36-31-15-00000-140-0400 - 1.61 AC 36-31-15-13590-000-0010 - 0.23 AC 36-31-15-30672-063-0230 - 0.37 AC
SUBMERGED LAND	36-31-15-00000-140-0110 - 0.33 AC 36-31-15-00000-140-0410 - 0.73 AC 36-31-15-00000-140-0700 - 0.07 AC LEASE NUMBER 520027033 - 0.13 AC TOTAL 1.26 AC SUBMERGED LANDS
PROPOSED SITE AREA	
NORTH PARCEL	1.08 AC (46,947 SF)
SOUTH PARCEL	3.05 AC (132,854 SF)
WEST PARCEL	0.38 AC (16,531 SF)
TOTAL SITE AREA	4.51 AC (196,332 SF)
CURRENT ZONING	TC-2 (TOWN CENTER COREY CIRCLE AND COQUINA WEST DISTRICTS)
CURRENT USE	VACANT SITE / AUTO AND MARINE REPAIR / RESTAURANT
FUTURE LAND USE	TC-2 (TOWN CENTER COREY CIRCLE AND COQUINA WEST DISTRICTS)
PROPOSED USE	132 CONDO UNITS 2 TRANSIENT ACCOMMODATION UNITS (TAU) 5,000 SF RESTAURANT 6,600 SF RETAIL

PARKING DATA		
OFF-STREET PARKING	REQUIRED	PROVIDED
RESIDENTIAL (1 SPACE / BEDROOM)	285 BEDROOMS = 285 SPACES	330 SPACES
TRANSIENT ACCOMMODATION UNIT (0.9 SPACE / UNIT)	2 TAU'S = 2 SPACES	2 SPACES
RETAIL SALES (1 SPACE / 300 SF)	6,600 SF = 22 SPACES	22 SPACES
RESTAURANT (1 SPACE / 100 SF)	5,000 SF = 50 SPACES	50 SPACES
BOAT SLIPS / NON-LIVE ABOARD (RESIDENTIAL ONLY, 1 SPACE / 4 SLIPS)	35 SLIPS = 9 SPACE	9 SPACE
TRANSIENT BOAT SLIPS (PER CODE SLIPS COUNT TOWARDS PROVIDED PARKING)	N/A	4 SPACES
TOTAL:	368 SPACES	417 SPACES
PUBLIC PARKING (PER LDC SEC 23.3)	AVAILABLE	10% OF AVAILABLE SPACES
ADJACENT ON-STREET PARKING WITHIN 800 FT OF PROPERTY	ON-STREET: 107 SPACES	10 SPACES
BICYCLE PARKING (LDC SEC. 23.5, FOOTNOTE (d))	10% OF REQUIRED COMMERCIAL VEHICLE PARKING (72 SPACES) = 7 BICYCLE SPACES	7 SPACES

ZONING DATA					
	ALLOWABLE	NORTH PARCEL	SOUTH PARCEL	WEST PARCEL	TOTAL
DENSITY (UNITS / AC)	24 UNITS / AC (4.51 AC = 108 UNITS)	34.3 (37 UNITS / 1.08 AC)	31.8 (97 UNITS / 3.05 AC)	--	29.7
RETAIL / RESTAURANT FLOOR AREA RATIO	0.55	--	0.04 (5,000 SF / 132,854 SF)	0.40 (6,600 SF / 16,531 SF)	0.06
IMPERVIOUS SURFACE RATIO (ONSITE)	0.70	0.70 (14,100 SF / 46,947 SF)	0.69 (41,253 SF / 132,854 SF)	0.75 (4,113 SF / 16,531 SF)	0.70
VEGETATIVE GREENSPACE (AC)	--	14,100 SF	41,253 SF	4,113 SF	--

Know what's **below.** **Call** before you dig.

GROUNDWATER / DEWATERING NOTE:

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR THIS ISSUE. WHEN PERFORMING GRADING OPERATIONS DURING PERIODS OF WET WEATHER, PROVIDE ADEQUATE DEWATERING, DRAINAGE AND GROUND WATER MANAGEMENT TO CONTROL MOISTURE OF SOILS.

No.	REVISIONS	DATE

Kimley»Horn
© 2026 KIMLEY-HORN AND ASSOCIATES, INC.
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PHONE: 813-620-1460
WWW.KIMLEY-HORN.COM
CA 00000696

This item has been digitally signed and sealed by Scott W. Gilner, P.E. on the date adjacent to the seal.
Signature must be verified on any electronic copies.
This review drawing standard details is being signed and sealed by Scott W. Gilner, PE based on the authority granted under board rule 61G15-18.011 (1)(a)3.
To the best of the Engineer of Record's knowledge, these plans comply with the 7th Edition FBC.

DESIGNED BY: SCOTT W. GILNER, P.E. FLORIDA LICENSE NUMBER: 67... DATE:

SCALE: AS NOTED | DESIGNED BY | DRAWN BY | CHECKED BY

CONDITIONAL USE PERMIT
SITE PLAN

COREY LANDINGS
PREPARED FOR:
KT COREY AVE, LLC
CITY OF ST. PETE BEACH FLORIDA

DATE
03/17/2025
PROJECT NO.

SHEET NUMBER
C300

Internal Capture Reduction Calculations

Methodology for A.M. Peak Hour and P.M. Peak Hour
based on the *Trip Generation Handbook* , 3rd Edition, published by the Institute of Transportation Engineers

Methodology for Daily
based on the average of the Unconstrained Rates for the A.M. Peak Hour and P.M. Peak Hour

SUMMARY (EXISTING)

GROSS TRIP GENERATION

	Land Use	Saturday Peak Hour		A.M. Peak Hour		P.M. Peak Hour	
		Enter	Exit	Enter	Exit	Enter	Exit
INPUT	Office	0	0			0	1
	Retail	20	19			27	27
	Restaurant	26	24			25	16
	Cinema/Entertainment						
	Residential	27	27			32	20
	Hotel						
		73	70	0	0	84	64

INTERNAL TRIPS

	Land Use	Saturday Peak Hour		A.M. Peak Hour		P.M. Peak Hour	
		Enter	Exit	Enter	Exit	Enter	Exit
OUTPUT	Office	0	0	0	0	0	0
	Retail	9	8	0	0	10	14
	Restaurant	8	9	0	0	11	10
	Cinema/Entertainment	0	0	0	0	0	0
	Residential	7	7	0	0	10	7
	Hotel	0	0	0	0	0	0
		24	24	0	0	31	31

OUTPUT	***Total % Reduction***	***33.6%***	***0.0%***	***41.9%***
	Office			0.0%
	Retail	43.6%		44.4%
	Restaurant	34.0%		51.2%
	Cinema/Entertainment			
	Residential	25.9%		32.7%
	Hotel			

EXTERNAL TRIPS

	Land Use	Saturday Peak Hour		A.M. Peak Hour		P.M. Peak Hour	
		Enter	Exit	Enter	Exit	Enter	Exit
OUTPUT	Office	0	0	0	0	0	1
	Retail	11	11	0	0	17	13
	Restaurant	18	15	0	0	14	6
	Cinema/Entertainment	0	0	0	0	0	0
	Residential	20	20	0	0	22	13
	Hotel	0	0	0	0	0	0
		49	46	0	0	53	33

Vehicle Pass-By Rates by Land Use

Source: ITE *Trip Generation Manual* , 11th Edition

Land Use Code	821
Land Use	Shopping Plaza (40 - 150k)
Setting	General Urban/Suburban
Time Period	Weekday PM Peak Period
# Data Sites	15
Average Pass-By Rate	40%

Pass-By Characteristics for Individual Sites

GLA (000)	State or Province	Survey Year	# Interviews	Pass-By Trip (%)	Non-Pass-By Trips			Adj Street Peak Hour Volume	Source
					Primary (%)	Diverted (%)	Total (%)		
45	Florida	1992	844	56	24	20	44	—	30
50	Florida	1992	555	41	41	18	59	—	30
52	Florida	1995	665	42	33	25	58	—	30
53	Florida	1993	162	59	—	—	41	—	30
57.23	Kentucky	1993	247	31	53	16	69	2659	34
60	Florida	1995	1583	40	38	22	60	—	30
69.4	Kentucky	1993	109	25	42	33	75	1559	34
77	Florida	1992	365	46	—	—	54	—	30
78	Florida	1991	702	55	23	22	45	—	30
82	Florida	1992	336	34	—	—	66	—	30
92.857	Kentucky	1993	133	22	50	28	78	3555	34
100.888	Kentucky	1993	281	28	50	22	72	2111	34
121.54	Kentucky	1993	210	53	30	17	47	2636	34
144	New Jersey	1990	176	32	44	24	68	—	24
146.8	Kentucky	1993	—	36	39	25	64	—	34

Vehicle Pass-By Rates by Land Use

Source: ITE *Trip Generation Manual* , 11th Edition

Land Use Code	821
Land Use	Shopping Plaza (40 - 150k)
Setting	General Urban/Suburban
Time Period	Saturday Midday
# Data Sites	1
Average Pass-By Rate	31%

Pass-By Characteristics for Individual Sites

GLA (000)	State or Province	Survey Year	# Interviews	Pass-By Trip (%)	Non-Pass-By Trips			Adjacent Street Daily Volume	Source
					Primary (%)	Diverted (%)	Total (%)		
144	New Jersey	1990	264	31	47	22	69	63362	24

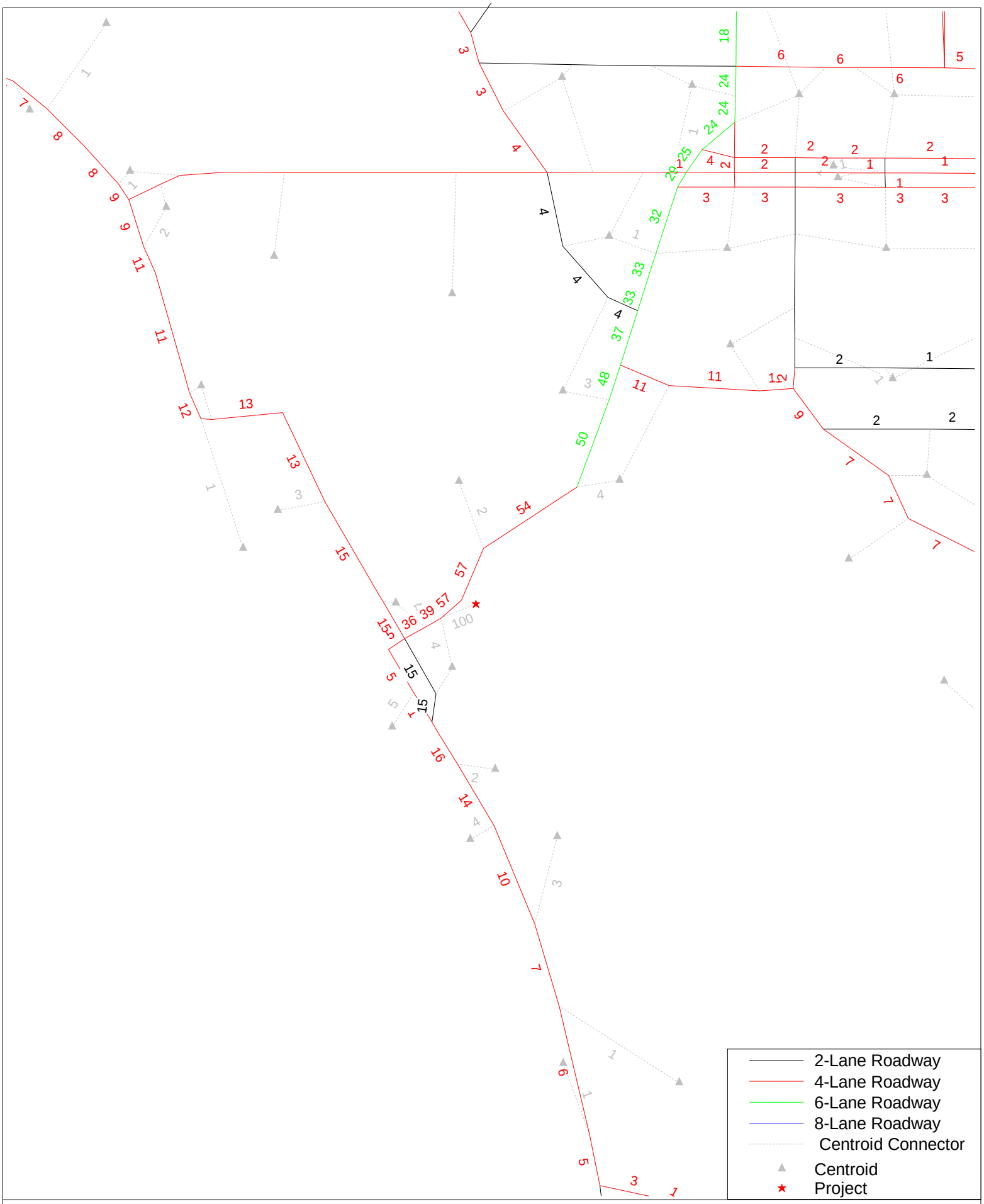
Vehicle Pass-By Rates by Land Use

Source: ITE *Trip Generation Manual* , 11th Edition

Land Use Code	932
Land Use	High-Turnover (Sit-Down) Restaurant
Setting	General Urban/Suburban
Time Period	Weekday PM Peak Period
# Data Sites	12
Average Pass-By Rate	43%

Pass-By Characteristics for Individual Sites

GFA (000)	State or Province	Survey Year	# Interviews	Pass-By Trip (%)	Non-Pass-By Trips			Adj Street Peak Hour Volume	Source
					Primary (%)	Diverted (%)	Total (%)		
2.9	Kentucky	1993	41	37	27	36	63	3935	2
3.1	Kentucky	1993	21	38	29	33	62	2580	2
4.6	Florida	1992	276	63	—	—	37	—	30
5	Florida	1992	65	58	—	—	42	—	30
5.3	Kentucky	1993	24	50	37	13	50	1615	2
5.7	Florida	1994	308	57	—	—	43	—	30
5.8	Florida	1992	150	32	—	—	68	—	30
6.2	Florida	1995	521	46	43	11	54	—	30
7.1	Indiana	1993	—	23	23	54	77	1565	2
8	Florida	1995	664	40	39	21	60	—	30
11	Florida	1996	267	38	43	19	62	—	30
12	Florida	1996	317	29	51	20	71	—	30



TAMPA BAY REGIONAL PLANNING MODEL - 2024 EXISTING PLUS COMMITTED
SELECT ZONE ANALYSIS - COREY LANDINGS
MARCH 2025

cube
(Licensed to Kimley Horn & Associates)

Kimley»Horn

Table 3: Study Area Determination

ROADWAY	FROM	TO	SERVICE VOLUMES		PROJECT VOLUMES			STUDY NETWORK DETERMINATION	
			EXISTING LANEAGE	LOS D SERVICE VOLUME PEAK-HOUR DIRECTIONAL VOLUMES	DIRECTION	PROJECT TRAFFIC ASSIGNMENT	PROJECT TRAFFIC VOLUME	PROJECT TRAFFIC % OF SERVICE VOLUME	WITHIN STUDY NETWORK?
75th Avenue/Corey Causeway	Blind Pass Road	Mangrove Avenue	4	1,630	Eastbound	23%	12	0.71%	No
					Westbound	23%	7	0.45%	No
	Mangrove Avenue	Shore Drive South	4	1,630	Eastbound	57%	18	1.12%	Yes
					Westbound	57%	29	1.75%	Yes
Pasadena Avenue	Shore Drive South	Gulfport Boulevard South	4	2,100	Northbound	50%	16	0.76%	No
					Southbound	50%	25	1.19%	Yes
	Gulfport Boulevard South	Park Street South	4	2,100	Northbound	37%	12	0.56%	No
					Southbound	37%	19	0.88%	No
	Park Street South	Central Avenue	4	2,100	Northbound	33%	11	0.50%	No
					Southbound	33%	17	0.79%	No
Blind Pass Road	West Gulf Boulevard	75th Avenue/ Corey Causeway	4	1,630	Northbound	15%	5	0.29%	No
					Southbound	15%	8	0.46%	No
	75th Avenue/ Corey Causeway	Corey Avenue	2	497[1]	Northbound	15%	5	0.97%	No
					Southbound	15%	8	1.51%	Yes
	Corey Avenue	Gulf Boulevard South	2	497[1]	Northbound	15%	8	1.51%	Yes
					Southbound	15%	5	0.97%	No
Gulf Boulevard South	Bayway	75th Avenue	4	1,630	Northbound	15%	8	0.46%	No
					Southbound	15%	5	0.29%	No
Corey Avenue	Bay Street	Mangrove Avenue	2	497[1]	Eastbound	100%	50	10.06%	Yes
					Westbound	100%	32	6.44%	Yes
	Mangrove Avenue	Boca Ciega Drive	2	497[1]	Eastbound	60%	30	6.04%	Yes
					Westbound	61%	20	3.93%	Yes
	Boca Ciega Drive	Blind Pass Road	2	497[1]	Eastbound	29%	15	2.92%	Yes
					Westbound	29%	9	1.87%	Yes
	Blind Pass Road	Gulf Boulevard South	2	497[1]	Eastbound	4%	2	0.40%	No
					Westbound	4%	1	0.26%	No
Boca Ciega Drive	75th Avenue/ Corey Causeway	Corey Avenue	2	497[1]	Northbound	28%	9	1.80%	Yes
					Southbound	27%	9	1.74%	Yes
	Corey Avenue	70th Avenue	2	497[1]	Northbound	4%	1	0.26%	No
					Southbound	4%	1	0.26%	No

Source: Forward Pinellas *2024 Annual Level of Service Report*

[1] Estimated utilizing FDOT's Generalized Level of Service Volume Tables for C5 (690*0.80*0.90 = 497)

FORWARD PINELLAS

Integrating Land Use & Transportation

2024 Annual Level of Service Report

2023 Data Year



Facility	Juris	Fac Type	Road Type	LOS Std	Length (mi)	Signals Per Mile	LOS Method	AADT	Volume	Physical Capacity	V:Cap Ratio	Def Flag	Fac LOS
511 - BLIND PASS RD: (75TH AVE/COREY AVE -to- W GULF BL)	SR	SA	4D	D	1.39	1.71	T	16,200	825	1,630	0.51	0	D
517 - BRYAN DAIRY RD: (BELCHER RD -to- STARKEY RD)	CR	SA	6D	D	1.03	4.57	T	48,666	2,542	3,020	0.84	0	C
518 - BRYAN DAIRY RD: (STARKEY RD -to- 98TH ST N)	CR	SA	6D	D	0.96	2.16	T	36,500	1,907	3,020	0.63	0	C
519 - BRYAN DAIRY RD: (98TH ST N -to- ALT 19)	CR	SA	4D	D	0.76	1.33	T	36,500	1,907	2,000	0.95	1	C
520 - BRYAN DAIRY RD/118TH AVE N: (28TH ST N -to- 34TH ST N)	CR	SA	4D	D	0.50	4.01	T	8,700	454	2,000	0.23	0	C
521 - BRYAN DAIRY RD/118TH AVE N: (US 19 -to- BELCHER RD)	CR	SA	6D	D	2.15	0.43	T	44,279	1,595	3,020	0.53	0	C
522 - BRYAN DAIRY RD | 118TH AVE N: (34TH ST N -to- 40TH ST N)	CR	NA	4D	D	0.49	0.00	T	30,542	1,595	2,000	0.80	0	C
523 - BRYAN DAIRY RD | 118TH AVE N: (40TH ST N -to- 49TH ST N)	CR	SA	6D	D	0.76	1.14	T	41,500	2,168	3,020	0.72	0	C
526 - CENTRAL AVE: (34TH ST N -to- 58TH ST N)	CR	SA	4D	D	2.01	2.67	T	11,000	574	2,000	0.29	0	C
527 - CENTRAL AVE: (58TH ST N -to- PARK ST)	CR	SA	4D	D	1.76	3.15	T	11,866	574	2,000	0.29	0	C
528 - CENTRAL AVE: (34TH ST N -to- 31ST ST N)	SP	SA	4D	D	0.25	8.41	T	7,600	397	1,630	0.24	0	C
529 - CENTRAL AVE: (31ST ST N -to- 3RD ST N)	SP	SA	2U	D	2.34	5.99	T	5,680	271	750	0.36	0	C
533 - CHESTNUT ST: (COURT ST CONNECTION -to- FT HARRISON AVE)	SR	SA	2O	D	0.21	9.79	T	21,000	1,995	1,630	1.22	2	F
534 - CHESTNUT ST: (FT HARRISON AVE -to- MYRTLE AVE)	SR	SA	4O	D	0.25	3.97	T	21,000	1,995	3,390	0.59	0	D
538 - CLEARWATER-LARGO RD: (BELLEAIR RD -to- W BAY DR)	LA	SA	4D	D	1.56	2.86	T	19,249	535	1,630	0.33	0	C
539 - CLEARWATER-LARGO RD: (W BAY DR -to- ULMERTON RD)	CR	SA	6D	D	1.53	2.08	T	22,249	1,162	2,520	0.46	0	C
542 - CLEVELAND ST: (MYRTLE AVE -to- MISSOURI AVE)	CL	SA	2D	D	0.51	3.96	T	4,800	250	750	0.33	0	C
543 - CLEVELAND ST: (MISSOURI AVE -to- GULF-TO-BAY BLVD)	CL	SA	4D	D	0.47	2.15	T	650	33	1,630	0.02	0	C
549 - COMMERCE BLVD: (TAMPA RD -to- DOUGLAS RD)	OLD	NMC	2U	D	0.18	0.00	T	5,491	286	750	0.38	0	C
555 - COREY CSWY/75TH AVE: (GULF BLVD -to- SHORE DR)	SR	SA	4D	D	1.04	6.10	T	23,300	1,123	1,630	0.69	0	D
556 - CORONADO DR: (ROUNDABOUT -to- HAMDEN DR)	CL	SA	2D	D	0.65	11.36	T	5,600	292	750	0.39	0	C
558 - COUNTRYSIDE BLVD: (BELCHER RD -to- US 19)	CL	SA	4D	D	0.53	4.62	T	18,745	979	2,000	0.49	0	C
559 - COUNTRYSIDE BLVD: (US 19 -to- SR 580)	CL	SA	6D	D	0.79	3.08	T	18,745	979	3,020	0.32	0	C
560 - COUNTRYSIDE BLVD: (SR 580 -to- N SIDE DR)	CL	NA	4D	D	1.39	0.00	T	13,500	705	1,630	0.43	0	C
561 - COUNTRYSIDE BLVD: (N SIDE DR -to- CURLEW RD)	CL	SA	2U	D	0.88	1.14	T	13,500	705	750	0.94	1	D
562 - COUNTRYSIDE BLVD: (CURLEW RD -to- LAKE ST GEORGE DR)	CR	SC	2U	D	0.35	2.82	T	4,148	216	880	0.25	0	C
564 - COURT ST: (MISSOURI AVE -to- HIGHLAND AVE)	SR	SA	4D	D	0.76	2.98	T	43,500	2,272	2,000	1.14	2	F
565 - COURT ST: (FT HARRISON AVE -to- OAK AVE)	SR	SA	3O	D	0.11	9.53	T	16,500	1,567	2,520	0.62	0	D
566 - COURT ST: (OAK AVE -to- CHESTNUT ST CONNECTION)	SR	NA	2O	D	0.04	0.00	T	16,500	1,567	1,630	0.96	1	D
568 - COURTNEY CAMPBELL CSWY: (HILLSBOROUGH CL -to- BAYSHORE BLVD)	SR	SA	4D	D	3.55	1.31	T	63,500	3,317	2,000	1.66	2	F
569 - CR 1: (SR 580 -to- CURLEW RD)	CR	SA	4D	D	2.03	2.15	T	19,858	1,037	1,630	0.64	0	D

Facility	Juris	Fac Type	Road Type	LOS Std	Length (mi)	Signals Per Mile	LOS Method	AADT	Volume	Physical Capacity	V:Cap Ratio	Def Flag	Fac LOS
705 - GATEWAY EXPRESS/BRYAN DAIRY RD: (US 19 -to- 49TH ST N)	CR	SA	6D	D	0.72	1.40	T	30,542	1,595	3,020	0.53	0	C
706 - GATEWAY EXPRESS/ROOSEVELT BLVD: (ULMERTON -to- 49TH ST NB RAMP)	SR	SA	4D	D	1.25	1.70	T	37,500	1,959	2,000	0.98	1	D
711 - GRAND AVE: (N GANDY BLVD/FRONTAGE RD -to- GANDY BLVD)	CR	SA	4D	D	0.15	6.79	T	17,965	938	1,630	0.58	0	D
715 - GREENBRIAR BLVD: (VIRGINIA AVE -to- BELCHER RD)	CR	SMC	2U	D	0.65	1.53	T	7,866	411	750	0.55	0	D
718 - GULF BLVD: (W GULF BL -to- TREASURE ISLAND CSWY)	SR	SA	4U	D	0.96	3.68	T	17,000	888	1,630	0.55	0	D
719 - GULF BLVD: (TREASURE ISLAND CSWY -to- MADEIRA BEACH CSWY)	SR	SA	4D	D	2.95	1.76	T	23,750	1,123	1,630	0.69	0	D
720 - GULD BLVD: (MADIERA BEACH CSWY -to- PARK BLVD)	SR	SA	4D	D	3.85	2.26	T	19,927	879	1,630	0.54	0	D
721 - GULF BLVD: (PARK BLVD -to- WALSINGHAM RD)	SR	SA	2U	D	2.89	0.79	T	13,700	715	750	0.95	1	D
722 - GULF BLVD: (WALSINGHAM RD -to- BELLEAIR CSWY)	CR	SA	2D	D	2.36	0.42	T	15,500	809	750	1.08	2	F
723 - GULF BLVD: (BELLEAIR CSWY -to- SAND KEY PARK)	CR	NA	2D	D	2.86	0.00	T	16,000	836	750	1.12	2	F
724 - GULF BLVD: (SAND KEY PARK -to- GULFVIEW BLVD)	CL	NA	2D	D	0.75	0.00	T	16,000	836	750	1.12	2	F
725 - GULF BLVD S: (BAYWAY -to- 75TH AVE)	SR	SA	4D	D	2.40	5.08	T	23,785	1,227	1,630	0.75	0	D
728 - GULFPORT BLVD: (PASADENA AVE -to- 58TH ST S)	CR	SA	4D	D	1.75	3.07	T	16,403	857	1,630	0.53	0	D
729 - GULF-TO-BAY BLVD: (CLEVELAND ST -to- HIGHLAND AVE)	CL	SA	4U	D	0.45	10.83	T	4,900	256	1,630	0.16	0	C
730 - GULF-TO-BAY BLVD: (HIGHLAND AVE -to- KEENE RD)	SR	SA	6D	D	0.76	3.97	T	51,000	2,560	3,020	0.85	0	C
731 - GULF-TO-BAY BLVD: (BAYSHORE BLVD -to- US 19)	SR	SA	6D	D	1.51	5.43	T	55,500	2,899	3,020	0.96	1	C
732 - GULF-TO-BAY BLVD: (KEENE RD -to- BELCHER RD)	SR	SA	6D	D	1.03	3.24	T	52,500	2,743	3,020	0.91	1	C
733 - GULF-TO-BAY BLVD: (US 19 -to- BELCHER RD)	SR	SA	6D	D	0.99	2.71	T	52,500	2,743	3,020	0.91	1	C
734 - GULFVIEW BLVD: (HAMDEN DR -to- GULF BLVD)	CL	NA	3U	D	0.43	0.00	T	5,600	292	750	0.39	0	C
737 - HAINES RD: (DR ML KING JR ST N -to- 54TH AVE N)	CR	SMC	2U	D	1.85	2.16	T	11,086	579	750	0.77	0	D
738 - HAINES RD: (54TH AVE N -to- US 19)	CR	SMC	2U	D	1.20	2.78	T	11,086	579	750	0.77	0	D
744 - HERCULES AVE: (GULF-TO-BAY BLVD -to- DREW ST)	CL	SA	4U	D	0.51	4.37	T	9,000	470	1,630	0.29	0	C
745 - HERCULES AVE: (DREW ST -to- RR TRACKS)	CR	NA	4D	D	0.92	0.00	T	13,000	679	2,000	0.34	0	C
746 - HERCULES AVE: (RR TRACKS -to- CALUMET ST)	CR	SA	3U	D	0.27	3.76	T	13,000	679	880	0.77	0	C
747 - HERCULES AVE: (CALUMET ST -to- SUNSET POINT RD)	CR	SA	4U	D	0.33	3.02	T	13,000	679	2,000	0.34	0	C
748 - HERCULES AVE: (SUNSET POINT RD -to- VIRGINIA AVE)	CR	SA	2D	D	1.01	1.97	T	11,288	411	750	0.55	0	D
750 - HIGHLAND AVE: (EAST BAY DR -to- BELLEAIR RD)	CR	SA	2U	D	1.53	2.59	T	9,729	508	750	0.68	0	D
751 - HIGHLAND AVE: (BELLEAIR RD -to- DRUID RD)	CR	SA	2U	D	1.25	1.99	T	9,180	479	750	0.64	0	D
752 - HIGHLAND AVE: (DRUID ST -to- GULF-TO-BAY BLVD)	CR	SA	4U	D	0.25	3.96	T	9,180	479	1,630	0.29	0	C
753 - HIGHLAND AVE: (GULF-TO-BAY -to- DREW ST)	CL	SA	2D	D	0.51	4.36	T	10,020	523	750	0.70	0	D
754 - HIGHLAND AVE: (DREW ST -to- SUNSET POINT RD)	CL	SA	2D	D	1.51	2.43	T	10,020	523	750	0.70	0	D

Facility	Juris	Fac Type	Road Type	LOS Std	Length (mi)	Signals Per Mile	LOS Method	AADT	Volume	Physical Capacity	V:Cap Ratio	Def Flag	Fac LOS
916 - OAKHURST RD: (PARK BLVD -to- WALSINGHAM)	CR	SA	2U	D	2.62	2.46	T	8,094	422	750	0.56	0	D
940 - PARK BLVD: (US 19 -to- 49TH ST N)	SR	SA	6D	D	0.98	3.41	T	59,000	3,082	3,020	1.02	2	F
942 - PARK BLVD: (49TH ST N -to- 66TH ST N)	SR	SA	6D	D	1.75	1.71	T	50,166	2,534	3,020	0.84	0	C
944 - PARK BLVD: (66TH ST N -to- 71ST ST N/ BELCHER RD)	CR	SA	6D	D	0.50	1.99	T	48,500	2,534	3,020	0.84	0	C
945 - PARK BLVD: (71ST ST N | BELCHER RD -to- STARKEY RD)	CR	SA	6D	D	1.56	1.46	T	43,000	2,246	3,020	0.74	0	C
946 - PARK BLVD: (STARKEY RD -to- SEMINOLE BLVD)	CR	SA	6D	D	1.53	2.43	T	43,000	2,246	3,020	0.74	0	C
947 - PARK BLVD: (SEMINOLE BLVD -to- 113TH ST N)	CR	SA	4D	D	0.55	4.69	T	32,376	1,691	1,630	1.04	2	E
948 - PARK BLVD: (113TH ST N -to- 131ST ST N)	CR	SA	4D	D	1.53	2.31	T	26,751	809	1,630	0.50	0	D
949 - PARK BLVD: (131ST ST N -to- GULF BLVD)	CR	SA	4D	D	1.28	2.54	T	15,500	809	2,000	0.41	0	C
951 - PARK ST: (22ND AVE N -to- BAY PINES BLVD)	CR	SA	4D	D	1.18	0.85	T	19,238	1,005	2,000	0.50	0	C
952 - PARK ST: (BAY PINES BLVD -to- PARK BLVD)	CR	SA	4D	D	2.33	3.35	T	30,500	1,593	2,000	0.80	0	C
953 - PARK ST: (22ND AVE N -to- CENTRAL AVE)	CR	SA	4U	D	1.68	0.96	T	15,500	809	1,630	0.50	0	D
954 - PARK ST: (CENTRAL AVE -to- PASADENA AVE)	SP	SA	2D	D	0.72	0.83	T	6,195	323	750	0.43	0	C
955 - PASADENA AVE: (SHORE DR -to- 66TH ST N)	SR	SA	4D	D	1.67	6.23	T	31,071	1,515	2,100	0.72	0	C
957 - PATRICIA AVE: (UNION ST -to- MAIN ST)	DN	SA	2D	D	1.47	2.47	T	7,543	379	750	0.51	0	D
961 - PHILLIPPE PKWY: (MAIN ST -to- ENTERPRISE RD/CR 102	SH	SA	2D	D	1.53	0.56	T	9,338	487	750	0.65	0	D
962 - PHILLIPPE PKWY: (ENTERPRISE/CR 102 -to- SR 580)	SR	SA	2U	D	1.23	0.81	T	10,100	527	880	0.60	0	C
967 - PINEHURST RD: (MICHIGAN AVE -to- SR 580	DN	SC	2U	D	1.26	2.48	T	5,838	205	750	0.27	0	C
968 - PINELLAS BAYWAY | SR 679: (PINELLAS BAYWAY | SR 682 -to- BAHIA DEL MAR BLVD)	SR	NA	4U	D	0.41	0.00	T	17,300	903	2,000	0.45	0	C
969 - PINELLAS BAYWAY | SR 679: (ANDERSON BLVD -to- 1/2 MILE OF TOLL PLAZA)	CR	NA	2U	D	2.85	0.00	T	6,100	318	880	0.36	0	C
970 - PINELLAS BAYWAY | SR 679: (BAHIA DEL MAR BLVD -to- MADONNA BLVD)	SR	NA	2U	D	1.15	0.00	T	11,700	318	880	0.36	0	C
971 - PINELLAS BAYWAY | SR 679: (1/2 MI N OF TOLL PLAZA -to- MADONNA BLVD)	SR	NA	4D	D	2.02	0.00	T	6,100	318	2,000	0.16	0	C
972 - PINELLAS BAYWAY | SR 682: (DOLPHIN CAY LN S -to- PINELLAS BAYWAY | SR 679)	SR	SA	4D	D	1.54	1.33	T	31,000	1,619	2,000	0.81	0	C
973 - PINELLAS BAYWAY | SR 682: (PINELLAS BAYWAY | SR 679 -to- SR 699 | GULF BLVD)	SR	SA	4D	D	1.42	0.84	T	21,500	1,123	1,630	0.69	0	D
974 - PINELLAS BAYWAY | SR 682 | 54TH AVE S: (34TH ST S -to- AVENUE OF STATES DR)	SR	SA	6D	D	0.48	2.10	T	39,500	2,063	3,020	0.68	0	C
975 - PINELLAS BAYWAY | SR 682 | 54TH AVE S: (AVENUE OF STATES DR -to- DOLPHIN CAY)	SR	NA	6D	D	0.24	0.00	T	39,500	2,063	3,020	0.68	0	C
976 - PINELLAS POINT DR: (34TH ST S -to- 31ST ST S)	SP	SA	4D	D	0.25	4.01	T	11,769	614	1,630	0.38	0	C
977 - PINELLAS POINT DR: (31ST ST S -to- ROY HANNA)	SP	NMC	2U	D	0.37	0.00	T	5,700	297	750	0.40	0	C
999 - ROSERY RD / PONSETTIA RD: (LAKE AVE -to- MISSOURI AVE)	LA	SA	2U	D	1.04	2.56	T	10,986	574	750	0.77	0	D
1000 - ROSERY RD/POINSETTIA RD: (CLWTR-LARGO RD -to- MISSOURI AVE)	LA	SA	2U	D	0.51	1.95	T	10,986	574	750	0.77	0	D
1005 - SAN CHRISTOPHER DR: (PINEHURST RD -to- ALT US 19)	DN	NMC	2U	D	1.10	0.00	T	3,510	183	750	0.24	0	C

Project: Corey Landings
Location: St. Pete Beach, FL
Notes:

Volume Source #1: 5157 75th Ave NE of SR 699
Volume Source #2: 9074 Boca Ciega, S of 75th Ave
Volume Source #3: 9174 Blind Pass Rd
Volume Source #4:
Volume Source #5:

Line	Month	Year	Volume Source #1	Volume Source #2	Volume Source #3	Volume Source #4	Volume Source #5	Average Volume
1		2019	21000	2900	1800			8566.666667
2		2020	19400	2000	1700			7700
3		2021	21500	2000	1700			8400
4		2022	21500	2000	1700			8400
5		2023	21500	2200	1800			8500
6								
7								
8								
9								
10								

INPUT DATA

Line	Month	Year	Aggregate Traffic Volume
1		2019	8566.666667
2		2020	7700
3		2021	8400
4		2022	8400
5		2023	8500
6			
7			
8			
9			
10			

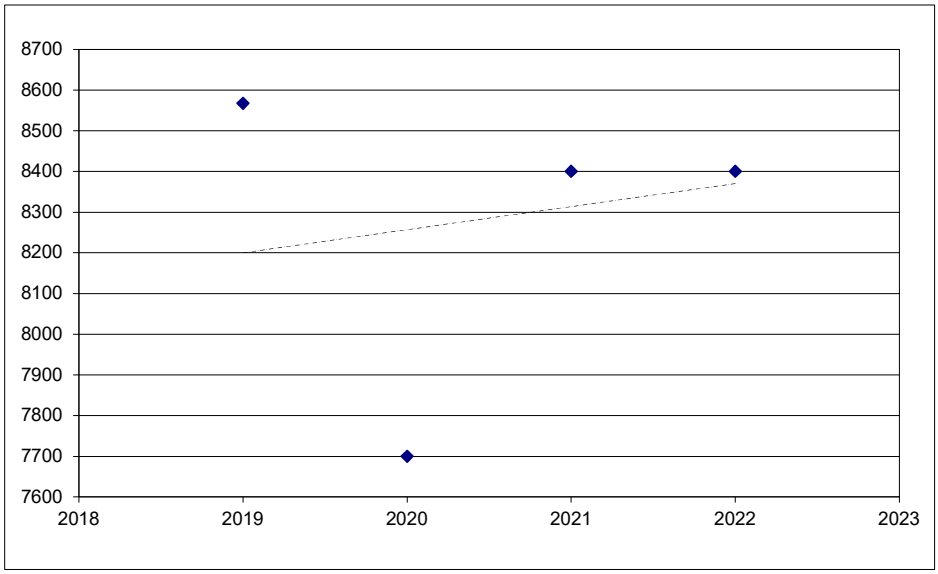
OUTPUT DATA

Line	Month	Year	Best Fit Volume Trend
1		2019	8200
2		2020	8256.666667
3		2021	8313.333333
4		2022	8370
5		2023	8426.666667
6			
7			
8			
9			
10			

Slope: 56.66666667
Intercept: -106210
R^2: 0.065503173
Standard Error: 390.7732126

Exponential Growth Rate: 0.68%
Future = Existing (1+Growth)^N

Linear Growth Rate: 0.69%
Future = Existing (1+Growth*N)



FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2023 HISTORICAL AADT REPORT

COUNTY: 15 - PINELLAS

SITE: 5157 - SR 693/75TH AV/ST PETE BCH CSWY, NE OF SR 699

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2023	21500 C	E 11000	W 10500	9.00	53.20	5.40
2022	21500 F	E 11000	W 10500	9.00	53.20	3.60
2021	21500 C	E 11000	W 10500	9.00	53.00	3.60
2020	19400 C	E 9700	W 9700	9.00	55.30	3.90
2019	21000 E			9.00	55.70	3.50
2018	20000 S	E 10000	W 10000	9.00	55.50	2.60
2017	20000 F	E 10000	W 10000	9.00	54.50	2.60
2016	20000 C	E 10000	W 10000	9.00	55.90	2.60
2015	24500 F	E 12000	W 12500	9.00	55.00	3.70
2014	23500 C	E 11500	W 12000	9.00	55.40	3.30
2013	22000 C	E 11000	W 11000	9.00	55.20	3.20
2012	24000 C	E 12000	W 12000	9.00	55.00	2.90
2011	25000 C	E 12500	W 12500	9.00	56.50	2.80
2010	22500 C	E 11000	W 11500	10.52	55.26	2.70
2009	19600 C	E 10000	W 9600	10.53	55.79	2.70
2008	28000 C	E 14500	W 13500	10.29	58.46	3.40

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2023 HISTORICAL AADT REPORT

COUNTY: 15 - PINELLAS

SITE: 9074 - BOCA CIEGA, S OF 75TH AVE

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2023	2200 T	N 1100	S 1100	9.00	53.20	8.70
2022	2000 S	N 1000	S 1000	9.00	53.20	5.60
2021	2000 F	N 1000	S 1000	9.00	53.00	3.90
2020	2000 C	N 1000	S 1000	9.00	55.30	3.40
2019	2900 V	N 1500	S 1400	9.00	55.70	3.30
2018	2900 R	N 1500	S 1400	9.00	55.50	3.20
2017	2900 T	N 1500	S 1400	9.00	54.50	2.90
2016	2900 S	N 1500	S 1400	9.00	55.90	2.90
2015	2900 F	N 1500	S 1400	9.00	55.00	2.90
2014	2900 C	N 1500	S 1400	9.00	55.40	3.20
2013	2400 S	0	0	9.00	55.20	3.00
2012	2400 F	0	0	9.00	55.00	2.80
2011	2400 C	N 0	S 0	9.00	56.50	3.10

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2023 HISTORICAL AADT REPORT

COUNTY: 15 - PINELLAS

SITE: 9174 - BLIND PASS RD, N OF GULF BLVD

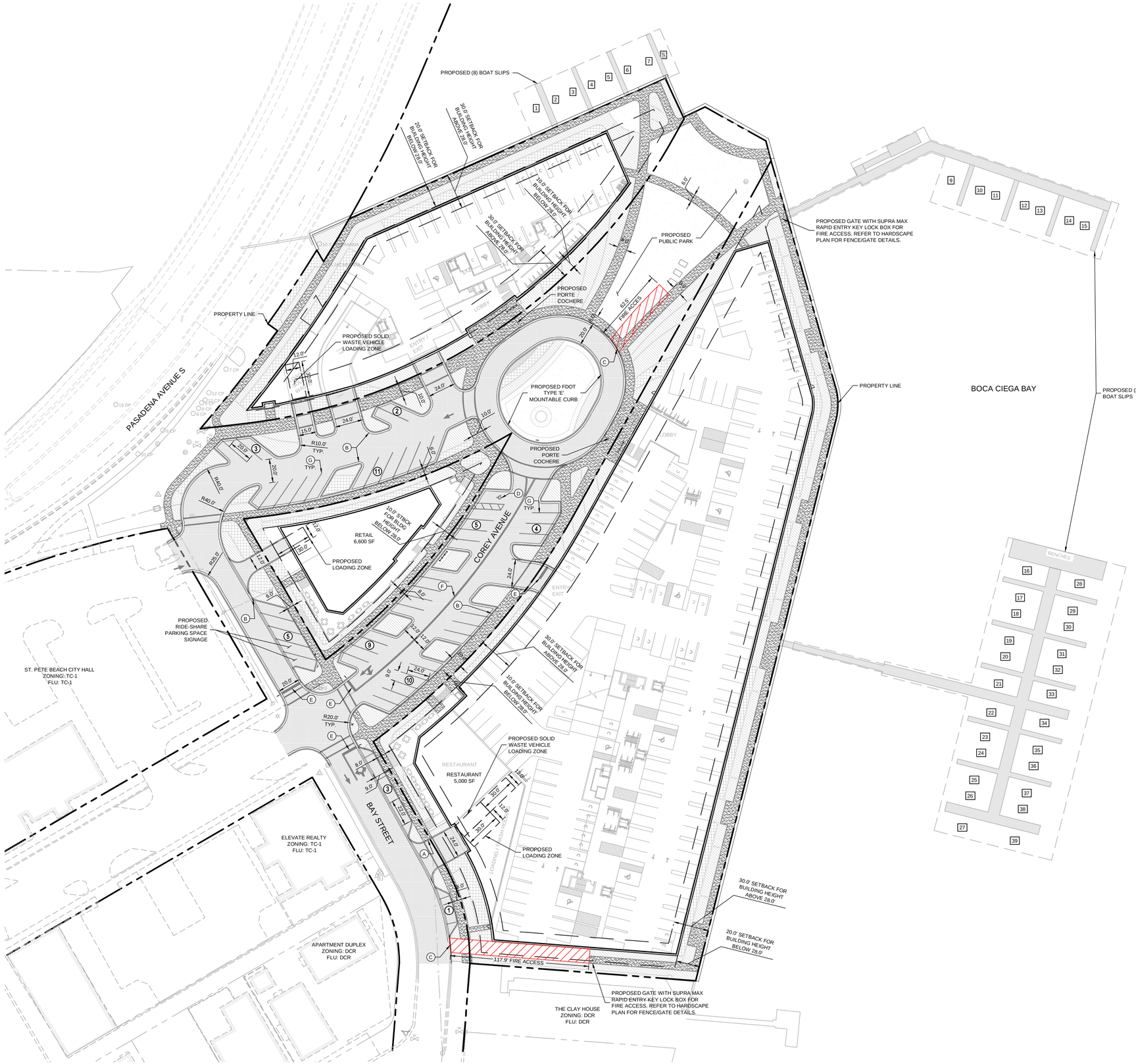
YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2023	1800 X	0	0	9.00	53.20	8.70
2022	1700 X	0	0	9.00	53.20	5.60
2021	1700 X	0	0	9.00	53.00	3.90
2020	1700 X	0	0	9.00	55.30	3.40
2019	1800 X	0	0	9.00	55.70	3.30
2018	1800 X	0	0	9.00	55.50	3.20
2017	1800 6	0	0	9.00	54.50	2.90
2016	1800 V	0	0	9.00	55.90	2.90
2015	1800 R	0	0	9.00	55.00	2.90
2014	1800 T			9.00	55.40	3.20
2013	1800 S	0	0	9.00	55.20	3.00
2012	1800 F	0	0	9.00	55.00	2.80
2011	1800 C N	0	S 0	9.00	56.50	3.10

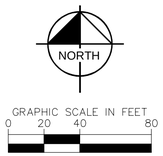
AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

Appendix B

Site Plan

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.





LEGEND

- PROPERTY LINE
- PROPOSED BUILDING
- PROPOSED CONCRETE SIDEWALK
- FULL DEPTH ASPHALT PAVEMENT AREA
- PROPOSED FIRE ACCESS DRIVE
- (#) PROPOSED PARKING SPACES
- # PROPOSED BOAT SLIP NUMBER

KEY NOTE LEGEND

- (A) PROPOSED TYPE 'D' CURB. SEE DETAIL SHEET.
- (B) PROPOSED TYPE 'F' CURB. SEE DETAIL SHEET.
- (C) PROPOSED TYPE 'E' CURB. SEE DETAIL SHEET.
- (D) ACCESSIBLE PARKING SPACE TYPICAL. SEE FOR ACCESSIBLE PARKING SPACE SIZE, SIGN, AND SYMBOL.
- (E) PROPOSED 24" STOP LINE PER FDOT STANDARD PLAN 711-001 WITH R1-1 STOP SIGN
- (F) PROPOSED 6" DOUBLE YELLOW THERMOPLASTIC
- (G) PROPOSED 6" WHITE THERMOPLASTIC

SITE DATA TABLE

PROPERTY DATA	
PROJECT NAME	COREY LANDINGS
JURISDICTION	CITY OF ST. PETE BEACH
PARCEL NUMBER	25-31-15-78084-000-0141 - 0.20 AC 25-31-15-78084-000-0142 - 0.39 AC 25-31-15-78084-000-0143 - 0.24 AC 36-31-15-00000-140-0110 - 1.07 AC 36-31-15-00000-140-0300 - 0.38 AC 36-31-15-00000-140-0400 - 1.61 AC 36-31-15-13590-000-0010 - 0.23 AC 36-31-15-30672-063-0230 - 0.37 AC
SUBMERGED LAND	36-31-15-00000-140-0110 - 0.33 AC 36-31-15-00000-140-0410 - 0.73 AC 36-31-15-00000-140-0700 - 0.07 AC LEASE NUMBER 520027033 - 0.13 AC TOTAL 1.26 AC SUBMERGED LANDS
PROPOSED SITE AREA	
NORTH PARCEL	1.08 AC (46,947 SF)
SOUTH PARCEL	3.05 AC (132,854 SF)
WEST PARCEL	0.38 AC (16,531 SF)
TOTAL SITE AREA	4.51 AC (196,332 SF)
CURRENT ZONING	TC-2 (TOWN CENTER COREY CIRCLE AND COQUINA WEST DISTRICTS)
CURRENT USE	VACANT SITE / AUTO AND MARINE REPAIR / RESTAURANT
FUTURE LAND USE	TC-2 (TOWN CENTER COREY CIRCLE AND COQUINA WEST DISTRICTS)
PROPOSED USE	132 CONDO UNITS 2 TRANSIENT ACCOMMODATION UNITS (TAU) 5,000 SF RESTAURANT 6,600 SF RETAIL

PARKING DATA		
OFF-STREET PARKING	REQUIRED	PROVIDED
RESIDENTIAL (1 SPACE / BEDROOM)	285 BEDROOMS = 285 SPACES	330 SPACES
TRANSIENT ACCOMMODATION UNIT (0.9 SPACE / UNIT)	2 TAU'S = 2 SPACES	2 SPACES
RETAIL SALES (1 SPACE / 300 SF)	6,600 SF = 22 SPACES	22 SPACES
RESTAURANT (1 SPACE / 100 SF)	5,000 SF = 50 SPACES	50 SPACES
BOAT SLIPS / NON-LIVE ABOARD (RESIDENTIAL ONLY, 1 SPACE / 4 SLIPS)	35 SLIPS = 9 SPACE	9 SPACE
TRANSIENT BOAT SLIPS (PER CODE SLIPS COUNT TOWARDS PROVIDED PARKING)	N/A	4 SPACES
TOTAL:	368 SPACES	417 SPACES
PUBLIC PARKING (PER LDC SEC 23.3)	AVAILABLE	10% OF AVAILABLE SPACES
ADJACENT ON-STREET PARKING WITHIN 800 FT OF PROPERTY	ON-STREET: 107 SPACES	10 SPACES
BICYCLE PARKING (LDC SEC. 23.5, FOOTNOTE (d))	10% OF REQUIRED COMMERCIAL VEHICLE PARKING (72 SPACES) = 7 BICYCLE SPACES	7 SPACES

ZONING DATA					
	ALLOWABLE	NORTH PARCEL	SOUTH PARCEL	WEST PARCEL	TOTAL
DENSITY (UNITS / AC)	24 UNITS / AC (4.51 AC = 108 UNITS)	34.3 (37 UNITS / 1.08 AC)	31.8 (97 UNITS / 3.05 AC)	--	29.7
RETAIL / RESTAURANT FLOOR AREA RATIO	0.55	--	0.04 (5,000 SF / 132,854 SF)	0.40 (6,600 SF / 16,531 SF)	0.06
IMPERVIOUS SURFACE RATIO (ONSITE)	0.70	0.70 (14,100 SF / 46,947 SF)	0.69 (41,253 SF / 132,854 SF)	0.75 (4,113 SF / 16,531 SF)	0.70
VEGETATIVE GREENSPACE (AC)	--	14,100 SF	41,253 SF	4,113 SF	--

Know what's **below.** **Call** before you dig.

GROUNDWATER / DEWATERING NOTE:
THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR THIS ISSUE. WHEN PERFORMING GRADING OPERATIONS DURING PERIODS OF WET WEATHER, PROVIDE ADEQUATE DEWATERING, DRAINAGE AND GROUND WATER MANAGEMENT TO CONTROL MOISTURE OF SOILS.

No.	REVISIONS	DATE

Kimley»Horn
© 2026 KIMLEY-HORN AND ASSOCIATES, INC.
201 NORTH FRANKLIN STREET, SUITE 1400, TAMPA, FL 33602
PHONE: 813-620-1460
WWW.KIMLEY-HORN.COM
CA 00000696

DESIGNED BY: SCOTT W. GIFFEN, PLANNER
FLORIDA REGISTRATION NUMBER: 67
DATE:

SCALE: AS NOTED
DESIGNED BY
DRAWN BY
CHECKED BY

CONDITIONAL USE PERMIT
SITE PLAN

COREY LANDINGS
PREPARED FOR:
KT COREY AVE, LLC
CITY OF ST. PETE BEACH FLORIDA

DATE
03/17/2025
PROJECT NO.

SHEET NUMBER
C300

This item has been digitally signed and sealed by Scott W. Giffen, PLANNER (#67345) on the date adjacent to the seal.

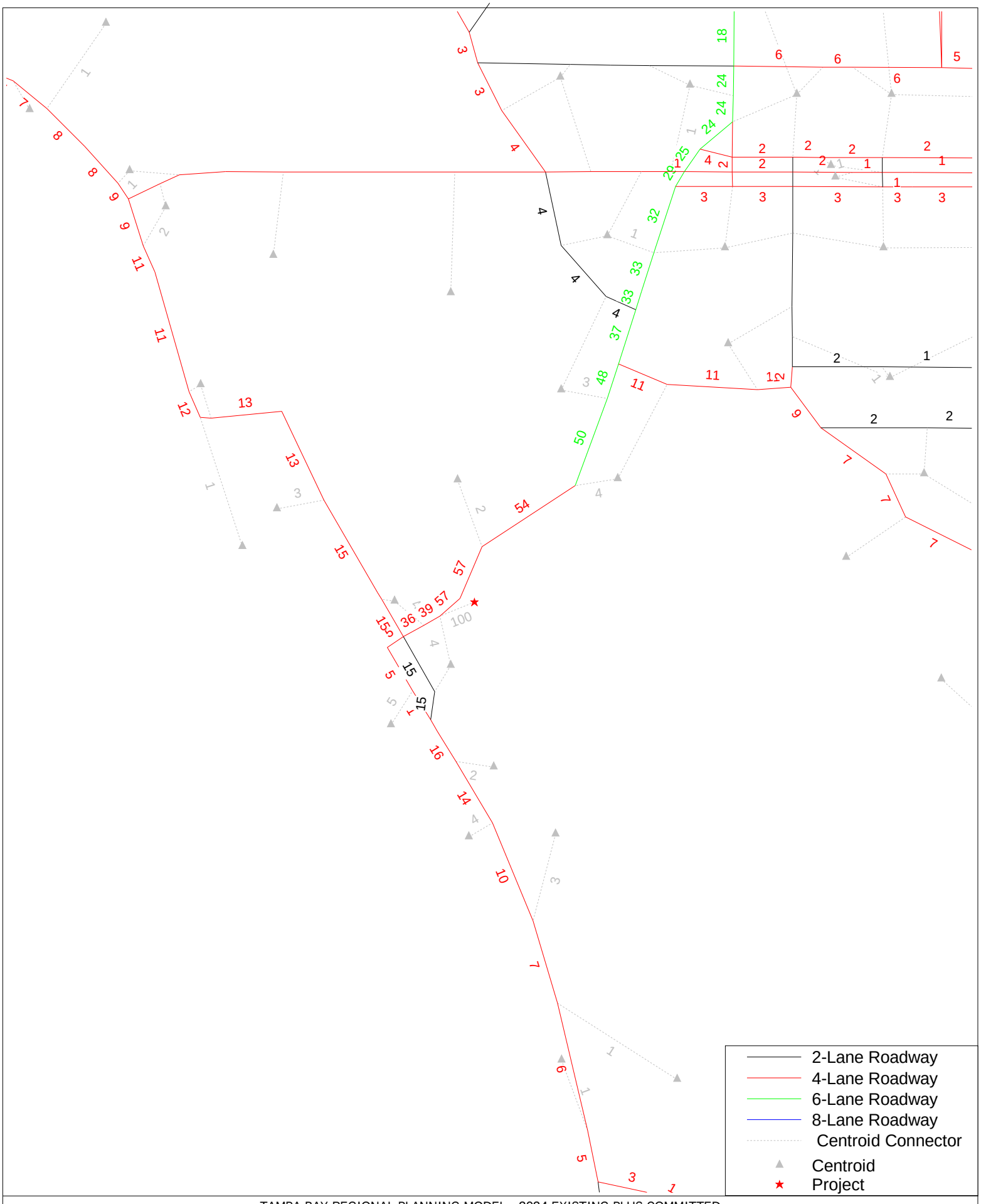
Signature must be verified on any electronic copies.

This item or drawing sheet and details is being signed and sealed by Scott W. Giffen, PE based on the authority granted under board rule 61G15-18.011 (1)(a)3.

To the best of the Engineer of Record's knowledge, these plans comply with the 7th Edition Codes.

Appendix C

Project Traffic Distribution Model Output



TAMPA BAY REGIONAL PLANNING MODEL - 2024 EXISTING PLUS COMMITTED
SELECT ZONE ANALYSIS - COREY LANDINGS
MARCH 2025

cube

(Licensed to Kimley Horn & Associates)

Appendix D

Raw Turning Movements Counts

Peak Season Factor Category Report

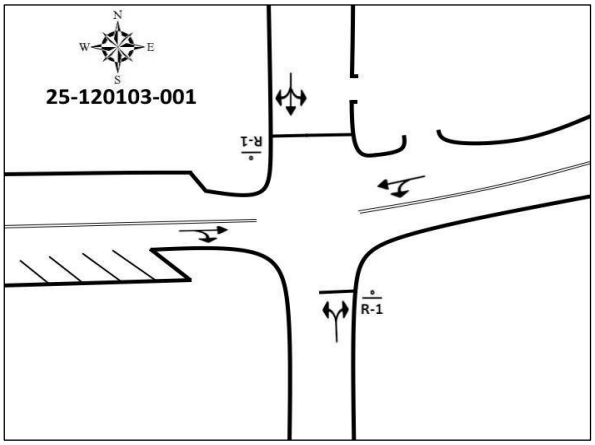
LOCATION: Bay St/Corey Cir & Corey Ave
CITY/STATE: St Pete Beach, FL

PROJECT ID: 25-120103-001
DATE: Thu, Feb 27, 2025

Peak-Hour: 04:00 PM - 05:00 PM
Peak 15-Minute: 04:45 PM - 05:00 PM

Peak Hour Factor
0.83

National Data & Surveying Services



15-Min Count Period Beginning At	Bay St/Corey Cir Northbound					Bay St/Corey Cir Southbound					Corey Ave Eastbound					Corey Ave Westbound					Total	Hourly Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
4:00 PM	2	0	1	0		0	0	4	0		0	1	0	1		0	1	0	0		10	43
4:15 PM	3	0	1	0		0	2	2	0		0	1	2	0		0	0	0	0		11	35
4:30 PM	2	0	0	0		0	0	2	0		0	3	1	0		0	1	0	0		9	28
4:45 PM	5	0	1	0		0	2	1	0		0	2	1	0		0	1	0	0		13	21
5:00 PM	0	0	0	0		0	0	0	0		0	0	1	0		0	1	0	0		2	12
5:15 PM	1	0	0	0		0	1	0	0		0	0	1	0		1	0	0	0		4	10
5:30 PM	1	0	1	0		0	0	0	0		0	0	0	0		0	0	0	0		2	6
5:45 PM	0	0	0	0		0	0	1	0		0	0	3	0		0	0	0	0		4	4
Peak 15-Min Flowrates	**Northbound**					**Southbound**					**Eastbound**					**Westbound**					**Total**	
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
All Vehicles	20	0	4	0		0	8	16	0		0	12	8	4		0	4	0	0		**76**	
Heavy Trucks	0	0	0	0		0	0	0	0		0	0	0	0		0	0	0	0		**0**	
Pedestrians		0					0					0					4				**4**	
Bicycles	0	4	4	0		0	0	0	0		0	0	0	0		0	0	0	0		**8**	
Buses																						
Stopped Buses																						

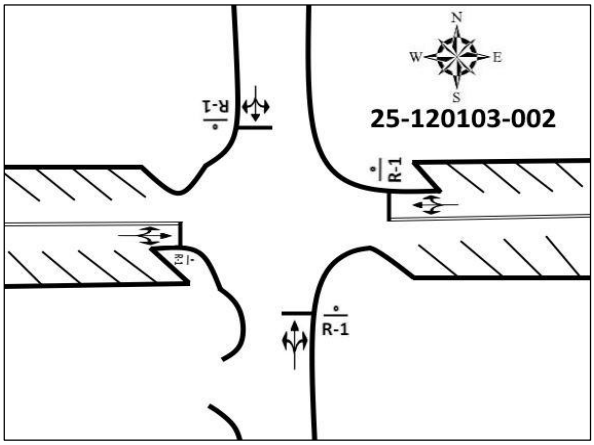
LOCATION: Mangrove St & Corey Ave
CITY/STATE: St Pete Beach, FL

PROJECT ID: 25-120103-002
DATE: Thu, Feb 27, 2025

Peak-Hour: 04:15 PM - 05:15 PM
Peak 15-Minute: 04:15 PM - 04:30 PM

Peak Hour Factor
0.92

National Data & Surveying Services



15-Min Count Period Beginning At	Mangrove St Northbound					Mangrove St Southbound					Corey Ave Eastbound					Corey Ave Westbound					Total	Hourly Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
4:00 PM	0	9	1	0		0	10	6	0		8	2	2	0		1	4	6	0		49	206
4:15 PM	1	13	0	0		5	15	5	0		7	1	0	0		1	1	8	0		57	209
4:30 PM	2	9	0	0		2	10	8	0		5	3	0	0		1	4	10	0		54	195
4:45 PM	0	8	1	0		1	12	2	0		6	3	1	0		0	6	6	0		46	180
5:00 PM	0	8	0	0		1	13	12	0		12	1	1	0		0	2	2	0		52	162
5:15 PM	1	11	0	0		2	17	3	0		5	0	0	0		0	1	3	0		43	110
5:30 PM	0	9	0	0		0	18	7	0		2	0	1	0		0	0	2	0		39	67
5:45 PM	0	6	0	0		2	10	5	0		3	0	0	0		0	0	2	0		28	28
Peak 15-Min Flowrates	**Northbound**					**Southbound**					**Eastbound**					**Westbound**					**Total**	
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
All Vehicles	8	52	4	0		20	60	48	0		48	12	4	0		4	24	40	0		**324**	
Heavy Trucks	4	4	0	0		0	0	0	0		0	0	0	0		0	0	0	0		**8**	
Pedestrians		8					20					0					0				**28**	
Bicycles	0	0	8	0		0	0	4	0		8	0	0	0		0	8	0	0		**28**	
Buses																						
Stopped Buses																						

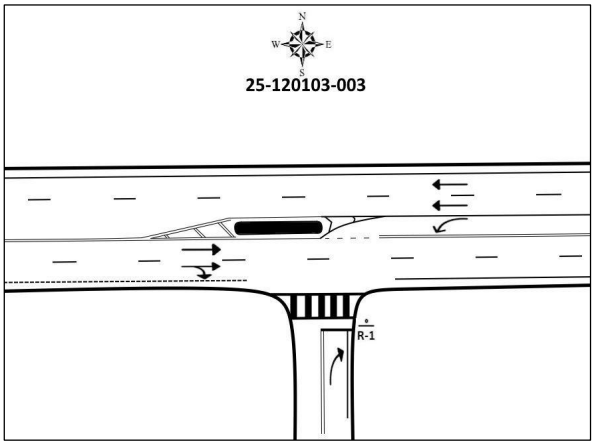
LOCATION: Mangrove St & 75th Ave/SR 693
CITY/STATE: St Pete Beach, FL

PROJECT ID: 25-120103-003
DATE: Thu, Feb 27, 2025

Peak-Hour: 04:15 PM - 05:15 PM
Peak 15-Minute: 04:30 PM - 04:45 PM

Peak Hour Factor
0.94

National Data & Surveying Services

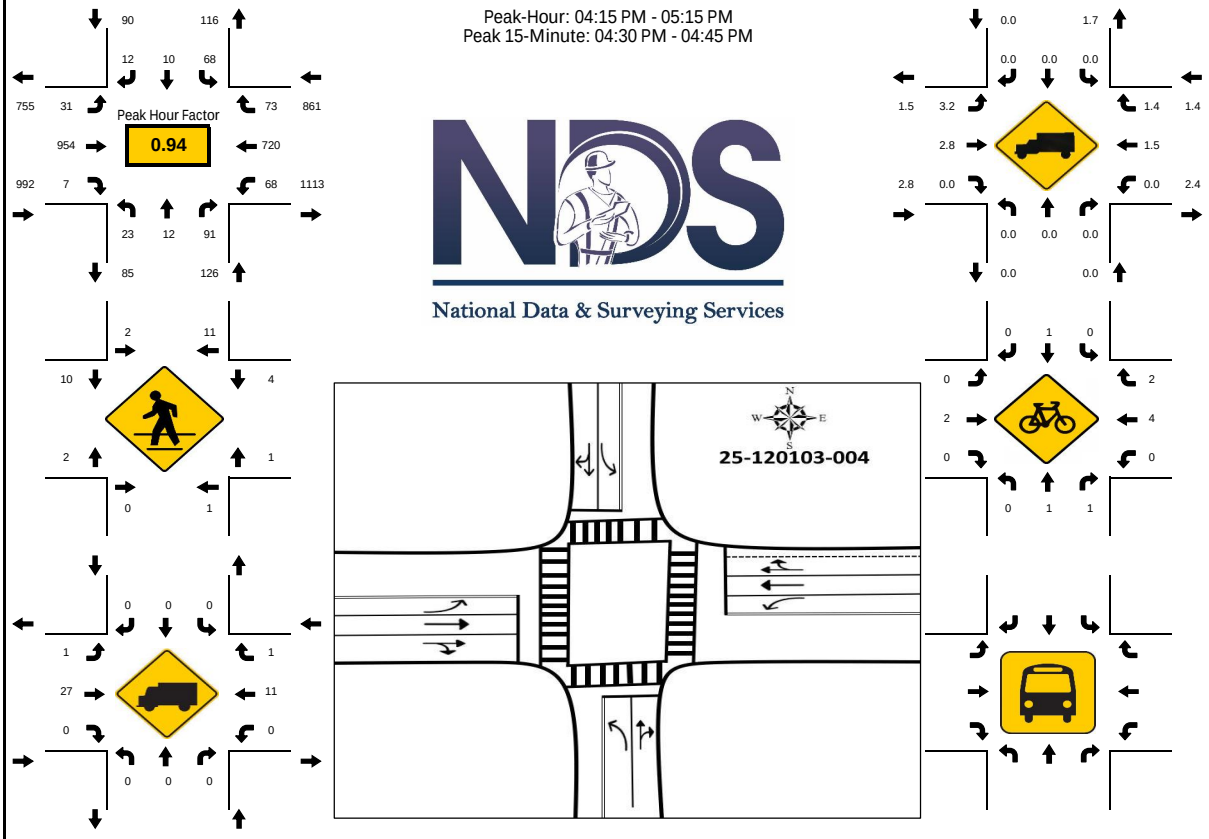


15-Min Count Period Beginning At	Mangrove St Northbound					Mangrove St Southbound					75th Ave/SR 693 Eastbound					75th Ave/SR 693 Westbound					Total	Hourly Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
4:00 PM	0	0	24	0		0	0	0	0		0	248	0	0		15	206	0	0		493	2113
4:15 PM	0	0	30	0		0	0	0	0		0	288	1	0		23	220	0	0		562	2156
4:30 PM	0	0	27	0		0	0	0	0		0	305	2	0		18	221	0	0		573	2087
4:45 PM	0	0	21	0		0	0	0	0		0	251	0	0		15	198	0	0		485	1995
5:00 PM	0	0	20	0		0	0	0	0		0	269	0	0		25	222	0	0		536	1937
5:15 PM	0	0	22	0		0	0	0	0		0	231	2	0		19	219	0	0		493	1401
5:30 PM	0	0	14	0		0	0	0	0		0	231	2	0		22	212	0	0		481	908
5:45 PM	0	0	12	0		0	0	0	0		0	178	0	0		17	220	0	0		427	427
Peak 15-Min Flowrates	**Northbound**					**Southbound**					**Eastbound**					**Westbound**					**Total**	
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
All Vehicles	0	0	120	0		0	0	0	0		0	1220	8	0		100	888	0	0		**2336**	
Heavy Trucks	0	0	4	0		0	0	0	0		0	40	0	0		0	16	0	0		**60**	
Pedestrians		4					0					0					0				**4**	
Bicycles	0	0	8	0		0	0	0	0		0	8	0	0		4	16	0	0		**36**	
Buses																						
Stopped Buses																						

LOCATION: Boca Ciega Dr & 75th Ave/SR 693
CITY/STATE: St Pete Beach, FL

PROJECT ID: 25-120103-004
DATE: Thu, Feb 27, 2025

Peak-Hour: 04:15 PM - 05:15 PM
Peak 15-Minute: 04:30 PM - 04:45 PM



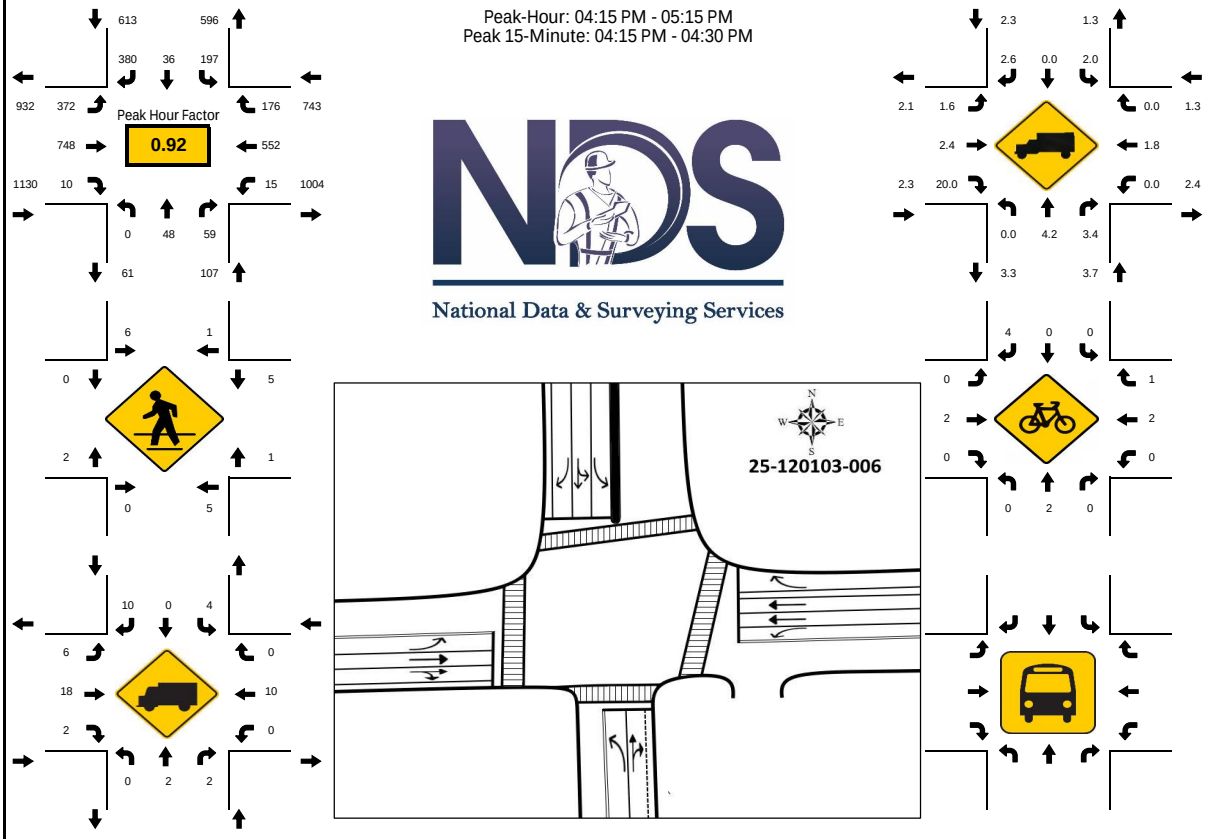
National Data & Surveying Services

15-Min Count Period Beginning At	Boca Ciega Dr Northbound					Boca Ciega Dr Southbound					75th Ave/SR 693 Eastbound					75th Ave/SR 693 Westbound					Total	Hourly Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
4:00 PM	5	0	33	0		10	1	2	0		6	198	3	0		18	182	8	0		466	2033
4:15 PM	5	5	23	0		16	1	3	0		14	246	2	0		19	189	15	0		538	2069
4:30 PM	7	3	26	0		25	4	4	0		5	254	3	0		19	179	23	0		552	2002
4:45 PM	6	3	21	0		9	2	3	0		6	226	2	0		15	168	16	0		477	1918
5:00 PM	5	1	21	0		18	3	2	0		6	228	0	0		15	184	19	0		502	1855
5:15 PM	6	3	31	0		12	4	4	0		3	196	3	0		16	187	6	0		471	1353
5:30 PM	7	2	27	0		20	1	3	0		2	183	2	0		10	193	18	0		468	882
5:45 PM	5	0	14	0		10	5	1	0		6	150	0	0		11	201	11	0		414	414
Peak 15-Min Flowrates	**Northbound**					**Southbound**					**Eastbound**					**Westbound**					**Total**	
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
All Vehicles	28	20	104	0		100	16	16	0		56	1016	12	0		76	756	92	0		**2292**	
Heavy Trucks	0	0	0	0		0	0	0	0		4	40	0	0		0	16	4	0		**64**	
Pedestrians		4					24					24					8				**60**	
Bicycles	0	4	4	0		0	4	0	0		0	8	0	0		0	12	4	0		**36**	
Buses																						
Stopped Buses																						

LOCATION: Blind Pass Rd/SR 699 & 75th Ave/SR 693/SR 699
CITY/STATE: St Pete Beach, FL

PROJECT ID: 25-120103-006
DATE: Thu, Feb 27, 2025

Peak-Hour: 04:15 PM - 05:15 PM
Peak 15-Minute: 04:15 PM - 04:30 PM

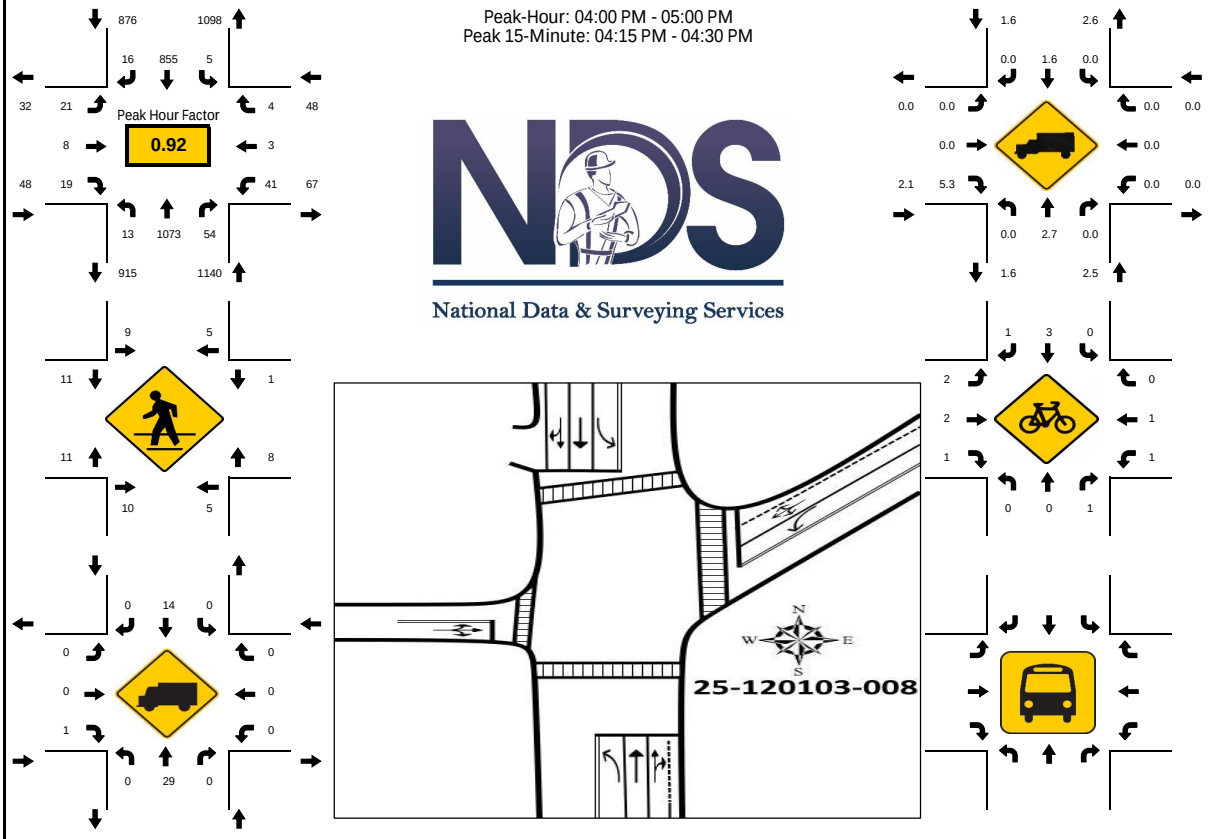


15-Min Count Period Beginning At	Blind Pass Rd/SR 699 Northbound					Blind Pass Rd/SR 699 Southbound					75th Ave/SR 693/SR 699 Eastbound					75th Ave/SR 693/SR 699 Westbound					Total	Hourly Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
4:00 PM	0	13	9	0		40	6	84	1		90	158	2	0		4	129	49	0		585	2592
4:15 PM	0	11	15	0		49	13	97	1		100	211	3	0		3	155	46	0		704	2593
4:30 PM	0	12	20	0		53	9	97	3		107	190	2	0		1	126	57	0		677	2478
4:45 PM	0	15	14	0		42	5	92	0		96	184	4	0		5	136	33	0		626	2402
5:00 PM	0	10	10	0		49	9	94	0		69	163	1	0		6	135	40	0		586	2328
5:15 PM	0	16	12	0		44	3	61	1		103	152	1	0		4	153	39	0		589	1742
5:30 PM	2	17	12	0		55	11	110	0		70	135	3	0		3	133	50	0		601	1153
5:45 PM	0	11	11	0		27	10	82	0		90	116	2	0		6	152	45	0		552	552
Peak 15-Min Flowrates	**Northbound**					**Southbound**					**Eastbound**					**Westbound**					**Total**	
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
All Vehicles	0	60	80	0		212	52	388	12		428	844	16	0		24	620	228	0		**2964**	
Heavy Trucks	0	4	4	0		4	0	16	0		16	24	4	0		0	16	0	0		**88**	
Pedestrians		20					20					8					12				**60**	
Bicycles	0	8	0	0		0	0	8	0		0	8	0	0		0	8	4	0		**36**	
Buses																						
Stopped Buses																						

LOCATION: Gulf Blvd/SR 699 & 68th Ave/Blind Pass Rd
CITY/STATE: St Pete Beach, FL

PROJECT ID: 25-120103-008
DATE: Thu, Feb 27, 2025

Peak-Hour: 04:00 PM - 05:00 PM
Peak 15-Minute: 04:15 PM - 04:30 PM



National Data & Surveying Services

15-Min Count Period Beginning At	Gulf Blvd/SR 699 Northbound					Gulf Blvd/SR 699 Southbound					68th Ave/Blind Pass Rd Eastbound					68th Ave/Blind Pass Rd Westbound					Total	Hourly Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
4:00 PM	1	250	12	0		1	205	4	0		8	4	6	0		7	0	0	0		498	2112
4:15 PM	3	306	10	0		2	230	4	0		1	1	5	0		10	0	2	0		574	2093
4:30 PM	3	274	18	0		0	210	1	0		4	2	5	0		11	3	0	0		531	2014
4:45 PM	6	243	14	0		2	210	7	0		7	1	3	1		13	0	2	0		509	1948
5:00 PM	7	238	14	0		2	191	5	0		9	0	2	0		11	0	0	0		479	1862
5:15 PM	7	221	13	0		1	220	6	0		4	3	5	0		14	0	1	0		495	1383
5:30 PM	4	214	13	0		0	211	7	0		2	0	6	0		6	0	2	0		465	888
5:45 PM	6	190	6	0		0	192	4	0		7	0	3	0		11	2	2	0		423	423
Peak 15-Min Flowrates	**Northbound**					**Southbound**					**Eastbound**					**Westbound**					**Total**	
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
All Vehicles	24	1224	72	0		8	920	28	0		32	16	24	4		52	12	8	0		**2424**	
Heavy Trucks	0	44	0	0		0	24	0	0		0	0	4	0		0	0	0	0		**72**	
Pedestrians		20					28					32					24				**104**	
Bicycles	0	0	4	0		0	8	4	0		8	8	4	0		4	4	0	0		**44**	
Buses																						
Stopped Buses																						

2023 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL
CATEGORY: 1500 PINELLAS COUNTYWIDE

MOCF: 0.94

WEEK	DATES	SF	PSCF
1	01/01/2023 - 01/07/2023	1.10	1.17
2	01/08/2023 - 01/14/2023	1.06	1.13
3	01/15/2023 - 01/21/2023	1.02	1.09
4	01/22/2023 - 01/28/2023	1.00	1.06
5	01/29/2023 - 02/04/2023	0.98	1.04
* 6	02/05/2023 - 02/11/2023	0.95	1.01
* 7	02/12/2023 - 02/18/2023	0.93	0.99
* 8	02/19/2023 - 02/25/2023	0.93	0.99
* 9	02/26/2023 - 03/04/2023	0.93	0.99
*10	03/05/2023 - 03/11/2023	0.92	0.98
*11	03/12/2023 - 03/18/2023	0.92	0.98
*12	03/19/2023 - 03/25/2023	0.93	0.99
*13	03/26/2023 - 04/01/2023	0.93	0.99
*14	04/02/2023 - 04/08/2023	0.94	1.00
*15	04/09/2023 - 04/15/2023	0.94	1.00
*16	04/16/2023 - 04/22/2023	0.95	1.01
*17	04/23/2023 - 04/29/2023	0.95	1.01
*18	04/30/2023 - 05/06/2023	0.96	1.02
19	05/07/2023 - 05/13/2023	0.97	1.03
20	05/14/2023 - 05/20/2023	0.98	1.04
21	05/21/2023 - 05/27/2023	0.98	1.04
22	05/28/2023 - 06/03/2023	0.99	1.05
23	06/04/2023 - 06/10/2023	0.99	1.05
24	06/11/2023 - 06/17/2023	1.00	1.06
25	06/18/2023 - 06/24/2023	1.00	1.06
26	06/25/2023 - 07/01/2023	1.01	1.07
27	07/02/2023 - 07/08/2023	1.01	1.07
28	07/09/2023 - 07/15/2023	1.01	1.07
29	07/16/2023 - 07/22/2023	1.02	1.09
30	07/23/2023 - 07/29/2023	1.03	1.10
31	07/30/2023 - 08/05/2023	1.05	1.12
32	08/06/2023 - 08/12/2023	1.06	1.13
33	08/13/2023 - 08/19/2023	1.07	1.14
34	08/20/2023 - 08/26/2023	1.07	1.14
35	08/27/2023 - 09/02/2023	1.06	1.13
36	09/03/2023 - 09/09/2023	1.06	1.13
37	09/10/2023 - 09/16/2023	1.06	1.13
38	09/17/2023 - 09/23/2023	1.05	1.12
39	09/24/2023 - 09/30/2023	1.05	1.12
40	10/01/2023 - 10/07/2023	1.04	1.11
41	10/08/2023 - 10/14/2023	1.03	1.10
42	10/15/2023 - 10/21/2023	1.02	1.09
43	10/22/2023 - 10/28/2023	1.03	1.10
44	10/29/2023 - 11/04/2023	1.03	1.10
45	11/05/2023 - 11/11/2023	1.04	1.11
46	11/12/2023 - 11/18/2023	1.04	1.11
47	11/19/2023 - 11/25/2023	1.06	1.13
48	11/26/2023 - 12/02/2023	1.07	1.14
49	12/03/2023 - 12/09/2023	1.08	1.15
50	12/10/2023 - 12/16/2023	1.10	1.17
51	12/17/2023 - 12/23/2023	1.07	1.14
52	12/24/2023 - 12/30/2023	1.05	1.12
53	12/31/2023 - 12/31/2023	1.02	1.09

A PSCF of 1.00 was used for conservative analysis

* PEAK SEASON

09-MAR-2024 18:41:42 830UPD 7_1500_PKSEASON.TXT

Appendix E

Growth Rate Calculations

Project: Corey Landings
Location: St. Pete Beach, FL
Notes:

Volume Source #1: 5157 75th Ave NE of SR 699
Volume Source #2: 9074 Boca Ciega, S of 75th Ave
Volume Source #3: 9174 Blind Pass Rd
Volume Source #4:
Volume Source #5:

Line	Month	Year	Volume Source #1	Volume Source #2	Volume Source #3	Volume Source #4	Volume Source #5	Average Volume
1		2019	21000	2900	1800			8566.666667
2		2020	19400	2000	1700			7700
3		2021	21500	2000	1700			8400
4		2022	21500	2000	1700			8400
5		2023	21500	2200	1800			8500
6								
7								
8								
9								
10								

INPUT DATA

Line	Month	Year	Aggregate Traffic Volume
1		2019	8566.666667
2		2020	7700
3		2021	8400
4		2022	8400
5		2023	8500
6			
7			
8			
9			
10			

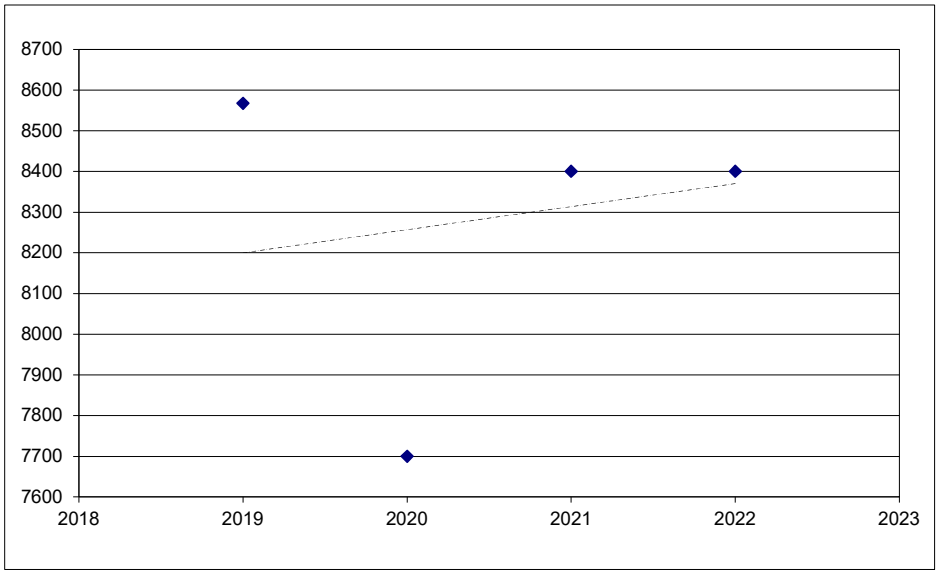
OUTPUT DATA

Line	Month	Year	Best Fit Volume Trend
1		2019	8200
2		2020	8256.666667
3		2021	8313.333333
4		2022	8370
5		2023	8426.666667
6			
7			
8			
9			
10			

Slope: 56.66666667
Intercept: -106210
R^2: 0.065503173
Standard Error: 390.7732126

Exponential Growth Rate: 0.68%
Future = Existing (1+Growth)^N

Linear Growth Rate: 0.69%
Future = Existing (1+Growth*N)



FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2023 HISTORICAL AADT REPORT

COUNTY: 15 - PINELLAS

SITE: 5157 - SR 693/75TH AV/ST PETE BCH CSWY, NE OF SR 699

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2023	21500 C	E 11000	W 10500	9.00	53.20	5.40
2022	21500 F	E 11000	W 10500	9.00	53.20	3.60
2021	21500 C	E 11000	W 10500	9.00	53.00	3.60
2020	19400 C	E 9700	W 9700	9.00	55.30	3.90
2019	21000 E			9.00	55.70	3.50
2018	20000 S	E 10000	W 10000	9.00	55.50	2.60
2017	20000 F	E 10000	W 10000	9.00	54.50	2.60
2016	20000 C	E 10000	W 10000	9.00	55.90	2.60
2015	24500 F	E 12000	W 12500	9.00	55.00	3.70
2014	23500 C	E 11500	W 12000	9.00	55.40	3.30
2013	22000 C	E 11000	W 11000	9.00	55.20	3.20
2012	24000 C	E 12000	W 12000	9.00	55.00	2.90
2011	25000 C	E 12500	W 12500	9.00	56.50	2.80
2010	22500 C	E 11000	W 11500	10.52	55.26	2.70
2009	19600 C	E 10000	W 9600	10.53	55.79	2.70
2008	28000 C	E 14500	W 13500	10.29	58.46	3.40

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2023 HISTORICAL AADT REPORT

COUNTY: 15 - PINELLAS

SITE: 9074 - BOCA CIEGA, S OF 75TH AVE

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2023	2200 T	N 1100	S 1100	9.00	53.20	8.70
2022	2000 S	N 1000	S 1000	9.00	53.20	5.60
2021	2000 F	N 1000	S 1000	9.00	53.00	3.90
2020	2000 C	N 1000	S 1000	9.00	55.30	3.40
2019	2900 V	N 1500	S 1400	9.00	55.70	3.30
2018	2900 R	N 1500	S 1400	9.00	55.50	3.20
2017	2900 T	N 1500	S 1400	9.00	54.50	2.90
2016	2900 S	N 1500	S 1400	9.00	55.90	2.90
2015	2900 F	N 1500	S 1400	9.00	55.00	2.90
2014	2900 C	N 1500	S 1400	9.00	55.40	3.20
2013	2400 S	0	0	9.00	55.20	3.00
2012	2400 F	0	0	9.00	55.00	2.80
2011	2400 C	N 0	S 0	9.00	56.50	3.10

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2023 HISTORICAL AADT REPORT

COUNTY: 15 - PINELLAS

SITE: 9174 - BLIND PASS RD, N OF GULF BLVD

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2023	1800 X	0	0	9.00	53.20	8.70
2022	1700 X	0	0	9.00	53.20	5.60
2021	1700 X	0	0	9.00	53.00	3.90
2020	1700 X	0	0	9.00	55.30	3.40
2019	1800 X	0	0	9.00	55.70	3.30
2018	1800 X	0	0	9.00	55.50	3.20
2017	1800 6	0	0	9.00	54.50	2.90
2016	1800 V	0	0	9.00	55.90	2.90
2015	1800 R	0	0	9.00	55.00	2.90
2014	1800 T			9.00	55.40	3.20
2013	1800 S	0	0	9.00	55.20	3.00
2012	1800 F	0	0	9.00	55.00	2.80
2011	1800 C N	0	S 0	9.00	56.50	3.10

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

Appendix F

Volume Development Worksheets

TRAFFIC VOLUMES
AT STUDY INTERSECTIONS

INTERSECTION: Bay Street/Corey Circle & Corey Avenue
COUNT DATE: February 27, 2025
PM PEAK HOUR FACTOR: 0.83

"PM EXISTING TRAFFIC"	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
PM Raw Turning Movements	1		7	4		0	3			12		3		0	4	9
Peak Season Correction Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PM EXISTING CONDITIONS	**1**		**7**	**4**		**0**	**3**			**12**		**3**		**0**	**4**	**9**
"PM BACKGROUND TRAFFIC"	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
Years To Buildout	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5
Yearly Growth Rate	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%
PM BACKGROUND TRAFFIC GROWTH	0		0	0		0	0			1		0		0	0	0
PM NON-PROJECT TRAFFIC	**1**		**7**	**4**		**0**	**3**			**13**		**3**		**0**	**4**	**9**

"PM PROJECT DISTRIBUTION"

LAND USE	TYPE	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
Pass-By Distribution	Entering			100.0%													
	Exiting							60.0%									40.0%
Net New Distribution	Entering			100.0%													
	Exiting							60.0%									40.0%

"PM PROJECT TRAFFIC"

LAND USE	TYPE	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
Project Trips	Pass - By			15				8									6
	Net New			50				20									12
PM TOTAL PROJECT TRAFFIC		**0**		**65**	**0**		**0**	**28**			**0**		**0**		**0**	**0**	**18**
PM TRAFFIC DIVERSIONS				**-7**				**-3**					**-3**				
PM TOTAL TRAFFIC		**1**		**65**	**4**		**0**	**28**			**13**		**0**		**0**	**4**	**27**

TRAFFIC VOLUMES
AT STUDY INTERSECTIONS

INTERSECTION: Mangrove Street & Corey Avenue
COUNT DATE: February 27, 2025
PM PEAK HOUR FACTOR: 0.92

"PM EXISTING TRAFFIC"	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
PM Raw Turning Movements		30	8	2		2	13	26		3	38	1		9	50	27
Peak Season Correction Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PM EXISTING CONDITIONS		**30**	**8**	**2**		**2**	**13**	**26**		**3**	**38**	**1**		**9**	**50**	**27**

"PM BACKGROUND TRAFFIC"	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
Years To Buildout	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5
Yearly Growth Rate	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%
PM BACKGROUND TRAFFIC GROWTH		2	0	0		0	1	1		0	2	0		0	3	1
PM NON-PROJECT TRAFFIC		**32**	**8**	**2**		**2**	**14**	**27**		**3**	**40**	**1**		**9**	**53**	**28**

"PM PROJECT DISTRIBUTION"

LAND USE	TYPE	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
Pass-By Distribution	Entering			33.0%											67.0%		
	Exiting							33.0%	67.0%								
Net New Distribution	Entering			60.0%											40.0%		
	Exiting							61.0%	39.0%								

"PM PROJECT TRAFFIC"

LAND USE	TYPE	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
PM TRAFFIC DIVERSIONS																	
Project Trips	Pass - By			5				5	9						10		
	Net New			30				20	12						20		
PM TOTAL PROJECT TRAFFIC			**0**	**35**	**0**		**0**	**25**	**21**		**0**	**0**	**0**		**30**	**0**	**0**
PM TOTAL TRAFFIC			**32**	**43**	**2**		**2**	**39**	**48**		**3**	**40**	**1**		**39**	**53**	**28**

TRAFFIC VOLUMES
AT STUDY INTERSECTIONS

INTERSECTION: Mangrove Street & 75th Avenue
COUNT DATE: February 27, 2025
PM PEAK HOUR FACTOR: 0.94

"PM EXISTING TRAFFIC"	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
PM Raw Turning Movements			1,113	3		81	861					98				
Peak Season Correction Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PM EXISTING CONDITIONS			**1,113**	**3**		**81**	**861**					**98**				
"PM BACKGROUND TRAFFIC"	**EBU**	**EBL**	**EBT**	**EBR**	**WBU**	**WBL**	**WBT**	**WBR**	**NBU**	**NBL**	**NBT**	**NBR**	**SBU**	**SBL**	**SBT**	**SBR**
Years To Buildout	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5
Yearly Growth Rate	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%
PM BACKGROUND TRAFFIC GROWTH			57	0		4	44					5				
PM NON-PROJECT TRAFFIC			**1,170**	**3**		**85**	**905**					**103**				

"PM PROJECT DISTRIBUTION"

LAND USE	TYPE	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
Pass-By Distribution	Entering			-67.0%	67.0%												
	Exiting												67.0%				
Net New Distribution	Entering				5.0%		35.0%	23.0%									
	Exiting			19.0%									39.0%				

"PM PROJECT TRAFFIC"

LAND USE	TYPE	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
PM TRAFFIC DIVERSIONS																	
Project Trips	Pass - By			-10	10								9				
	Net New			6	3		17	12					12				
PM TOTAL PROJECT TRAFFIC				**-4**	**13**		**17**	**12**					**21**				
PM TOTAL TRAFFIC				**1,166**	**16**		**102**	**917**					**124**				

TRAFFIC VOLUMES
AT STUDY INTERSECTIONS

INTERSECTION: Boca Ciega Drive & 75th Avenue
COUNT DATE: February 27, 2025
PM PEAK HOUR FACTOR: 0.94

"PM EXISTING TRAFFIC"	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
PM Raw Turning Movements		31	954	7		68	720	73		23	12	91		68	10	12
Peak Season Correction Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PM EXISTING CONDITIONS		**31**	**954**	**7**		**68**	**720**	**73**		**23**	**12**	**91**		**68**	**10**	**12**

"PM BACKGROUND TRAFFIC"	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
Years To Buildout	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5
Yearly Growth Rate	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%
PM BACKGROUND TRAFFIC GROWTH		2	49	0		3	37	4		1	1	5		3	1	1
PM NON-PROJECT TRAFFIC		**33**	**1,003**	**7**		**71**	**757**	**77**		**24**	**13**	**96**		**71**	**11**	**13**

"PM PROJECT DISTRIBUTION"

LAND USE	TYPE	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
Pass-By Distribution	Entering			-33.0%	33.0%												
	Exiting												33.0%				
Net New Distribution	Entering			5.0%			23.0%									4.0%	
	Exiting										5.0%	4.0%	19.0%				

"PM PROJECT TRAFFIC"

LAND USE	TYPE	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
PM TRAFFIC DIVERSIONS																	
Project Trips	Pass - By			-5	5								5				
	Net New			3			12				2	1	6			2	
PM TOTAL PROJECT TRAFFIC			**0**	**-2**	**5**		**12**	**0**	**0**		**2**	**1**	**11**		**0**	**2**	**0**
PM TOTAL TRAFFIC			**33**	**1,001**	**12**		**83**	**757**	**77**		**26**	**14**	**107**		**71**	**13**	**13**

TRAFFIC VOLUMES
AT STUDY INTERSECTIONS

INTERSECTION: Corey Avenue & Driveway 1
COUNT DATE: February 27, 2025
PM PEAK HOUR FACTOR: 0.83

"PM EXISTING TRAFFIC"	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
PM Raw Turning Movements			0	0		0	0			0		0				
Peak Season Correction Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PM EXISTING CONDITIONS			**0**	**0**		**0**	**0**			**0**		**0**				
"PM BACKGROUND TRAFFIC"	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
Years To Buildout	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5
Yearly Growth Rate	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%
PM BACKGROUND TRAFFIC GROWTH			0	0		0	0			0		0				
PM NON-PROJECT TRAFFIC			**0**	**0**		**0**	**0**			**0**		**0**				

"PM PROJECT DISTRIBUTION" LAND USE	TYPE	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
Pass-By Distribution	Entering			40.0%	60.0%												
	Exiting										60.0%						
Net New Distribution	Entering			40.0%	60.0%												
	Exiting										60.0%						

"PM PROJECT TRAFFIC" LAND USE	TYPE	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
PM TRAFFIC DIVERSIONS																	
Project Trips	Pass - By			6	9						8						
	Net New			20	30						20						
PM TOTAL PROJECT TRAFFIC				**26**	**39**		**0**	**0**			**28**		**0**				
PM TOTAL TRAFFIC				**26**	**39**		**0**	**0**			**28**		**0**				

TRAFFIC VOLUMES
AT STUDY INTERSECTIONS

INTERSECTION: Corey Circle & Driveway 2
COUNT DATE: February 27, 2025
PM PEAK HOUR FACTOR: 0.83

"PM EXISTING TRAFFIC"	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
PM Raw Turning Movements							0	0								0
Peak Season Correction Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PM EXISTING CONDITIONS							**0**	**0**								**0**

"PM BACKGROUND TRAFFIC"	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
Years To Buildout	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5
Yearly Growth Rate	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%
PM BACKGROUND TRAFFIC GROWTH							0	0								0
PM NON-PROJECT TRAFFIC							**0**	**0**								**0**

"PM PROJECT DISTRIBUTION"

LAND USE	TYPE	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
Pass-By Distribution	Entering							20.0%	20.0%								
	Exiting																20.0%
Net New Distribution	Entering							20.0%	20.0%								
	Exiting																20.0%

"PM PROJECT TRAFFIC"

LAND USE	TYPE	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
PM TRAFFIC DIVERSIONS																	
Project Trips	Pass - By							3	3								3
	Net New							10	10								6
PM TOTAL PROJECT TRAFFIC								**13**	**13**								**9**
PM TOTAL TRAFFIC								**13**	**13**								**9**

TRAFFIC VOLUMES
AT STUDY INTERSECTIONS

INTERSECTION: Corey Circle & Driveway 3
COUNT DATE: February 27, 2025
PM PEAK HOUR FACTOR: 0.83

"PM EXISTING TRAFFIC"	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
PM Raw Turning Movements							0	0								0
Peak Season Correction Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PM EXISTING CONDITIONS							**0**	**0**								**0**

"PM BACKGROUND TRAFFIC"	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
Years To Buildout	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5
Yearly Growth Rate	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%
PM BACKGROUND TRAFFIC GROWTH							0	0								0
PM NON-PROJECT TRAFFIC							**0**	**0**								**0**

"PM PROJECT DISTRIBUTION"

LAND USE	TYPE	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
Pass-By Distribution	Entering								20.0%								
	Exiting							20.0%									20.0%
Net New Distribution	Entering								20.0%								
	Exiting							20.0%									20.0%

"PM PROJECT TRAFFIC"

LAND USE	TYPE	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
PM TRAFFIC DIVERSIONS																	
Project Trips	Pass - By							3	3								3
	Net New							6	10								6
PM TOTAL PROJECT TRAFFIC								**9**	**13**								**9**
PM TOTAL TRAFFIC								**9**	**13**								**9**

Appendix G

Roadway Analysis Documentation

FORWARD PINELLAS

Integrating Land Use & Transportation

2024 Annual Level of Service Report

2023 Data Year



Facility	Juris	Fac Type	Road Type	LOS Std	Length (mi)	Signals Per Mile	LOS Method	AADT	Volume	Physical Capacity	V:Cap Ratio	Def Flag	Fac LOS
511 - BLIND PASS RD: (75TH AVE/COREY AVE -to- W GULF BL)	SR	SA	4D	D	1.39	1.71	T	16,200	825	1,630	0.51	0	D
517 - BRYAN DAIRY RD: (BELCHER RD -to- STARKEY RD)	CR	SA	6D	D	1.03	4.57	T	48,666	2,542	3,020	0.84	0	C
518 - BRYAN DAIRY RD: (STARKEY RD -to- 98TH ST N)	CR	SA	6D	D	0.96	2.16	T	36,500	1,907	3,020	0.63	0	C
519 - BRYAN DAIRY RD: (98TH ST N -to- ALT 19)	CR	SA	4D	D	0.76	1.33	T	36,500	1,907	2,000	0.95	1	C
520 - BRYAN DAIRY RD/118TH AVE N: (28TH ST N -to- 34TH ST N)	CR	SA	4D	D	0.50	4.01	T	8,700	454	2,000	0.23	0	C
521 - BRYAN DAIRY RD/118TH AVE N: (US 19 -to- BELCHER RD)	CR	SA	6D	D	2.15	0.43	T	44,279	1,595	3,020	0.53	0	C
522 - BRYAN DAIRY RD | 118TH AVE N: (34TH ST N -to- 40TH ST N)	CR	NA	4D	D	0.49	0.00	T	30,542	1,595	2,000	0.80	0	C
523 - BRYAN DAIRY RD | 118TH AVE N: (40TH ST N -to- 49TH ST N)	CR	SA	6D	D	0.76	1.14	T	41,500	2,168	3,020	0.72	0	C
526 - CENTRAL AVE: (34TH ST N -to- 58TH ST N)	CR	SA	4D	D	2.01	2.67	T	11,000	574	2,000	0.29	0	C
527 - CENTRAL AVE: (58TH ST N -to- PARK ST)	CR	SA	4D	D	1.76	3.15	T	11,866	574	2,000	0.29	0	C
528 - CENTRAL AVE: (34TH ST N -to- 31ST ST N)	SP	SA	4D	D	0.25	8.41	T	7,600	397	1,630	0.24	0	C
529 - CENTRAL AVE: (31ST ST N -to- 3RD ST N)	SP	SA	2U	D	2.34	5.99	T	5,680	271	750	0.36	0	C
533 - CHESTNUT ST: (COURT ST CONNECTION -to- FT HARRISON AVE)	SR	SA	2O	D	0.21	9.79	T	21,000	1,995	1,630	1.22	2	F
534 - CHESTNUT ST: (FT HARRISON AVE -to- MYRTLE AVE)	SR	SA	4O	D	0.25	3.97	T	21,000	1,995	3,390	0.59	0	D
538 - CLEARWATER-LARGO RD: (BELLEAIR RD -to- W BAY DR)	LA	SA	4D	D	1.56	2.86	T	19,249	535	1,630	0.33	0	C
539 - CLEARWATER-LARGO RD: (W BAY DR -to- ULMERTON RD)	CR	SA	6D	D	1.53	2.08	T	22,249	1,162	2,520	0.46	0	C
542 - CLEVELAND ST: (MYRTLE AVE -to- MISSOURI AVE)	CL	SA	2D	D	0.51	3.96	T	4,800	250	750	0.33	0	C
543 - CLEVELAND ST: (MISSOURI AVE -to- GULF-TO-BAY BLVD)	CL	SA	4D	D	0.47	2.15	T	650	33	1,630	0.02	0	C
549 - COMMERCE BLVD: (TAMPA RD -to- DOUGLAS RD)	OLD	NMC	2U	D	0.18	0.00	T	5,491	286	750	0.38	0	C
555 - COREY CSWY/75TH AVE: (GULF BLVD -to- SHORE DR)	SR	SA	4D	D	1.04	6.10	T	23,300	1,123	1,630	0.69	0	D
556 - CORONADO DR: (ROUNDABOUT -to- HAMDEN DR)	CL	SA	2D	D	0.65	11.36	T	5,600	292	750	0.39	0	C
558 - COUNTRYSIDE BLVD: (BELCHER RD -to- US 19)	CL	SA	4D	D	0.53	4.62	T	18,745	979	2,000	0.49	0	C
559 - COUNTRYSIDE BLVD: (US 19 -to- SR 580)	CL	SA	6D	D	0.79	3.08	T	18,745	979	3,020	0.32	0	C
560 - COUNTRYSIDE BLVD: (SR 580 -to- N SIDE DR)	CL	NA	4D	D	1.39	0.00	T	13,500	705	1,630	0.43	0	C
561 - COUNTRYSIDE BLVD: (N SIDE DR -to- CURLEW RD)	CL	SA	2U	D	0.88	1.14	T	13,500	705	750	0.94	1	D
562 - COUNTRYSIDE BLVD: (CURLEW RD -to- LAKE ST GEORGE DR)	CR	SC	2U	D	0.35	2.82	T	4,148	216	880	0.25	0	C
564 - COURT ST: (MISSOURI AVE -to- HIGHLAND AVE)	SR	SA	4D	D	0.76	2.98	T	43,500	2,272	2,000	1.14	2	F
565 - COURT ST: (FT HARRISON AVE -to- OAK AVE)	SR	SA	3O	D	0.11	9.53	T	16,500	1,567	2,520	0.62	0	D
566 - COURT ST: (OAK AVE -to- CHESTNUT ST CONNECTION)	SR	NA	2O	D	0.04	0.00	T	16,500	1,567	1,630	0.96	1	D
568 - COURTNEY CAMPBELL CSWY: (HILLSBOROUGH CL -to- BAYSHORE BLVD)	SR	SA	4D	D	3.55	1.31	T	63,500	3,317	2,000	1.66	2	F
569 - CR 1: (SR 580 -to- CURLEW RD)	CR	SA	4D	D	2.03	2.15	T	19,858	1,037	1,630	0.64	0	D

Facility	Juris	Fac Type	Road Type	LOS Std	Length (mi)	Signals Per Mile	LOS Method	AADT	Volume	Physical Capacity	V:Cap Ratio	Def Flag	Fac LOS
705 - GATEWAY EXPRESS/BRYAN DAIRY RD: (US 19 -to- 49TH ST N)	CR	SA	6D	D	0.72	1.40	T	30,542	1,595	3,020	0.53	0	C
706 - GATEWAY EXPRESS/ROOSEVELT BLVD: (ULMERTON -to- 49TH ST NB RAMP)	SR	SA	4D	D	1.25	1.70	T	37,500	1,959	2,000	0.98	1	D
711 - GRAND AVE: (N GANDY BLVD/FRONTAGE RD -to- GANDY BLVD)	CR	SA	4D	D	0.15	6.79	T	17,965	938	1,630	0.58	0	D
715 - GREENBRIAR BLVD: (VIRGINIA AVE -to- BELCHER RD)	CR	SMC	2U	D	0.65	1.53	T	7,866	411	750	0.55	0	D
718 - GULF BLVD: (W GULF BL -to- TREASURE ISLAND CSWY)	SR	SA	4U	D	0.96	3.68	T	17,000	888	1,630	0.55	0	D
719 - GULF BLVD: (TREASURE ISLAND CSWY -to- MADEIRA BEACH CSWY)	SR	SA	4D	D	2.95	1.76	T	23,750	1,123	1,630	0.69	0	D
720 - GULD BLVD: (MADIERA BEACH CSWY -to- PARK BLVD)	SR	SA	4D	D	3.85	2.26	T	19,927	879	1,630	0.54	0	D
721 - GULF BLVD: (PARK BLVD -to- WALSINGHAM RD)	SR	SA	2U	D	2.89	0.79	T	13,700	715	750	0.95	1	D
722 - GULF BLVD: (WALSINGHAM RD -to- BELLEAIR CSWY)	CR	SA	2D	D	2.36	0.42	T	15,500	809	750	1.08	2	F
723 - GULF BLVD: (BELLEAIR CSWY -to- SAND KEY PARK)	CR	NA	2D	D	2.86	0.00	T	16,000	836	750	1.12	2	F
724 - GULF BLVD: (SAND KEY PARK -to- GULFVIEW BLVD)	CL	NA	2D	D	0.75	0.00	T	16,000	836	750	1.12	2	F
725 - GULF BLVD S: (BAYWAY -to- 75TH AVE)	SR	SA	4D	D	2.40	5.08	T	23,785	1,227	1,630	0.75	0	D
728 - GULFPORT BLVD: (PASADENA AVE -to- 58TH ST S)	CR	SA	4D	D	1.75	3.07	T	16,403	857	1,630	0.53	0	D
729 - GULF-TO-BAY BLVD: (CLEVELAND ST -to- HIGHLAND AVE)	CL	SA	4U	D	0.45	10.83	T	4,900	256	1,630	0.16	0	C
730 - GULF-TO-BAY BLVD: (HIGHLAND AVE -to- KEENE RD)	SR	SA	6D	D	0.76	3.97	T	51,000	2,560	3,020	0.85	0	C
731 - GULF-TO-BAY BLVD: (BAYSHORE BLVD -to- US 19)	SR	SA	6D	D	1.51	5.43	T	55,500	2,899	3,020	0.96	1	C
732 - GULF-TO-BAY BLVD: (KEENE RD -to- BELCHER RD)	SR	SA	6D	D	1.03	3.24	T	52,500	2,743	3,020	0.91	1	C
733 - GULF-TO-BAY BLVD: (US 19 -to- BELCHER RD)	SR	SA	6D	D	0.99	2.71	T	52,500	2,743	3,020	0.91	1	C
734 - GULFVIEW BLVD: (HAMDEN DR -to- GULF BLVD)	CL	NA	3U	D	0.43	0.00	T	5,600	292	750	0.39	0	C
737 - HAINES RD: (DR ML KING JR ST N -to- 54TH AVE N)	CR	SMC	2U	D	1.85	2.16	T	11,086	579	750	0.77	0	D
738 - HAINES RD: (54TH AVE N -to- US 19)	CR	SMC	2U	D	1.20	2.78	T	11,086	579	750	0.77	0	D
744 - HERCULES AVE: (GULF-TO-BAY BLVD -to- DREW ST)	CL	SA	4U	D	0.51	4.37	T	9,000	470	1,630	0.29	0	C
745 - HERCULES AVE: (DREW ST -to- RR TRACKS)	CR	NA	4D	D	0.92	0.00	T	13,000	679	2,000	0.34	0	C
746 - HERCULES AVE: (RR TRACKS -to- CALUMET ST)	CR	SA	3U	D	0.27	3.76	T	13,000	679	880	0.77	0	C
747 - HERCULES AVE: (CALUMET ST -to- SUNSET POINT RD)	CR	SA	4U	D	0.33	3.02	T	13,000	679	2,000	0.34	0	C
748 - HERCULES AVE: (SUNSET POINT RD -to- VIRGINIA AVE)	CR	SA	2D	D	1.01	1.97	T	11,288	411	750	0.55	0	D
750 - HIGHLAND AVE: (EAST BAY DR -to- BELLEAIR RD)	CR	SA	2U	D	1.53	2.59	T	9,729	508	750	0.68	0	D
751 - HIGHLAND AVE: (BELLEAIR RD -to- DRUID RD)	CR	SA	2U	D	1.25	1.99	T	9,180	479	750	0.64	0	D
752 - HIGHLAND AVE: (DRUID ST -to- GULF-TO-BAY BLVD)	CR	SA	4U	D	0.25	3.96	T	9,180	479	1,630	0.29	0	C
753 - HIGHLAND AVE: (GULF-TO-BAY -to- DREW ST)	CL	SA	2D	D	0.51	4.36	T	10,020	523	750	0.70	0	D
754 - HIGHLAND AVE: (DREW ST -to- SUNSET POINT RD)	CL	SA	2D	D	1.51	2.43	T	10,020	523	750	0.70	0	D

Facility	Juris	Fac Type	Road Type	LOS Std	Length (mi)	Signals Per Mile	LOS Method	AADT	Volume	Physical Capacity	V:Cap Ratio	Def Flag	Fac LOS
916 - OAKHURST RD: (PARK BLVD -to- WALSINGHAM)	CR	SA	2U	D	2.62	2.46	T	8,094	422	750	0.56	0	D
940 - PARK BLVD: (US 19 -to- 49TH ST N)	SR	SA	6D	D	0.98	3.41	T	59,000	3,082	3,020	1.02	2	F
942 - PARK BLVD: (49TH ST N -to- 66TH ST N)	SR	SA	6D	D	1.75	1.71	T	50,166	2,534	3,020	0.84	0	C
944 - PARK BLVD: (66TH ST N -to- 71ST ST N/ BELCHER RD)	CR	SA	6D	D	0.50	1.99	T	48,500	2,534	3,020	0.84	0	C
945 - PARK BLVD: (71ST ST N | BELCHER RD -to- STARKEY RD)	CR	SA	6D	D	1.56	1.46	T	43,000	2,246	3,020	0.74	0	C
946 - PARK BLVD: (STARKEY RD -to- SEMINOLE BLVD)	CR	SA	6D	D	1.53	2.43	T	43,000	2,246	3,020	0.74	0	C
947 - PARK BLVD: (SEMINOLE BLVD -to- 113TH ST N)	CR	SA	4D	D	0.55	4.69	T	32,376	1,691	1,630	1.04	2	E
948 - PARK BLVD: (113TH ST N -to- 131ST ST N)	CR	SA	4D	D	1.53	2.31	T	26,751	809	1,630	0.50	0	D
949 - PARK BLVD: (131ST ST N -to- GULF BLVD)	CR	SA	4D	D	1.28	2.54	T	15,500	809	2,000	0.41	0	C
951 - PARK ST: (22ND AVE N -to- BAY PINES BLVD)	CR	SA	4D	D	1.18	0.85	T	19,238	1,005	2,000	0.50	0	C
952 - PARK ST: (BAY PINES BLVD -to- PARK BLVD)	CR	SA	4D	D	2.33	3.35	T	30,500	1,593	2,000	0.80	0	C
953 - PARK ST: (22ND AVE N -to- CENTRAL AVE)	CR	SA	4U	D	1.68	0.96	T	15,500	809	1,630	0.50	0	D
954 - PARK ST: (CENTRAL AVE -to- PASADENA AVE)	SP	SA	2D	D	0.72	0.83	T	6,195	323	750	0.43	0	C
955 - PASADENA AVE: (SHORE DR -to- 66TH ST N)	SR	SA	4D	D	1.67	6.23	T	31,071	1,515	2,100	0.72	0	C
957 - PATRICIA AVE: (UNION ST -to- MAIN ST)	DN	SA	2D	D	1.47	2.47	T	7,543	379	750	0.51	0	D
961 - PHILLIPPE PKWY: (MAIN ST -to- ENTERPRISE RD/CR 102	SH	SA	2D	D	1.53	0.56	T	9,338	487	750	0.65	0	D
962 - PHILLIPPE PKWY: (ENTERPRISE/CR 102 -to- SR 580)	SR	SA	2U	D	1.23	0.81	T	10,100	527	880	0.60	0	C
967 - PINEHURST RD: (MICHIGAN AVE -to- SR 580	DN	SC	2U	D	1.26	2.48	T	5,838	205	750	0.27	0	C
968 - PINELLAS BAYWAY | SR 679: (PINELLAS BAYWAY | SR 682 -to- BAHIA DEL MAR BLVD)	SR	NA	4U	D	0.41	0.00	T	17,300	903	2,000	0.45	0	C
969 - PINELLAS BAYWAY | SR 679: (ANDERSON BLVD -to- 1/2 MILE OF TOLL PLAZA)	CR	NA	2U	D	2.85	0.00	T	6,100	318	880	0.36	0	C
970 - PINELLAS BAYWAY | SR 679: (BAHIA DEL MAR BLVD -to- MADONNA BLVD)	SR	NA	2U	D	1.15	0.00	T	11,700	318	880	0.36	0	C
971 - PINELLAS BAYWAY | SR 679: (1/2 MI N OF TOLL PLAZA -to- MADONNA BLVD)	SR	NA	4D	D	2.02	0.00	T	6,100	318	2,000	0.16	0	C
972 - PINELLAS BAYWAY | SR 682: (DOLPHIN CAY LN S -to- PINELLAS BAYWAY | SR 679)	SR	SA	4D	D	1.54	1.33	T	31,000	1,619	2,000	0.81	0	C
973 - PINELLAS BAYWAY | SR 682: (PINELLAS BAYWAY | SR 679 -to- SR 699 | GULF BLVD)	SR	SA	4D	D	1.42	0.84	T	21,500	1,123	1,630	0.69	0	D
974 - PINELLAS BAYWAY | SR 682 | 54TH AVE S: (34TH ST S -to- AVENUE OF STATES DR)	SR	SA	6D	D	0.48	2.10	T	39,500	2,063	3,020	0.68	0	C
975 - PINELLAS BAYWAY | SR 682 | 54TH AVE S: (AVENUE OF STATES DR -to- DOLPHIN CAY)	SR	NA	6D	D	0.24	0.00	T	39,500	2,063	3,020	0.68	0	C
976 - PINELLAS POINT DR: (34TH ST S -to- 31ST ST S)	SP	SA	4D	D	0.25	4.01	T	11,769	614	1,630	0.38	0	C
977 - PINELLAS POINT DR: (31ST ST S -to- ROY HANNA)	SP	NMC	2U	D	0.37	0.00	T	5,700	297	750	0.40	0	C
999 - ROSERY RD / PONSETTIA RD: (LAKE AVE -to- MISSOURI AVE)	LA	SA	2U	D	1.04	2.56	T	10,986	574	750	0.77	0	D
1000 - ROSERY RD/POINSETTIA RD: (CLWTR-LARGO RD -to- MISSOURI AVE)	LA	SA	2U	D	0.51	1.95	T	10,986	574	750	0.77	0	D
1005 - SAN CHRISTOPHER DR: (PINEHURST RD -to- ALT US 19)	DN	NMC	2U	D	1.10	0.00	T	3,510	183	750	0.24	0	C

TABLE 6

2029 BACKGROUND PLUS PROJECT TRAFFIC
LINK ANALYSIS

Link No.	Rdway	From	To	Direction	LOS DSV (1)	Project Trafffic (2)	2029 Background Traffic (3)	2029 Background Plus Project Traffic	V/C
555	75th Ave/ Corey Cswy	Gulf Blvd	Blind Pass Rd	EB	1,630	109	1,338	1,447	0.89
				WB	1,630	86	1,346	1,432	0.88
		Blind Pass Blvd	Shore Dr South	EB	1,630	96	1,386	1,482	0.90
				WB	1,630	76	1,393	1,469	0.90
725	Gulf Blvd	75th Ave/Corey Cswy	Blind Pass Rd	NB	1,630	107	1,091	1,198	0.74
				SB	1,630	84	1,046	1,130	0.69
		Blind Pass Rd	64th Ave	NB	1,630	120	1,161	1,281	0.78
				SB	1,630	95	1,105	1,200	0.74
		64th Ave	Gulf Winds Dr	NB	1,630	122	1,145	1,267	0.78
				SB	1,630	97	1,131	1,228	0.75
		Gulf Winds Dr	59th Ave	NB	1,630	93	1,255	1,343 (4)	0.83
				SB	1,630	96	1,249	1,343 (4)	0.82
		59th Ave	Tradewinds	NB	1,630	97	1,248	1,344 (4)	0.83
				SB	1,630	83	1,270	1,353 (4)	0.83
		Tradewinds	Pinellas Bayway	NB	1,630	51	1,159	1,210	0.74
				SB	1,630	64	986	1,050	0.64
973	Pinellas Bayway	Gulf Bouelvard	Sun Blvd	EB	1,630	56	1,321	1,377	0.84
				WB	1,630	44	1,325	1,369	0.84
511	Blind Pass Rd	W. Gulf Blvd	75th Ave/Corey Cswy	WB	1,630	22	952	974	0.60
				SB	1,630	18	953	971	0.60
		75th Ave/Corey Cswy	Gulf Blvd	NB	1,630	13	949	962	0.59
				SB	1,630	11	944	955	0.58
-	Gulfwind Dr/ Boca Ciega Dr	75th Ave/Corey Cswy	Gulf Blvd	NB	1,630	7	132	139	0.08
				SB	1,630	5	145	150	0.09

(1) Source: Forward Pinellas 2023 Annual Level of Service Report.
(2) See Table 3.
(3) See Table 4.
(4) See Figure 7.

Miramar Development – Vested Traffic

Vested traffic from Miramar was based upon the Traffic Assessment dated December 21, 2020. The project trips were distributed to the roadway network based on the FSUTMS output for Sirata.

LINK NO.	ROADWAY	FROM	TO	VESTED PROJECT TRAFFIC FOR MIRAMAR REDEVELOPMENT		
				DIRECTION	PROJECT TRAFFIC ASSIGNMENT	PROJECT TRAFFIC VOLUME
555	75th Avenue/Corey Causeway	Gulf Boulevard	Blind Pass Road	Eastbound	49%	11
				Westbound	49%	14
		Blind Pass Road	Shore Drive South	Eastbound	43%	9
				Westbound	43%	12
955	Pasadena Avenue	Shore Drive South	Gulfport Boulevard South	Eastbound	40%	9
				Westbound	40%	11
725	Gulf Boulevard	75th Avenue/Corey Causeway	Blind Pass Road	Northbound	63%	14
				Southbound	63%	18
		Blind Pass Road	64th Avenue	Northbound	70%	15
				Southbound	70%	20
		64th Avenue	Gulf Winds Drive	Northbound	70%	15
				Southbound	70%	20
		Gulf Winds Drive	55th Avenue	Northbound	70%	15
				Southbound	70%	20
		55th Avenue	Pinellas Bayway	Northbound	70%	20
				Southbound	70%	15
973	Pinellas Bayway	Gulf Boulevard	Sun Boulevard	Eastbound	30%	7
				Westbound	30%	8
511	Blind Pass Road	87th Avenue	75th Avenue/Corey Causeway	Northbound	10%	2
				Southbound	10%	3
--		75th Avenue/Corey Causeway	Gulf Boulevard	Northbound	7%	2
				Southbound	7%	2
--	Gulf Winds Drive/Boca Ciega Drive	75th Avenue/Corey Causeway	Gulf Boulevard	Northbound	0%	0
				Southbound	0%	0

Table 4: P.M. Peak-Hour Roadway Segment Capacity Analysis

LINK NO.	ROADWAY	FROM	TO	SERVICE VOLUMES		DIRECTIONAL EXISTING (2022) VOLUMES	DIRECTIONAL EXISTING (2023) VOLUMES	DIRECTIONAL BACKGROUND (2025) VOLUMES	DIRECTIONAL VESTED TRAFFIC (MIRAMAR AND COREY LANDINGS DEVELOPMENTS)	PROJECT TRAFFIC			DIRECTIONAL FUTURE TOTAL (2025) VOLUME	EXCEED SERVICE VOLUME?
				EXISTING LANEAGE	LOS D SERVICE VOLUME / PEAK-HOUR DIRECTIONAL VOLUME					DIRECTION	PROJECT TRAFFIC ASSIGNMENT	PROJECT TRAFFIC VOLUME		
555	75th Avenue/Corey Causeway	Gulf Boulevard	Blind Pass Road	4	1,630	1,128	1,151	1,198	16	Eastbound	49%	33	1,247	No
										Westbound	49%	41	1,255	No
		Blind Pass Road	Shore Drive South	4	1,630	1,128	1,151	1,198	68	Eastbound	43%	29	1,295	No
										Westbound	43%	36	1,302	No
955	Pasadena Avenue	Shore Drive South	Gulfport Boulevard South	6	3,020	1,571	1,602	1,667	60	Eastbound	40%	27	1,754	No
										Westbound	40%	34	1,761	No
725	Gulf Boulevard	75th Avenue/Corey Causeway	Blind Pass Road	4	1,630	1,215	1,239	1,289	20	Northbound	48%	33	1,342	No
										Southbound	48%	40	1,349	No
		Blind Pass Road	64th Avenue	4	1,630	1,215	1,239	1,289	30	Northbound	54%	37	1,356	No
										Southbound	54%	45	1,364	No
		64th Avenue	Gulf Winds Drive	4	1,630	1,215	1,239	1,289	28	Northbound	55%	37	1,354	No
										Southbound	55%	46	1,363	No
		Gulf Winds Drive	59th Avenue	4	1,630	1,215	1,239	1,289	26	Northbound	58%	39	1,354	No
										Southbound	58%	49	1,364	No
		59th Avenue	Project Access	4	1,630	1,215	1,239	1,289	30	Northbound	63%	43	1,362	No
										Southbound	63%	53	1,372	No
		Project Access	Pinellas Bayway	4	1,630	1,215	1,239	1,289	30	Northbound	29%	24	1,343	No
										Southbound	29%	20	1,339	No
973	Pinellas Bayway	Gulf Boulevard	Sun Boulevard	4	1,630	1,126	1,149	1,195	18	Eastbound	25%	17	1,230	No
										Westbound	25%	21	1,234	No
511	Blind Pass Road	87th Avenue	75th Avenue/Corey Causeway	4	1,630	813	829	862	17	Northbound	10%	7	886	No
										Southbound	10%	8	887	No
--		75th Avenue/Corey Causeway	Gulf Boulevard	2	718[1]	--[2]	73	76	17	Northbound	6%	4	97	No
							55	57	11	Southbound	6%	5	73	No
--	Gulf Winds Drive/Boca Ciega Drive	75th Avenue/Corey Causeway	Gulf Boulevard	2	718[1]	--[2]	159	165	17	Northbound	3%	2	184	No
							187	195	26	Southbound	3%	3	224	No

1. Estimated utilizing Table 4 of FDOT's Generalized Level of Service Volume Tables (1330*0.90*0.60 = 718)
2. The p.m. peak-hour turning movement counts collected at the study area intersections were utilized for this segment

Appendix H

Signal Timing Information

Pinellas County – Traffic Signal Timing Record

Report Generated Date = March 19, 2025

Signal Timing Change - Location Details

Intersection ID#

972

Facility Identifier

972

Main Street

75TH AVE

Side Street

BOCA CIEGA DR

GIS Address

75th Ave and Boca Ciega Dr

UPS

YES

Preemption

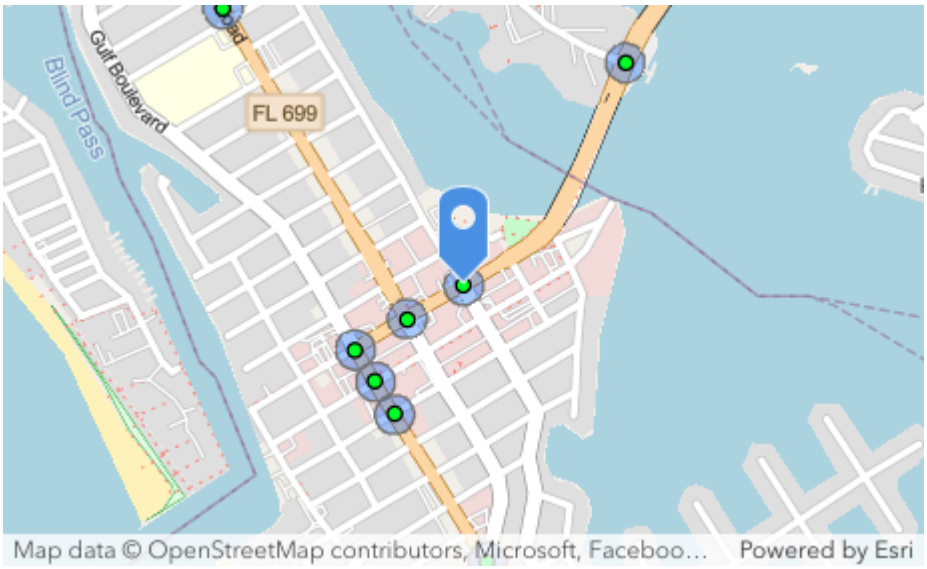
Split Phase

Date Created

June 4, 2024

Date Supersede

Map Location



Phase Details

Phase#	Street Name	Direction	LeftTurn Type	Overlap	FYA	LAG
1	75TH AVE	EB	Protected/Permitted			
2	75TH AVE	WB				
3	BOCA CIEGA DR.	SB	Protected/Permitted			
4	BOCA CIEGA DR.	NB				
5	75TH AVE	WB	Protected/Permitted			
6	75TH AVE	EB				
7	BOCA CIEGA DR.	NB	Protected/Permitted			
8	BOCA CIEGA DR	SB				

Phase Timing Plan

Phase	PH1	PH2	PH3	PH4	PH5	PH6	PH7	PH8
MIN GREEN	5	10	5	5	5	10	5	5
DELAY GREEN								
WALK1		7		7		7		7
PEDCLEAR1		12		18		12		18
WALK2								
PEDCLEAR2								
VEHEXT1	1	1	1	1	1	1	1	1
VEHEXT2								
MAX1	15	45	15	20	15	45	10	27
MAX2	12	150	24	13	11	150	10	27
MAX3	12	150	24	13	11	150	10	27
YELLOW CLEAR	3.4	4.1	3.4	3.4	4.1	4.1	3.4	3.4
RED CLEAR	2.1	2.1	2.4	2.7	2	2.1	2.4	2.7
FLASH		Y		R		Y		R
VEH RECALL								
MAX RECALL								
CNA								
DELAY DETECTOR								

Coordination Patterns

Pattern	PH 1	Ph 2	Ph 3	Ph 4	Ph 5	Ph 6	Ph 7	Ph 8	Cycle	Offset	SEQ
1	15	56	27	32	15	56	15	44	130	5	
2	17	72	29	32	17	72	15	46	150	112	
3	17	72	29	32	17	72	15	46	150	141	
4	15	48	25	32	15	48	15	42	120	78	
5	17	61	17	25	17	61	17	25	120	21	
6	15	88	15	32	15	88	15	32	150	87	
7	16	65	17	32	16	65	15	34	130	16	
8											

Day Plans

Event	Action Plan #	Time	Action	On/off
Plan 1				
Plan1 1.	1	0700		
Plan1 2.	2	1000		
Plan1 3.	3	1330		
Plan1 4.	4	1830		
Plan1 5.	100	2100	FREE	ON
Plan 2				
Plan2 1.	5	0830		
Plan2 2.	6	1030		
Plan2 3.	7	1830		
Plan2 4.	100	2230	FREE	ON
Plan 3				
Plan3 1.	5	0900		
Plan3 2.	6	1100		
Plan3 3.	7	1800		
Plan3 4.	100	2130	FREE	ON

Week Plans

Sun	Mon	Tues	Wed	Thurs	Fri	Sat

Program Comments

RUNNING ADAPTIVE AS OF 1/7/2020*******EOS SOFTWARE*******

BACK UP TBC:
SPLIT PLAN 1= 130 AM PEAK (TP1)
SLPIT PLAN 2= 150 DAY TIME PEAK (TP1, MAX 2)
SPLIT PLAN 3= 150 AFTERNOON PEAK (TP1, MAX 3)
SPLIT PLAN 4= 120 EVENING OFFPEAK (TP2, MAX 1)
SPLIT PLAN 5= 120 AM WEEKENDS (TP1)
SPLIT PLAN 6= 150 DAYTIME WEEKENDS (TP2, MAX 2)
SPLIT PLAN 7= 130 EVENING WEEKENDS (TP2, MAX 3)

PHASE 5 ASSIGNED TO LOADSWITCH 9
SET TO FIXED
SEE ATTTACHED SHEETS
ALL PLANS RUN VEH EXT 2

Appendix I

Synchro Intersection Output Worksheets

Existing Conditions

Intersection	
Int Delay, s/veh	5.8

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	0	7	4	0	3	0	12	0	3	0	4	9
Future Vol, veh/h	0	7	4	0	3	0	12	0	3	0	4	9
Conflicting Peds, #/hr	0	0	0	1	0	1	0	0	1	1	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	83	83	83	83	83	83	83	83	83	83	83	83
Heavy Vehicles, %	0	0	0	0	0	0	0	0	0	0	0	0
Mvmt Flow	0	8	5	0	4	0	14	0	4	0	5	11

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	-	0	0	14	0	0	18	15	13	13	18	4
Stage 1	-	-	-	-	-	-	12	12	-	4	4	-
Stage 2	-	-	-	-	-	-	6	4	-	9	14	-
Critical Hdwy	-	-	-	4.1	-	-	7.1	6.5	6.2	7.1	6.5	6.2
Critical Hdwy Stg 1	-	-	-	-	-	-	6.1	5.5	-	6.1	5.5	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.1	5.5	-	6.1	5.5	-
Follow-up Hdwy	-	-	-	2.2	-	-	3.5	4	3.3	3.5	4	3.3
Pot Cap-1 Maneuver	0	-	-	1617	-	0	1002	883	1073	1009	880	1086
Stage 1	0	-	-	-	-	0	1014	890	-	1024	897	-
Stage 2	0	-	-	-	-	0	1021	897	-	1017	888	-
Platoon blocked, %		-	-		-							
Mov Cap-1 Maneuver	-	-	-	1615	-	-	985	882	1071	1004	879	1086
Mov Cap-2 Maneuver	-	-	-	-	-	-	985	882	-	1004	879	-
Stage 1	-	-	-	-	-	-	1013	889	-	1024	897	-
Stage 2	-	-	-	-	-	-	1005	897	-	1013	887	-

Approach	EB	WB	NB	SB
HCM Control Delay, s/v	0	0	8.66	8.61
HCM LOS			A	A

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT	SBLn1
Capacity (veh/h)	1001	-	-	1615	-	1013
HCM Lane V/C Ratio	0.018	-	-	-	-	0.015
HCM Control Delay (s/veh)	8.7	-	-	0	-	8.6
HCM Lane LOS	A	-	-	A	-	A
HCM 95th %tile Q(veh)	0.1	-	-	0	-	0

Intersection	
Intersection Delay, s/veh	7.5
Intersection LOS	A

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	30	8	2	2	13	26	3	38	1	9	50	27
Future Vol, veh/h	30	8	2	2	13	26	3	38	1	9	50	27
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles, %	0	0	0	0	0	0	33	3	0	0	0	0
Mvmt Flow	33	9	2	2	14	28	3	41	1	10	54	29
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	1
HCM Control Delay, s/veh	7.6	7.1	8	7.4
HCM LOS	A	A	A	A

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	7%	75%	5%	10%
Vol Thru, %	90%	20%	32%	58%
Vol Right, %	2%	5%	63%	31%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	42	40	41	86
LT Vol	3	30	2	9
Through Vol	38	8	13	50
RT Vol	1	2	26	27
Lane Flow Rate	46	43	45	93
Geometry Grp	1	1	1	1
Degree of Util (X)	0.059	0.052	0.047	0.102
Departure Headway (Hd)	4.688	4.297	3.804	3.922
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	760	824	927	907
Service Time	2.744	2.374	1.887	1.976
HCM Lane V/C Ratio	0.061	0.052	0.049	0.103
HCM Control Delay, s/veh	8	7.6	7.1	7.4
HCM Lane LOS	A	A	A	A
HCM 95th-tile Q	0.2	0.2	0.1	0.3

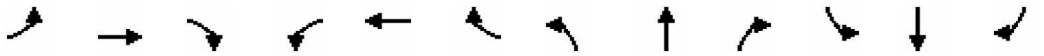
Intersection	
Int Delay, s/veh	1.2

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	1113	3	81	861	0	98
Future Vol, veh/h	1113	3	81	861	0	98
Conflicting Peds, #/hr	0	1	1	0	0	1
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	200	-	-	0
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	94	94	94	94	94	94
Heavy Vehicles, %	2	0	1	0	0	0
Mvmt Flow	1184	3	86	916	0	104

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	1188	0	-	596
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	-	4.12	-	-	6.9
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	-	2.21	-	-	3.3
Pot Cap-1 Maneuver	-	-	589	-	0	452
Stage 1	-	-	-	-	0	-
Stage 2	-	-	-	-	0	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	588	-	-	451
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	EB	WB	NB
HCM Control Delay, s/v	0	1.05	15.36
HCM LOS			C

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	451	-	-	588	-
HCM Lane V/C Ratio	0.231	-	-	0.146	-
HCM Control Delay (s/veh)	15.4	-	-	12.2	-
HCM Lane LOS	C	-	-	B	-
HCM 95th %tile Q(veh)	0.9	-	-	0.5	-



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	31	954	7	68	720	73	23	12	91	68	10	12
Future Volume (veh/h)	31	954	7	68	720	73	23	12	91	68	10	12
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		0.97	1.00		0.96	0.94		0.96	0.98		0.94
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1856	1856	1900	1900	1870	1885	1900	1900	1900	1900	1900	1900
Adj Flow Rate, veh/h	33	1015	7	72	766	78	24	13	97	72	11	13
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Percent Heavy Veh, %	3	3	0	0	2	1	0	0	0	0	0	0
Cap, veh/h	438	2276	16	380	2092	213	255	24	177	209	116	137
Arrive On Green	0.02	0.63	0.63	0.03	0.65	0.65	0.02	0.13	0.13	0.05	0.15	0.15
Sat Flow, veh/h	1767	3588	25	1810	3243	330	1810	186	1390	1810	764	903
Grp Volume(v), veh/h	33	499	523	72	420	424	24	0	110	72	0	24
Grp Sat Flow(s),veh/h/ln	1767	1763	1850	1810	1777	1796	1810	0	1576	1810	0	1667
Q Serve(g_s), s	1.0	21.6	21.6	2.1	16.5	16.5	1.7	0.0	9.8	5.1	0.0	1.9
Cycle Q Clear(g_c), s	1.0	21.6	21.6	2.1	16.5	16.5	1.7	0.0	9.8	5.1	0.0	1.9
Prop In Lane	1.00		0.01	1.00		0.18	1.00		0.88	1.00		0.54
Lane Grp Cap(c), veh/h	438	1118	1174	380	1146	1159	255	0	200	209	0	253
V/C Ratio(X)	0.08	0.45	0.45	0.19	0.37	0.37	0.09	0.00	0.55	0.34	0.00	0.10
Avail Cap(c_a), veh/h	530	1118	1174	454	1146	1159	328	0	272	407	0	443
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	9.6	14.0	14.0	10.5	12.4	12.4	55.1	0.0	61.4	53.8	0.0	54.8
Incr Delay (d2), s/veh	0.0	1.3	1.2	0.1	0.9	0.9	0.1	0.0	0.9	0.4	0.0	0.1
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	0.7	13.7	14.2	1.5	11.0	11.1	1.4	0.0	7.3	4.3	0.0	1.4
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	9.7	15.3	15.2	10.6	13.3	13.3	55.2	0.0	62.3	54.2	0.0	54.8
LnGrp LOS	A	B	B	B	B	B	E		E	D		D
Approach Vol, veh/h		1055			916			134			96	
Approach Delay, s/veh		15.1			13.1			61.0			54.3	
Approach LOS		B			B			E			D	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	9.2	103.0	12.6	25.2	10.9	101.4	9.0	28.8
Change Period (Y+Rc), s	5.5	6.2	5.8	* 6.1	6.1	6.2	5.8	* 6.1
Max Green Setting (Gmax), s	11.5	65.8	23.2	* 26	10.9	65.8	9.2	* 40
Max Q Clear Time (g_c+I1), s	3.0	18.5	7.1	11.8	4.1	23.6	3.7	3.9
Green Ext Time (p_c), s	0.0	1.8	0.0	0.2	0.0	2.2	0.0	0.0

Intersection Summary	
HCM 7th Control Delay, s/veh	18.7
HCM 7th LOS	B

Notes

* HCM 7th computational engine requires equal clearance times for the phases crossing the barrier.

Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Lane Configurations								
Traffic Volume (vph)	31	954	68	720	23	12	68	10
Future Volume (vph)	31	954	68	720	23	12	68	10
Turn Type	pm+pt	NA	pm+pt	NA	pm+pt	NA	pm+pt	NA
Protected Phases	1	6	5	2	7	4	3	8
Permitted Phases	6		2		4		8	
Detector Phase	1	6	5	2	7	4	3	8
Switch Phase								
Minimum Initial (s)	5.0	10.0	5.0	10.0	5.0	5.0	5.0	5.0
Minimum Split (s)	10.5	25.2	11.1	25.2	10.8	31.1	10.8	31.1
Total Split (s)	17.0	72.0	17.0	72.0	15.0	32.0	29.0	46.0
Total Split (%)	11.3%	48.0%	11.3%	48.0%	10.0%	21.3%	19.3%	30.7%
Yellow Time (s)	3.4	4.1	4.1	4.1	3.4	3.4	3.4	3.4
All-Red Time (s)	2.1	2.1	2.0	2.1	2.4	2.7	2.4	2.7
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	5.5	6.2	6.1	6.2	5.8	6.1	5.8	6.1
Lead/Lag	Lead	Lag	Lead	Lag	Lead	Lag	Lead	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	C-Max	None	C-Max	None	None	None	None
Act Effct Green (s)	110.5	104.8	112.4	107.9	12.7	6.7	20.9	14.2
Actuated g/C Ratio	0.74	0.70	0.75	0.72	0.08	0.04	0.14	0.09
v/c Ratio	0.07	0.42	0.19	0.34	0.18	0.67	0.48	0.14
Control Delay (s/veh)	5.1	10.8	5.8	9.0	56.3	35.9	66.3	39.8
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	5.1	10.8	5.8	9.0	56.3	35.9	66.3	39.8
LOS	A	B	A	A	E	D	E	D
Approach Delay (s/veh)		10.6		8.7		39.6		59.6
Approach LOS		B		A		D		E

Intersection Summary	
Cycle Length: 150	
Actuated Cycle Length: 150	
Offset: 141 (94%), Referenced to phase 2:WBTL and 6:EBTL, Start of Green	
Natural Cycle: 80	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.67	
Intersection Signal Delay (s/veh): 13.7	Intersection LOS: B
Intersection Capacity Utilization 62.4%	ICU Level of Service B
Analysis Period (min) 15	

Splits and Phases: 4: Boca Ciega Drive & 75th Avenue



Background Conditions

Intersection	
Int Delay, s/veh	5.8

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	0	7	4	0	3	0	13	0	3	0	4	9
Future Vol, veh/h	0	7	4	0	3	0	13	0	3	0	4	9
Conflicting Peds, #/hr	0	0	0	1	0	1	0	0	1	1	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	83	83	83	83	83	83	83	83	83	83	83	83
Heavy Vehicles, %	0	0	0	0	0	0	0	0	0	0	0	0
Mvmt Flow	0	8	5	0	4	0	16	0	4	0	5	11

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	-	0	0	14	0	0	18	15	13	13	18	4
Stage 1	-	-	-	-	-	-	12	12	-	4	4	-
Stage 2	-	-	-	-	-	-	6	4	-	9	14	-
Critical Hdwy	-	-	-	4.1	-	-	7.1	6.5	6.2	7.1	6.5	6.2
Critical Hdwy Stg 1	-	-	-	-	-	-	6.1	5.5	-	6.1	5.5	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.1	5.5	-	6.1	5.5	-
Follow-up Hdwy	-	-	-	2.2	-	-	3.5	4	3.3	3.5	4	3.3
Pot Cap-1 Maneuver	0	-	-	1617	-	0	1002	883	1073	1009	880	1086
Stage 1	0	-	-	-	-	0	1014	890	-	1024	897	-
Stage 2	0	-	-	-	-	0	1021	897	-	1017	888	-
Platoon blocked, %		-	-		-							
Mov Cap-1 Maneuver	-	-	-	1615	-	-	985	882	1071	1004	879	1086
Mov Cap-2 Maneuver	-	-	-	-	-	-	985	882	-	1004	879	-
Stage 1	-	-	-	-	-	-	1013	889	-	1024	897	-
Stage 2	-	-	-	-	-	-	1005	897	-	1013	887	-

Approach	EB	WB	NB	SB
HCM Control Delay, s/v	0	0	8.67	8.61
HCM LOS			A	A

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT	SBLn1
Capacity (veh/h)	1000	-	-	1615	-	1013
HCM Lane V/C Ratio	0.019	-	-	-	-	0.015
HCM Control Delay (s/veh)	8.7	-	-	0	-	8.6
HCM Lane LOS	A	-	-	A	-	A
HCM 95th %tile Q(veh)	0.1	-	-	0	-	0

Intersection	
Intersection Delay, s/veh	7.6
Intersection LOS	A

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	32	8	2	2	14	27	3	40	1	9	53	28
Future Vol, veh/h	32	8	2	2	14	27	3	40	1	9	53	28
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles, %	0	0	0	0	0	0	33	3	0	0	0	0
Mvmt Flow	35	9	2	2	15	29	3	43	1	10	58	30
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	1
HCM Control Delay, s/veh	7.7	7.1	8.1	7.5
HCM LOS	A	A	A	A

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	7%	76%	5%	10%
Vol Thru, %	91%	19%	33%	59%
Vol Right, %	2%	5%	63%	31%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	44	42	43	90
LT Vol	3	32	2	9
Through Vol	40	8	14	53
RT Vol	1	2	27	28
Lane Flow Rate	48	46	47	98
Geometry Grp	1	1	1	1
Degree of Util (X)	0.062	0.055	0.05	0.107
Departure Headway (Hd)	4.699	4.314	3.82	3.932
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	757	819	922	904
Service Time	2.761	2.397	1.908	1.991
HCM Lane V/C Ratio	0.063	0.056	0.051	0.108
HCM Control Delay, s/veh	8.1	7.7	7.1	7.5
HCM Lane LOS	A	A	A	A
HCM 95th-tile Q	0.2	0.2	0.2	0.4

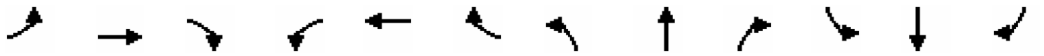
Intersection	
Int Delay, s/veh	1.2

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	1170	3	85	905	0	103
Future Vol, veh/h	1170	3	85	905	0	103
Conflicting Peds, #/hr	0	1	1	0	0	1
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	200	-	-	0
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	94	94	94	94	94	94
Heavy Vehicles, %	2	0	1	0	0	0
Mvmt Flow	1245	3	90	963	0	110

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	1249	0	-	626
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	-	4.12	-	-	6.9
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	-	2.21	-	-	3.3
Pot Cap-1 Maneuver	-	-	559	-	0	432
Stage 1	-	-	-	-	0	-
Stage 2	-	-	-	-	0	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	558	-	-	431
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	EB	WB	NB
HCM Control Delay, s/v	0	1.09	16.17
HCM LOS			C

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	431	-	-	558	-
HCM Lane V/C Ratio	0.254	-	-	0.162	-
HCM Control Delay (s/veh)	16.2	-	-	12.7	-
HCM Lane LOS	C	-	-	B	-
HCM 95th %tile Q(veh)	1	-	-	0.6	-



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	33	1003	7	71	757	77	24	13	96	71	11	13
Future Volume (veh/h)	33	1003	7	71	757	77	24	13	96	71	11	13
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		0.97	1.00		0.96	0.94		0.96	0.98		0.94
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1856	1856	1900	1900	1870	1885	1900	1900	1900	1900	1900	1900
Adj Flow Rate, veh/h	35	1067	7	76	805	82	26	14	102	76	12	14
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Percent Heavy Veh, %	3	3	0	0	2	1	0	0	0	0	0	0
Cap, veh/h	417	2263	15	359	2077	212	259	25	179	210	119	139
Arrive On Green	0.03	0.63	0.63	0.03	0.64	0.64	0.02	0.13	0.13	0.05	0.15	0.15
Sat Flow, veh/h	1767	3590	24	1810	3242	330	1810	190	1387	1810	770	899
Grp Volume(v), veh/h	35	524	550	76	441	446	26	0	116	76	0	26
Grp Sat Flow(s),veh/h/ln	1767	1763	1850	1810	1777	1796	1810	0	1577	1810	0	1669
Q Serve(g_s), s	1.0	23.5	23.5	2.2	17.8	17.8	1.9	0.0	10.4	5.4	0.0	2.0
Cycle Q Clear(g_c), s	1.0	23.5	23.5	2.2	17.8	17.8	1.9	0.0	10.4	5.4	0.0	2.0
Prop In Lane	1.00		0.01	1.00		0.18	1.00		0.88	1.00		0.54
Lane Grp Cap(c), veh/h	417	1111	1166	359	1138	1151	259	0	203	210	0	258
V/C Ratio(X)	0.08	0.47	0.47	0.21	0.39	0.39	0.10	0.00	0.57	0.36	0.00	0.10
Avail Cap(c_a), veh/h	508	1111	1166	432	1138	1151	330	0	272	404	0	444
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	10.0	14.6	14.6	11.1	12.9	12.9	54.9	0.0	61.4	53.5	0.0	54.5
Incr Delay (d2), s/veh	0.0	1.4	1.4	0.1	1.0	1.0	0.1	0.0	0.9	0.4	0.0	0.1
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	0.7	14.7	15.3	1.6	11.7	11.8	1.6	0.0	7.7	4.6	0.0	1.6
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	10.0	16.0	16.0	11.2	13.9	13.9	54.9	0.0	62.4	53.9	0.0	54.5
LnGrp LOS	B	B	B	B	B	B	D		E	D		D
Approach Vol, veh/h		1109			963			142			102	
Approach Delay, s/veh		15.8			13.7			61.0			54.0	
Approach LOS		B			B			E			D	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	9.3	102.3	12.9	25.4	10.9	100.7	9.1	29.3
Change Period (Y+Rc), s	5.5	6.2	5.8	* 6.1	6.1	6.2	5.8	* 6.1
Max Green Setting (Gmax), s	11.5	65.8	23.2	* 26	10.9	65.8	9.2	* 40
Max Q Clear Time (g_c+I1), s	3.0	19.8	7.4	12.4	4.2	25.5	3.9	4.0
Green Ext Time (p_c), s	0.0	1.9	0.0	0.2	0.0	2.3	0.0	0.0

Intersection Summary	
HCM 7th Control Delay, s/veh	19.4
HCM 7th LOS	B

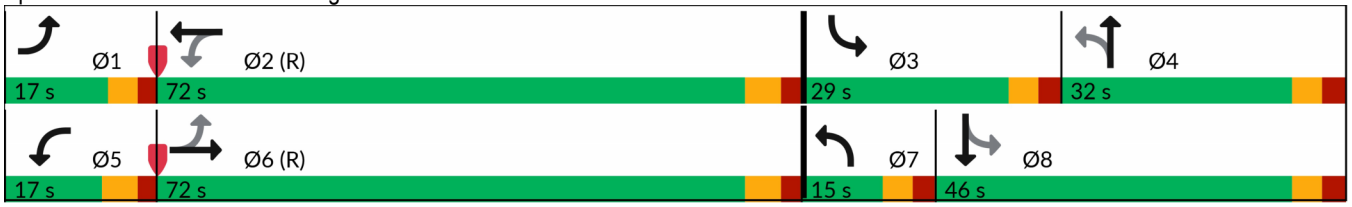
Notes

* HCM 7th computational engine requires equal clearance times for the phases crossing the barrier.

Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Lane Configurations								
Traffic Volume (vph)	33	1003	71	757	24	13	71	11
Future Volume (vph)	33	1003	71	757	24	13	71	11
Turn Type	pm+pt	NA	pm+pt	NA	pm+pt	NA	pm+pt	NA
Protected Phases	1	6	5	2	7	4	3	8
Permitted Phases	6		2		4		8	
Detector Phase	1	6	5	2	7	4	3	8
Switch Phase								
Minimum Initial (s)	5.0	10.0	5.0	10.0	5.0	5.0	5.0	5.0
Minimum Split (s)	10.5	25.2	11.1	25.2	10.8	31.1	10.8	31.1
Total Split (s)	17.0	72.0	17.0	72.0	15.0	32.0	29.0	46.0
Total Split (%)	11.3%	48.0%	11.3%	48.0%	10.0%	21.3%	19.3%	30.7%
Yellow Time (s)	3.4	4.1	4.1	4.1	3.4	3.4	3.4	3.4
All-Red Time (s)	2.1	2.1	2.0	2.1	2.4	2.7	2.4	2.7
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	5.5	6.2	6.1	6.2	5.8	6.1	5.8	6.1
Lead/Lag	Lead	Lag	Lead	Lag	Lead	Lag	Lead	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	C-Max	None	C-Max	None	None	None	None
Act Effct Green (s)	110.2	104.4	112.1	107.5	12.9	6.8	21.4	14.5
Actuated g/C Ratio	0.73	0.70	0.75	0.72	0.09	0.05	0.14	0.10
v/c Ratio	0.08	0.44	0.21	0.36	0.19	0.68	0.50	0.15
Control Delay (s/veh)	5.3	11.3	6.2	9.4	56.3	36.1	66.8	39.0
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	5.3	11.3	6.2	9.4	56.3	36.1	66.8	39.0
LOS	A	B	A	A	E	D	E	D
Approach Delay (s/veh)		11.1		9.1		39.8		59.7
Approach LOS		B		A		D		E

Intersection Summary	
Cycle Length: 150	
Actuated Cycle Length: 150	
Offset: 141 (94%), Referenced to phase 2:WBTL and 6:EBTL, Start of Green	
Natural Cycle: 90	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.68	
Intersection Signal Delay (s/veh): 14.2	Intersection LOS: B
Intersection Capacity Utilization 63.8%	ICU Level of Service B
Analysis Period (min) 15	

Splits and Phases: 4: Boca Ciega Drive & 75th Avenue



Total Conditions

Intersection	
Int Delay, s/veh	2.8

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	0	65	4	0	28	0	13	0	0	0	4	27
Future Vol, veh/h	0	65	4	0	28	0	13	0	0	0	4	27
Conflicting Peds, #/hr	0	0	0	1	0	1	0	0	1	1	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	83	83	83	83	83	83	83	83	83	83	83	83
Heavy Vehicles, %	0	0	0	0	0	0	0	0	0	0	0	0
Mvmt Flow	0	78	5	0	34	0	16	0	0	0	5	33

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	-	0	0	84	0	0	118	115	83	113	118	34
Stage 1	-	-	-	-	-	-	82	82	-	34	34	-
Stage 2	-	-	-	-	-	-	36	34	-	79	84	-
Critical Hdwy	-	-	-	4.1	-	-	7.1	6.5	6.2	7.1	6.5	6.2
Critical Hdwy Stg 1	-	-	-	-	-	-	6.1	5.5	-	6.1	5.5	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.1	5.5	-	6.1	5.5	-
Follow-up Hdwy	-	-	-	2.2	-	-	3.5	4	3.3	3.5	4	3.3
Pot Cap-1 Maneuver	0	-	-	1525	-	0	863	779	982	869	776	1045
Stage 1	0	-	-	-	-	0	932	831	-	987	871	-
Stage 2	0	-	-	-	-	0	985	871	-	934	829	-
Platoon blocked, %		-	-		-							
Mov Cap-1 Maneuver	-	-	-	1524	-	-	830	778	981	868	775	1045
Mov Cap-2 Maneuver	-	-	-	-	-	-	830	778	-	868	775	-
Stage 1	-	-	-	-	-	-	931	830	-	987	871	-
Stage 2	-	-	-	-	-	-	949	871	-	933	828	-

Approach	EB	WB	NB	SB
HCM Control Delay, s/v	0	0	9.42	8.74
HCM LOS			A	A

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT	SBLn1
Capacity (veh/h)	830	-	-	1524	-	1000
HCM Lane V/C Ratio	0.019	-	-	-	-	0.037
HCM Control Delay (s/veh)	9.4	-	-	0	-	8.7
HCM Lane LOS	A	-	-	A	-	A
HCM 95th %tile Q(veh)	0.1	-	-	0	-	0.1

Intersection	
Intersection Delay, s/veh	8
Intersection LOS	A

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	32	43	2	2	39	48	3	40	1	39	53	28
Future Vol, veh/h	32	43	2	2	39	48	3	40	1	39	53	28
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles, %	0	0	0	0	0	0	33	3	0	0	0	0
Mvmt Flow	35	47	2	2	42	52	3	43	1	42	58	30
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	1
HCM Control Delay, s/veh	8	7.6	8.4	8.1
HCM LOS	A	A	A	A

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	7%	42%	2%	33%
Vol Thru, %	91%	56%	44%	44%
Vol Right, %	2%	3%	54%	23%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	44	77	89	120
LT Vol	3	32	2	39
Through Vol	40	43	39	53
RT Vol	1	2	48	28
Lane Flow Rate	48	84	97	130
Geometry Grp	1	1	1	1
Degree of Util (X)	0.066	0.104	0.11	0.155
Departure Headway (Hd)	5.003	4.484	4.091	4.284
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	718	802	878	840
Service Time	3.021	2.497	2.103	2.298
HCM Lane V/C Ratio	0.067	0.105	0.11	0.155
HCM Control Delay, s/veh	8.4	8	7.6	8.1
HCM Lane LOS	A	A	A	A
HCM 95th-tile Q	0.2	0.3	0.4	0.5

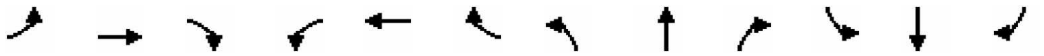
Intersection	
Int Delay, s/veh	1.5

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	1166	16	102	917	0	124
Future Vol, veh/h	1166	16	102	917	0	124
Conflicting Peds, #/hr	0	1	1	0	0	1
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	200	-	-	0
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	94	94	94	94	94	94
Heavy Vehicles, %	2	0	1	0	0	0
Mvmt Flow	1240	17	109	976	0	132

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	1258	0	-	631
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	-	4.12	-	-	6.9
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	-	2.21	-	-	3.3
Pot Cap-1 Maneuver	-	-	554	-	0	429
Stage 1	-	-	-	-	0	-
Stage 2	-	-	-	-	0	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	553	-	-	428
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	EB	WB	NB
HCM Control Delay, s/v	0	1.31	17.11
HCM LOS			C

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	428	-	-	553	-
HCM Lane V/C Ratio	0.308	-	-	0.196	-
HCM Control Delay (s/veh)	17.1	-	-	13.1	-
HCM Lane LOS	C	-	-	B	-
HCM 95th %tile Q(veh)	1.3	-	-	0.7	-



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	33	1001	12	83	757	77	26	14	107	71	13	13
Future Volume (veh/h)	33	1001	12	83	757	77	26	14	107	71	13	13
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		0.97	1.00		0.96	0.95		0.96	0.98		0.94
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1856	1856	1900	1900	1870	1885	1900	1900	1900	1900	1900	1900
Adj Flow Rate, veh/h	35	1065	13	88	805	82	28	15	114	76	14	14
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Percent Heavy Veh, %	3	3	0	0	2	1	0	0	0	0	0	0
Cap, veh/h	414	2232	27	355	2066	210	266	24	185	204	132	132
Arrive On Green	0.03	0.63	0.63	0.03	0.64	0.64	0.02	0.13	0.13	0.05	0.16	0.16
Sat Flow, veh/h	1767	3565	44	1810	3242	330	1810	183	1394	1810	842	842
Grp Volume(v), veh/h	35	527	551	88	441	446	28	0	129	76	0	28
Grp Sat Flow(s),veh/h/ln	1767	1763	1846	1810	1777	1796	1810	0	1577	1810	0	1685
Q Serve(g_s), s	1.1	23.9	23.9	2.6	18.0	18.0	2.0	0.0	11.6	5.4	0.0	2.1
Cycle Q Clear(g_c), s	1.1	23.9	23.9	2.6	18.0	18.0	2.0	0.0	11.6	5.4	0.0	2.1
Prop In Lane	1.00		0.02	1.00		0.18	1.00		0.88	1.00		0.50
Lane Grp Cap(c), veh/h	414	1104	1156	355	1132	1144	266	0	209	204	0	265
V/C Ratio(X)	0.08	0.48	0.48	0.25	0.39	0.39	0.11	0.00	0.62	0.37	0.00	0.11
Avail Cap(c_a), veh/h	505	1104	1156	428	1132	1144	335	0	272	398	0	448
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	10.2	14.9	14.9	11.5	13.1	13.1	54.3	0.0	61.4	53.1	0.0	54.2
Incr Delay (d2), s/veh	0.0	1.5	1.4	0.1	1.0	1.0	0.1	0.0	1.1	0.4	0.0	0.1
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	0.7	15.0	15.5	1.9	11.8	11.9	1.7	0.0	8.3	4.5	0.0	1.7
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	10.3	16.4	16.4	11.6	14.2	14.1	54.4	0.0	62.5	53.5	0.0	54.3
LnGrp LOS	B	B	B	B	B	B	D		E	D		D
Approach Vol, veh/h		1113			975			157			104	
Approach Delay, s/veh		16.2			13.9			61.1			53.7	
Approach LOS		B			B			E			D	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	9.3	101.8	12.9	26.0	11.0	100.1	9.2	29.7
Change Period (Y+Rc), s	5.5	6.2	5.8	* 6.1	6.1	6.2	5.8	* 6.1
Max Green Setting (Gmax), s	11.5	65.8	23.2	* 26	10.9	65.8	9.2	* 40
Max Q Clear Time (g_c+I1), s	3.1	20.0	7.4	13.6	4.6	25.9	4.0	4.1
Green Ext Time (p_c), s	0.0	1.9	0.0	0.2	0.0	2.4	0.0	0.0

Intersection Summary	
HCM 7th Control Delay, s/veh	19.9
HCM 7th LOS	B

Notes

* HCM 7th computational engine requires equal clearance times for the phases crossing the barrier.

Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Lane Configurations								
Traffic Volume (vph)	33	1001	83	757	26	14	71	13
Future Volume (vph)	33	1001	83	757	26	14	71	13
Turn Type	pm+pt	NA	pm+pt	NA	pm+pt	NA	pm+pt	NA
Protected Phases	1	6	5	2	7	4	3	8
Permitted Phases	6		2		4		8	
Detector Phase	1	6	5	2	7	4	3	8
Switch Phase								
Minimum Initial (s)	5.0	10.0	5.0	10.0	5.0	5.0	5.0	5.0
Minimum Split (s)	10.5	25.2	11.1	25.2	10.8	31.1	10.8	31.1
Total Split (s)	17.0	72.0	17.0	72.0	15.0	32.0	29.0	46.0
Total Split (%)	11.3%	48.0%	11.3%	48.0%	10.0%	21.3%	19.3%	30.7%
Yellow Time (s)	3.4	4.1	4.1	4.1	3.4	3.4	3.4	3.4
All-Red Time (s)	2.1	2.1	2.0	2.1	2.4	2.7	2.4	2.7
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	5.5	6.2	6.1	6.2	5.8	6.1	5.8	6.1
Lead/Lag	Lead	Lag	Lead	Lag	Lead	Lag	Lead	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	C-Max	None	C-Max	None	None	None	None
Act Effct Green (s)	109.8	104.1	112.1	107.4	13.2	7.0	21.4	14.5
Actuated g/C Ratio	0.73	0.69	0.75	0.72	0.09	0.05	0.14	0.10
v/c Ratio	0.08	0.44	0.24	0.36	0.20	0.70	0.50	0.16
Control Delay (s/veh)	5.4	11.6	6.5	9.4	56.3	35.8	66.6	40.3
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	5.4	11.6	6.5	9.4	56.3	35.8	66.6	40.3
LOS	A	B	A	A	E	D	E	D
Approach Delay (s/veh)		11.4		9.2		39.5		59.5
Approach LOS		B		A		D		E

Intersection Summary	
Cycle Length: 150	
Actuated Cycle Length: 150	
Offset: 141 (94%), Referenced to phase 2:WBTL and 6:EBTL, Start of Green	
Natural Cycle: 90	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.70	
Intersection Signal Delay (s/veh): 14.5	Intersection LOS: B
Intersection Capacity Utilization 70.6%	ICU Level of Service C
Analysis Period (min) 15	

Splits and Phases: 4: Boca Ciega Drive & 75th Avenue



Intersection	
Int Delay, s/veh	2.7

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	26	39	0	0	28	0
Future Vol, veh/h	26	39	0	0	28	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	83	83	83	83	83	83
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	31	47	0	0	34	0

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	78	0	56	55
Stage 1	-	-	-	-	55	-
Stage 2	-	-	-	-	1	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1520	-	952	1012
Stage 1	-	-	-	-	968	-
Stage 2	-	-	-	-	1022	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1520	-	952	1012
Mov Cap-2 Maneuver	-	-	-	-	952	-
Stage 1	-	-	-	-	968	-
Stage 2	-	-	-	-	1022	-

Approach	EB	WB	NB
HCM Control Delay, s/v	0	0	8.92
HCM LOS			A

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	952	-	-	1520	-
HCM Lane V/C Ratio	0.035	-	-	-	-
HCM Control Delay (s/veh)	8.9	-	-	0	-
HCM Lane LOS	A	-	-	A	-
HCM 95th %tile Q(veh)	0.1	-	-	0	-

Intersection	
Int Delay, s/veh	2.4

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	0	0	9	13	0	9
Future Vol, veh/h	0	0	9	13	0	9
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	-	0
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	83	83	83	83	83	83
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	0	11	16	0	11

Major/Minor	Major2		Minor2	
Conflicting Flow All	-	0	-	19
Stage 1	-	-	-	-
Stage 2	-	-	-	-
Critical Hdwy	-	-	-	6.22
Critical Hdwy Stg 1	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-
Follow-up Hdwy	-	-	-	3.318
Pot Cap-1 Maneuver	-	-	0	1060
Stage 1	-	-	0	-
Stage 2	-	-	0	-
Platoon blocked, %	-	-		
Mov Cap-1 Maneuver	-	-	-	1060
Mov Cap-2 Maneuver	-	-	-	-
Stage 1	-	-	-	-
Stage 2	-	-	-	-

Approach	WB	SB
HCM Control Delay, s/v	0	8.43
HCM LOS		A

Minor Lane/Major Mvmt	WBT	WBR	SBLn1
Capacity (veh/h)	-	-	1060
HCM Lane V/C Ratio	-	-	0.01
HCM Control Delay (s/veh)	-	-	8.4
HCM Lane LOS	-	-	A
HCM 95th %tile Q(veh)	-	-	0

Intersection	
Int Delay, s/veh	2.2

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	0	0	13	13	0	9
Future Vol, veh/h	0	0	13	13	0	9
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	-	0
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	83	83	83	83	83	83
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	0	16	16	0	11

Major/Minor	Major2		Minor2	
Conflicting Flow All	-	0	-	23
Stage 1	-	-	-	-
Stage 2	-	-	-	-
Critical Hdwy	-	-	-	6.22
Critical Hdwy Stg 1	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-
Follow-up Hdwy	-	-	-	3.318
Pot Cap-1 Maneuver	-	-	0	1053
Stage 1	-	-	0	-
Stage 2	-	-	0	-
Platoon blocked, %	-	-		
Mov Cap-1 Maneuver	-	-	-	1053
Mov Cap-2 Maneuver	-	-	-	-
Stage 1	-	-	-	-
Stage 2	-	-	-	-

Approach	WB	SB
HCM Control Delay, s/v	0	8.45
HCM LOS		A

Minor Lane/Major Mvmt	WBT	WBR	SBLn1
Capacity (veh/h)	-	-	1053
HCM Lane V/C Ratio	-	-	0.01
HCM Control Delay (s/veh)	-	-	8.5
HCM Lane LOS	-	-	A
HCM 95th %tile Q(veh)	-	-	0

Appendix J

FDOT Generalized LOS Volume Tables

C2T, C4, C5, & C6

Motor Vehicle Arterial Generalized Service Volume Tables



(C2T-Rural Town)

Peak Hour Directional

	B	C	D	E
1 Lane	*	720	940	**
2 Lane	*	1,140	1,640	**
3 Lane	*	2,120	2,510	**

Peak Hour Two-Way

	B	C	D	E
2 Lane	*	1,310	1,710	**
4 Lane	*	2,070	2,980	**
6 Lane	*	3,850	4,560	**

AADT

	B	C	D	E
2 Lane	*	13,800	18,000	**
4 Lane	*	21,800	31,400	**
6 Lane	*	40,500	48,000	**



(C4-Urban General)

	B	C	D	E
1 Lane	*	*	870	1,190
2 Lane	*	1,210	1,790	2,020
3 Lane	*	2,210	2,810	2,990
4 Lane	*	2,590	3,310	3,510

	B	C	D	E
2 Lane	*	*	1,580	2,160
4 Lane	*	2,200	3,250	3,670
6 Lane	*	4,020	5,110	5,440
8 Lane	*	4,710	6,020	6,380

	B	C	D	E
2 Lane	*	*	17,600	24,000
4 Lane	*	24,400	36,100	40,800
6 Lane	*	44,700	56,800	60,400
8 Lane	*	52,300	66,900	70,900

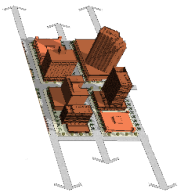


(C5-Urban Center)

	B	C	D	E
1 Lane	*	*	690	1,080
2 Lane	*	1,290	1,900	2,130
3 Lane	*	1,410	2,670	3,110
4 Lane	*	2,910	3,560	3,640

	B	C	D	E
2 Lane	*	*	1,250	1,960
4 Lane	*	2,350	3,450	3,870
6 Lane	*	2,560	4,850	5,650
8 Lane	*	5,290	6,470	6,620

	B	C	D	E
2 Lane	*	*	13,900	21,800
4 Lane	*	26,100	38,300	43,000
6 Lane	*	28,400	53,900	62,800
8 Lane	*	58,800	71,900	73,600



(C6-Urban Core)

	B	C	D	E
1 Lane	*	***	790	1,030
2 Lane	*	***	1,490	1,920
3 Lane	*	***	2,730	2,940
4 Lane	*	***	3,250	3,490

	B	C	D	E
2 Lane	*	***	1,440	1,870
4 Lane	*	***	2,710	3,490
6 Lane	*	***	4,960	5,350
8 Lane	*	***	5,910	6,350

	B	C	D	E
2 Lane	*	***	16,000	20,800
4 Lane	*	***	30,100	38,800
6 Lane	*	***	55,100	59,400
8 Lane	*	***	65,700	70,600

Adjustment Factors

The peak hour directional service volumes should be adjust by multiplying by 1.2 for one-way facilities
The AADT service volumes should be adjusted by multiplying 0.6 for one way facilities 2 Lane Divided Roadway with an Exclusive Left Turn Lane(s): Multiply by 1.05
2 lane Undivided Roadway with No Exclusive Left Turn Lane(s): Multiply by 0.80

Exclusive right turn lane(s): Multiply by 1.05
Multilane Undivided Roadway with an Exclusive Left Turn Lane(s): Multiply by 0.95
Multilane Roadway with No Exclusive Left Turn Lane(s): Multiply by 0.75
Non-State Signalized Roadway: Multiply by 0.90

This table does not constitute a standard and should be used only for general planning applications. The table should not be used for corridor or intersection design, where more refined techniques exist.
*Cannot be achieved using table input value defaults. **Not applicable for that level of service letter grade. For the automobile mode, volumes greater than level of service D become F because intersection capacities have been reached.
***LOS C thresholds are not applicable for C6 as C6 roadway facilities are neither planned nor designed to achieve automobile LOS C.

Appendix K

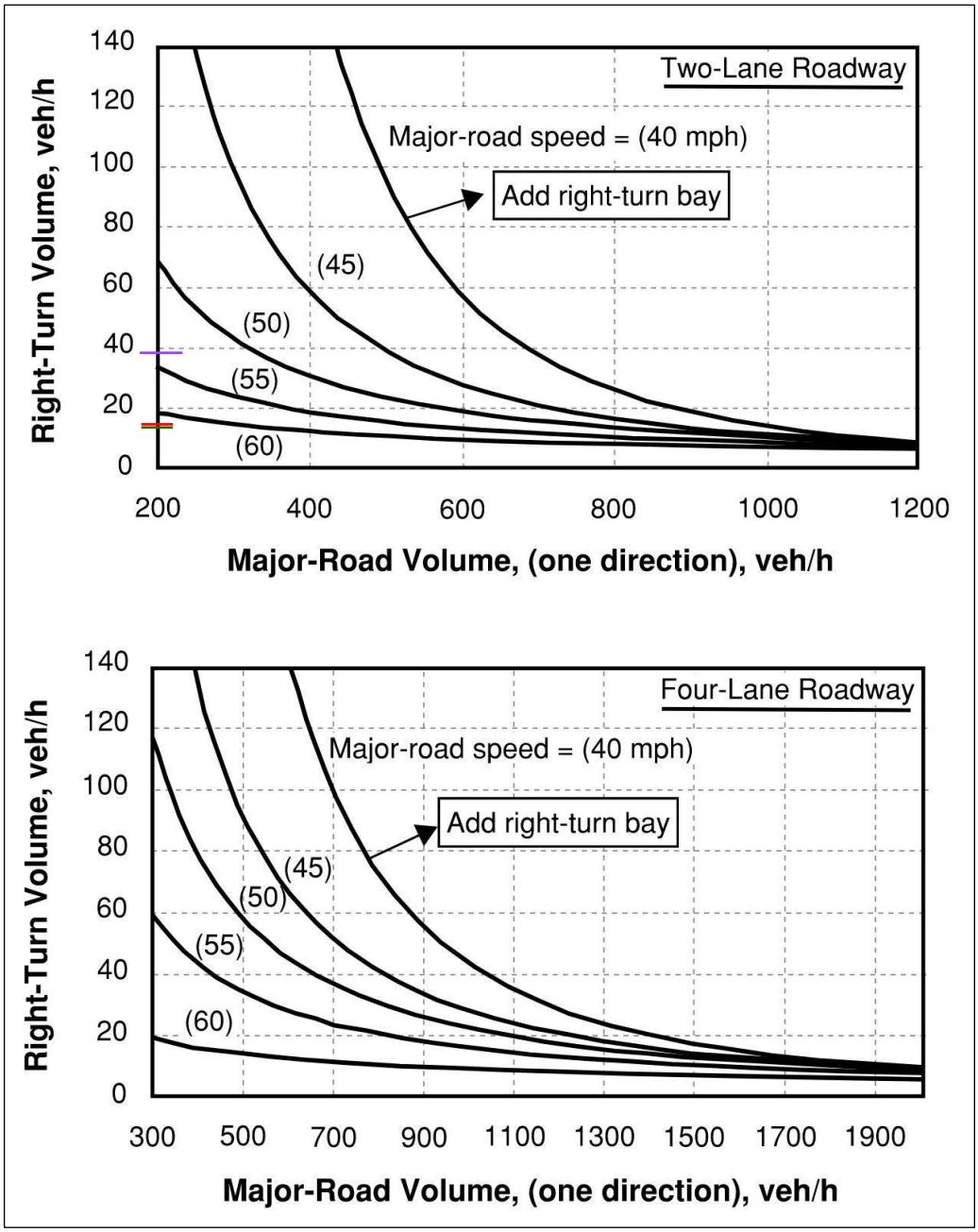
Turn Lane Warrant Worksheets

Figure 74 | Recommended Guidelines for Exclusive Right-Turn Lanes to Unsignalized Driveway/Intersection

Driveway 1:
EBR - 39

Driveway 2:
WBR - 13

Driveway 3:
WBR - 13

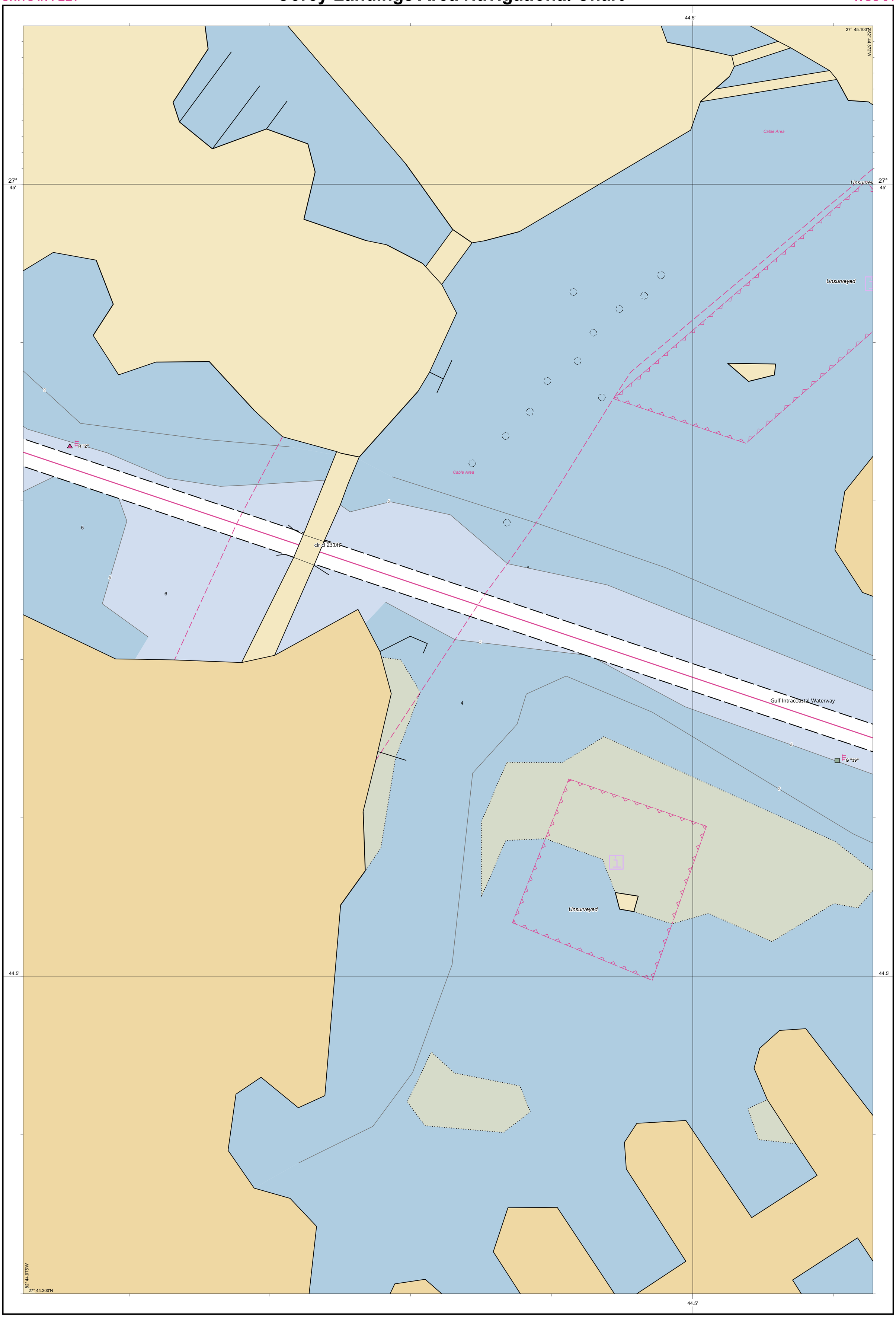


Source: NCHRP Report 457, TDOT Highway System Access Manual

UNITS IN FEET

Corey Landings Area Navigational Chart

WGS 84



To ensure that this chart was printed at the proper scale, the line above should measure six inches (152 millimeters).

WGS 84

Generation Date: 10/1/2025

Page Size: ANSI D - 34 x 22 inch (Portrait)

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WARNING

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Projection Information
WGS 1984 World Mercator (Calculated)
SCALE 1:2000 at Lat. 27°44.7'
GCS WGS 1984

Additional information can be obtained at www.nauticalcharts.noaa.gov.

Nautical Miles
0 0.02 0.04 0.06 0.08
Meters
0 40 80 120 160

AUTHORITIES

Hydrography and topography by the National Ocean Service, Coast Survey, with additional data from the Corps of Engineers, Geological Survey, U.S. Coast Guard and National Geospatial-Intelligence Agency.

POLLUTION REPORTS

Report all spills of oil and hazardous substances to the National Response Center via 1-800-424-8802 (toll free), or to the nearest U.S. Coast Guard facility if telephone communication is impossible (33 CFR 153).

WATER LEVELS, CURRENTS, AND TIDES

Real-time water levels, tide predictions, and tidal current predictions are available on the internet from NOAA's Center for Operational Oceanographic Products and Services (CO-OPS) at https://tidesandcurrents.noaa.gov/water_level_info.html and https://tidesandcurrents.noaa.gov/currents_info.html .

FATHOMS	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
FEET	6	12	18	24	30	36	42	48	54	60	66	72	78	84	90	96	102
METERS	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31

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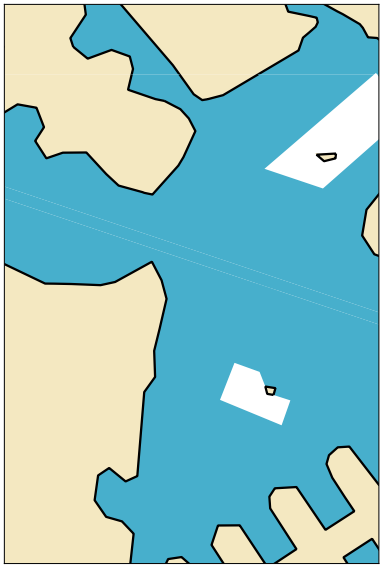
UNITS IN FEET

Zone of Confidence (ZOC) Diagram



ZOC CATEGORIES

ZOC	COLOR	POSITION ACCURACY	DEPTH ACCURACY	SEAFLOOR COVERAGE
A1		± 5 m + 5% depth ± 16.4 ft + 5% depth	= 0.50 m +1% d = 1.6 ft +1% d = 0.3 fm +1% d	All significant seafloor features detected.
A2		± 20 m ± 65.6 ft	= 1.00 m +2% d = 3.3 ft +2% d = 0.6 fm +2% d	All significant seafloor features detected.
B		± 50 m ± 164.0 ft	= 1.00 m +2% d = 3.3 ft +2% d = 0.6 fm +2% d	Uncharted features hazardous to surface navigation are not expected but may exist.
C		± 500 m ± 1640.4 ft	= 2.00 m +2% d = 6.6 ft +2% d = 1.1 fm +2% d	Depth anomalies may be expected.
D		Worse than ZOC C	Worse than ZOC C	Large depth anomalies may be expected.
U		Unassessed - The quality of the bathymetric data has yet to be assessed.		

Corey Landings Area Navigational Chart

NOAA CUSTOM CHART
NOTES GEOSPATIAL DATABASE
VERSION 3.0B - 20 FEBRUARY 2025

The records of the NOAA Custom Chart Notes Geospatial Database are current as of February 20, 2025. Subsequent additions and refinements are to be expected. Please refer to all available navigational publications for complete information about the charted area.

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AUTHORITIES

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ABBREVIATIONS

For complete list of Symbols and Abbreviations, see Chart No. 1.

Corey Landings Area Navigational Chart

POLLUTION REPORTS

Report all spills of oil and hazardous substances to the National Response Center via 1-800-424-8802 (toll free), or to the nearest U.S. Coast Guard facility if telephone communication is impossible (33 CFR 153).

WARNING

The prudent mariner will not rely solely on any single aid to navigation, particularly on floating aids. See U.S. Coast Guard Light List and U.S. Coast Pilot for details.

SUPPLEMENTAL INFORMATION

Consult U.S. Coast Pilot 5 for important supplemental information.
Refer to charted regulation section numbers.

VERTICAL DATUM

Overhead clearances are referred to Mean High Water (MHW).

AIDS TO NAVIGATION

Consult U.S. Coast Guard Light List for supplemental information concerning aids to navigation.

RADAR REFLECTORS

Radar reflectors have been placed on many floating aids to navigation. Individual radar reflector identification on these aids has been omitted from this chart.

ADDITIONAL INFORMATION

Additional information can be obtained at www.nauticalcharts.noaa.gov

SOUNDING DATUM

Soundings referred to Mean Lower Low Water (MLLW).

NOTE A

Navigation regulations are published in Chapter 2, U.S. Coast Pilot 5. Additions or revisions to Chapter 2 are published in the Notices to Mariners. Information concerning the regulations may be obtained at the Office of the Commander, 7th Coast Guard District in Miami, FL or at the Office of the District Engineer, Corps of Engineers in Jacksonville, FL.

Corey Landings Area Navigational Chart

HURRICANES AND TROPICAL STORMS

Hurricanes, tropical storms and other major storms may cause considerable damage to marine structures, aids to navigation and moored vessels, resulting in submerged debris in unknown locations. Charted soundings, channel depths and shoreline may not reflect actual conditions following these storms. Fixed aids to navigation may have been damaged or destroyed. Buoys may have been moved from their charted positions, damaged, sunk, extinguished or otherwise made inoperative. Mariners should not rely upon the position or operation of an aid to navigation. Wrecks and submerged obstructions may have been displaced from charted locations. Pipelines may have become uncovered or moved. Mariners are urged to exercise extreme caution and are requested to report aids to navigation discrepancies and hazards to navigation to the nearest United States Coast Guard unit.

CAUTION
LIMITATIONS ON THE USE OF RADIO SIGNALS

Limitations on the use of radio signals as aids to marine navigation can be found in the U.S. Coast Guard Light Lists and National Geospatial-Intelligence Agency Publication 117.

Radio direction-finder bearings to commercial broadcasting stations are subject to error and should be used with caution.

INTRACOASTAL WATERWAY AIDS

The U.S. Aids to Navigation System is designed for use with nautical charts, and the exact meaning of an aid to navigation may not be clear unless the appropriate chart is consulted. Aids to navigation marking the Intracoastal Waterway exhibit unique yellow symbols to distinguish them from aids marking other waterways. When following the Intracoastal Waterway westward from the Caloosahatchee River to Anclote, FL, aids with yellow triangles should be kept on the starboard side of the vessel and aids with yellow squares should be kept on the port side of the vessel. A horizontal yellow band provides no lateral information, but simply identifies aids to navigation as marking the Intracoastal Waterway.

CAUTION

Temporary changes or defects in aids to navigation are not indicated on this chart. See Local Notice to Mariners.

CAUTION
BASCULE BRIDGES

For bascule bridges, whose spans do not open to a full upright or vertical position, unlimited vertical clearance is not available for the entire charted horizontal clearance.

Corey Landings Area Navigational Chart

CAUTION
SUBMERGED CABLES AND PIPELINES

Additional uncharted submarine pipelines and submarine cables may exist within the area of this chart. Not all submarine pipelines and submarine cables are required to be buried, and those that were originally buried may have become exposed. Mariners should use extreme caution when operating vessels in depths of water comparable to their draft in areas where pipelines and cables may exist, and when anchoring, dragging or trawling.

Covered wells may be marked by lighted or unlighted buoys.

NOAA WEATHER RADIO BROADCASTS

The NOAA Weather Radio station listed below provides continuous weather broadcasts. The reception range is typically 20 to 40 nautical miles from the antenna site, but can be as much as 100 nautical miles for stations at high elevations.
Tampa Bay, FL KHB-32 162.550 MHz

CAUTION

USACE conducts hydrographic surveys to monitor navigation conditions. These surveys are not intended to detect underwater features. Uncharted features hazardous to surface navigation are not expected but may exist in federal channels. For more information visit https://navigation.usace.army.mil/Survey/Hydro.

NOAA WEATHER RADIO BROADCASTS

The NOAA Weather Radio station listed below provides continuous weather broadcasts. The reception range is typically 20 to 40 nautical miles from the antenna site, but can be as much as 100 nautical miles for stations at high elevations.
Largo, FL KEC-38 162.450 MHz

TBRPC
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Pinellas Park, Florida 33782
(727) 570-5151
info@tbrpc.org
www.tbrpc.org

Economic Impact Analysis – Redevelopment Scenarios V2

Prepared by the Tampa Bay Regional Planning Council - August 21, 2025

Purpose

At the request of the City of St. Pete Beach, the Tampa Bay Regional Planning Council (TBRPC) evaluated the projected economic impacts of two alternative mixed-use development scenarios:

- Scenario A – Approved rental apartment program
- Scenario B – Resubmitted condominium program

Using the **Regional Economic Modles, Inc. Indicators (REMI) PI**+ model for the Tampa Bay region, the analysis estimated:

- One-time construction impacts
- Recurring annual operational impacts after project stabilization
- A preliminary valuation framework for residential density

Findings are intended to inform planning, fiscal, and investment decisions. This report does not represent policy recommendations of the TBRPC.

Table 1. Key Differences Between Development Scenarios

Feature	Scenario A – 2022 Approval (Rental)	Scenario B - 2025 Application (Condo)
Residential Units	243 rental apartments (avg 660-1,600 sf)	132 condominiums (avg. 1,718-2,594 sf)
Temporary Lodging Units	—	2 units (~725-750 sf)
Restaurant Space	5,000 sf	5,000 sf
Retail Space	8,264 sf	6,600 sf
Office / Co-Work Space	3,959 sf	—
Marina	Accessory boat slips	39-slip marina (4 transient)
Public Amenities	—	Public waterfront park access
Building Height	7 stories	8 stories
*Economic Scale at a Glance	~$70M total project value; ~$49M local construction spend; est. ~$6.97M annual tenant sales	~$208.5M total project value; ~$146M local construction spend; est. ~$5.23M annual tenant sales

*Note “Economic Scale” figures represent total project valuation (capital investment), not annual revenues.

Summary of Results

Table 2. Economic Impact Estimates – Scenario A (Rental)

Phase & Scenario	Impact Type	Total Employment (Individuals-Jobs)	Personal Income ($M)	Value Added ($M)	Output ($M)
Construction Phase – $49.0M Local Investment	Direct (Pinellas)	538	34.1	59.1	49.0
	Indirect & Induced (Outside Pinellas)	161	21.7	23.0	97.4
One-Time Impact	**Total**	**699**	**55.8**	**82.1**	**146.4**
Operations Phase – $7.0M Local Investment	Direct (Pinellas)	175	17.5	18.0	7.0
	Indirect & Induced (Outside Pinellas)	51	5.8	6.4	34.5
Recurring Impact	**Total**	**226**	**23.3**	**24.4**	**41.5**

Table 3. Economic Impact Estimates – Scenario B (Condo)

Phase & Scenario	Impact Type	Total Employment (Individuals-Jobs)	Personal Income ($M)	Value Added ($M)	Output ($M)
Construction Phase – $146.0M Local Investment	Direct (Pinellas)	1,603	101.5	176.1	146.0
	Indirect & Induced (Outside Pinellas)	478	62.7	68.6	290.1
One-Time Impact	**Total**	**2,081**	**164.3**	**244.7**	**436.0**
Operations Phase – $5.23M Local Investment	Direct (Pinellas)	166	19.9	17.4	5.2
	Indirect & Induced (Outside Pinellas)	56	6.2	7.2	36.8
Recurring Impact	**Total**	**222**	**26.1**	**24.6**	**42.0**

Scenario B's larger capital investment produces more substantial one-time construction impacts, over triple the total output and employment of Scenario A, while ongoing operational impacts are somewhat higher in Scenario A due to greater residential density and associated tenant spending. Both scenarios generate significant economic activity in Pinellas County and the broader region, with impacts extending beyond direct on-site jobs to include regional supplier and service sector benefits.

Methodology & Key Assumptions

The REMI PI+ model was applied for Pinellas County (primary geography) with regional spillover effects included. All values represent the change from the baseline forecast (incremental impact7) in nominal dollars, unless otherwise noted.

Two phases were modeled for each development scenario:

1. **Construction Phase** - One-time cumulative impacts during the build-out period (2026–2028), based on capital investment in residential and nonresidential construction sectors, adjusted for the share of procurement sourced locally. Jobs are reported in full-time equivalent (FTE) job-years, consistent with REMI's "Individuals (Jobs)" output.

2. **Operations Phase** – Annual ongoing impacts beginning in 2029, assuming stabilized occupancy in that year. Impacts are based on the "Differences" output between the project scenario and baseline forecast for residential, retail, restaurant, marina, and office uses.

Separating these phases ensures construction-related effects are not double-counted in operations results, and that all figures reflect incremental changes directly attributable to the project.

Impacts are reported as:

- **Total Employment** – Total number of full- and part-time jobs in the region, including employees and proprietors, counted by place of work.
- **Personal Income** – Total income received by residents from all sources, including wages, business income, rents, dividends, interest, and transfers, minus social insurance contributions.
- **Output** – Total value of all goods and services produced in the region, including both final and intermediate sales.
- **Value Added** – Regional equivalent of Gross Domestic Product (GDP) in REMI PI+.

<u>Scenario-Specific Assumptions:</u>

Scenario A – 2022 Approval (Rental)

1. Construction phase (2026-2028)
    - $70M project × 70% local share = $49.0M local spend, split 40/40/20

2. Operations phase (beginning 2029)
    - Residents = 437 people (243 units × 1.8 persons/unit × 100% occupancy)
        - Economic migration (≤64 years): 394 people (90% of total)
            - Age 25-34: 175 (40%)
            - Age 35-54: 175 (40%)
            - Age 55-64: 44 (10%)
        - Retired migration (65+ years: 43 people (10% of total)

4000 Gateway Centre Blvd., Suite 100
Pinellas Park, Florida 33782
(727) 570-5151
info@tbrpc.org
www.tbrpc.org

- Age 65-74: 30 (7%)
- Age 75+: 13 (3%)

- Tenant industry sales (annual, beginning 2029)
  - Retail Trade (NAICS 44-45): $2.89M (8,264 sf x $350/sf/year)
  - Food Services & Drinking Places (NAICS 7225): $2.50M (5,000 sf x $500/sf/year)
  - Professional, Scientific & Technical Services (NAICS 541): $1.58M (3,959 sf x $400/sf/yr)

Scenario B – 2025 Application (Condo)

1. Construction Phase (2026-2028)
   - $208.5M project × 70% local share = $146.0M local spend, split 40/40/20

2. **Operations Phase (beginning 2029)**
   - Residents = 238 people (132 units × 1.8 persons/unit × 100% occupancy)
     - Economic migration (≤64 years): 138 people (58% of total)
       - Age 35-54: 71 (30%)
       - Age 55-64: 67 (28%)
     - Retired migration (65+ years: 100 people (42% of total)
       - Age 65-74: 67 (28%)
       - Age 75+: 33 (14%)
   - Tenant Industry Sales (annual, starting 2029)
     - Food Services & Drinking Places (NAICS 7225): $2.50M (5,000 sf x $500/sf/yr)
     - Retail Trade (NAICS 44-45): $2.31M (6,600 sf x $350/sf/yr)
     - Amusement/Recreation – Marinas (NAICS 713930): $0.31M (39 slips x $8,000/sf/yr)
     - Accommodation (NAICS 721): ~0.11M (2 units annually at 75% occupancy, $200 average daily rate)

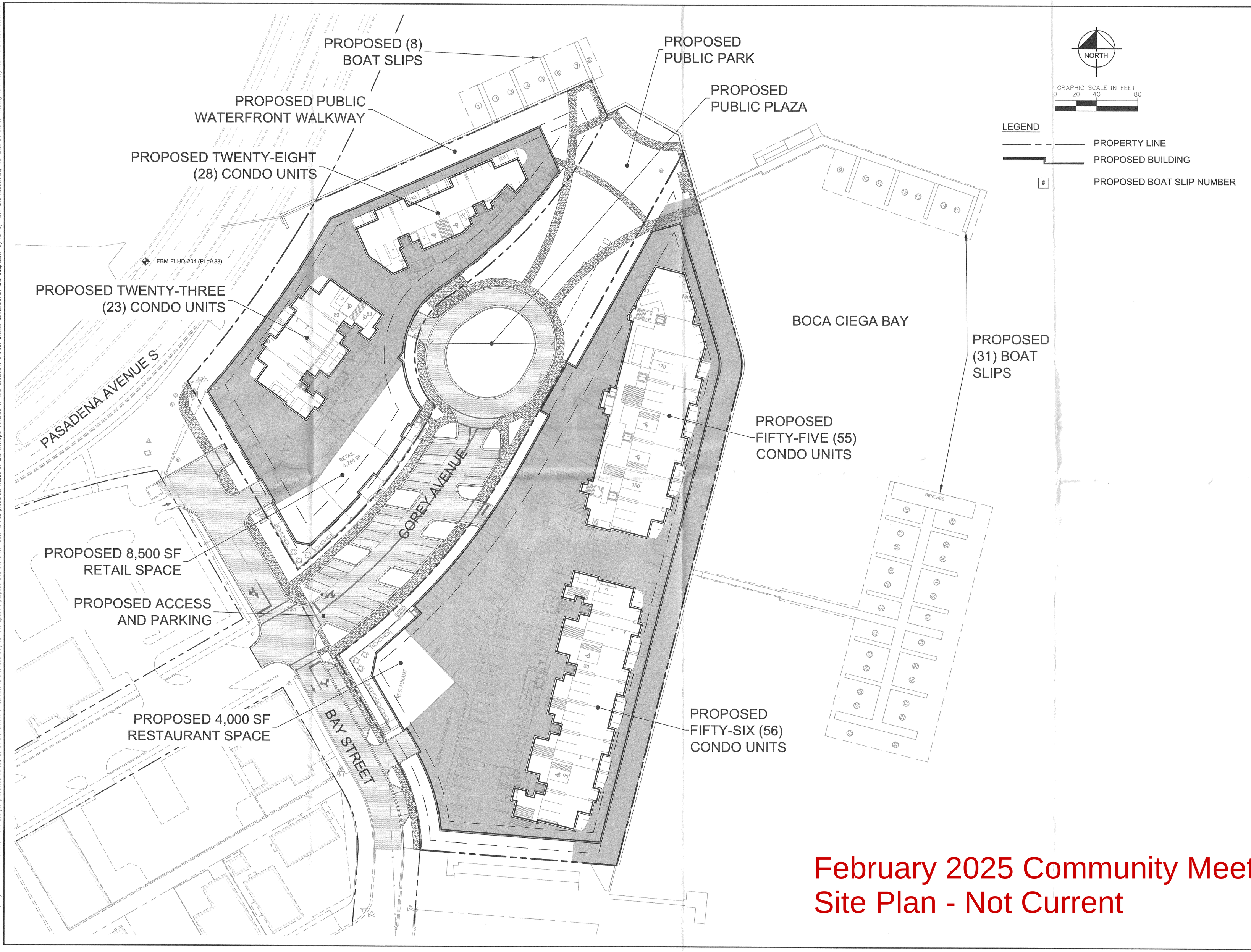
Clarifications:

- **Direct vs. Multiplier Effects** – REMI includes both on-site jobs in Pinellas and indirect/induced jobs from supplier activity and worker spending, so totals exceed on-site headcounts.
- **Economic Scale Figures –** Values in Table 1 show total project valuation (capital investment), not annual revenues, and form the basis for local spending inputs.
- **Marina Revenue Assumption –** Scenario B marina revenues assume $8,000 per slip annually, based on comparable Gulf Coast rates, for $0.31M in yearly sales from 39 slips.

Prepared by: Tampa Bay Regional Planning Council, August 2025 using REMI PI+ v3.2.0

Contact: Sarah Vitale, AICP – Director of Civic Technology
sarah@tbrpc.org | (727) 570-5151 x27

The Tampa Bay Regional Planning Council provides technical assistance in economic modeling, scenario analysis, and regional planning support. For more information, visit tbrpc.org/services.



February 2025 Community Meeting
Site Plan - Not Current

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No.	REVISIONS	DATE

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SCALE: AS NOTED
DESIGNED BY
DRAWN BY
CHECKED BY

CONDITIONAL USE PERMIT
CONCEPT PLAN

COREY LANDINGS
PREPARED FOR:
KT NORTH ASHLEY, LLC
CITY OF ST. PETE BEACH FLORIDA

DATE 11/15/2024
PROJECT NO.
SHEET NUMBER

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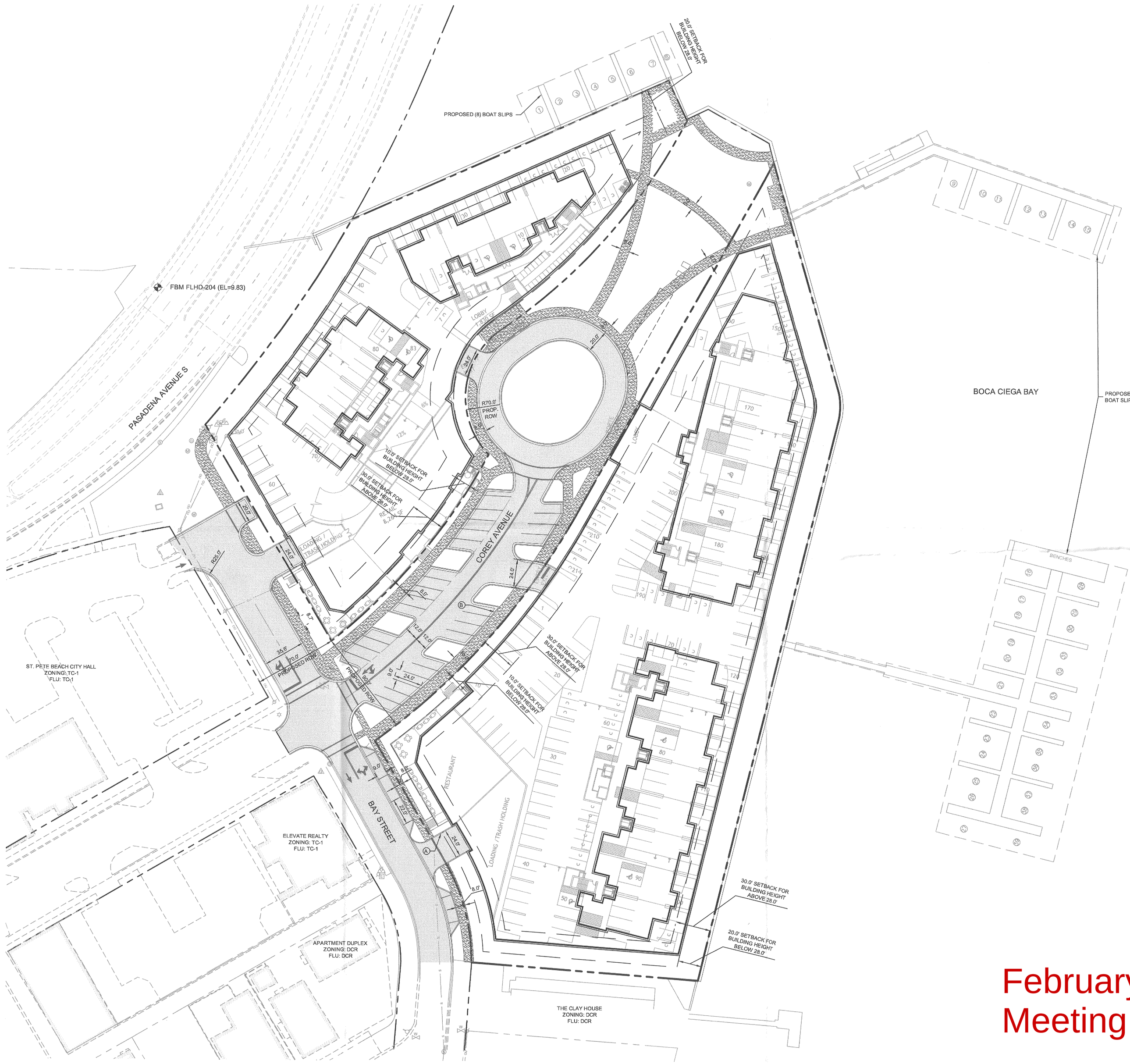

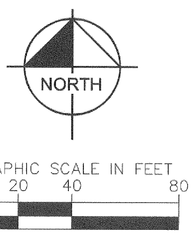

LEGEND

- PROPERTY LINE
- PROPOSED BUILDING
- PROPOSED CONCRETE SIDEWALK
- FULL DEPTH ASPHALT PAVEMENT AREA
- PROPOSED FIRE ACCESS DRIVE
- (#) PROPOSED PARKING SPACES
- [#] PROPOSED BOAT SLIP NUMBER

KEY NOTE LEGEND

- (A) PROPOSED TYPE 'D' CURB. SEE DETAIL SHEET.
- (B) PROPOSED TYPE 'F' CURB . SEE DETAIL SHEET.
- (C) ACCESSIBLE PARKING SPACE TYPICAL. SEE FOR ACCESSIBLE PARKING SPACE SIZE, SIGN, AND SYMBOL.
- (D) PROPOSED CONCRETE CURB RAMP WITH DETECTABLE WARNINGS. SEE FDOT STANDARD PLANS, 522-002.
- (E) PROPOSED INTERNAL ADA RAMPS. SEE CITY STANDARDS S60-41
- (F) PROPOSED 24" STOP LINE PER FDOT STANDARD PLAN 711-001 WITH R1-1 STOP SIGN
- (G) PROPOSED CONCRETE SIDEWALK, SEE PLANS FOR WIDTH. INSTALL PER FDOT INDEX 522-001

SITE DATA TABLE			
PROPERTY DATA			
PROJECT NAME	COREY LANDINGS		
JURISDICTION	CITY OF ST. PETE BEACH		
PARCEL NUMBER			
SUBMERGED LAND			
PROPOSED SITE AREA			
NORTH PARCEL	1.75 AC (76,259 SF)		
SOUTH PARCEL	3.05 AC (132,854 SF)		
TOTAL SITE AREA	4.80 AC (209,113 SF)		
CURRENT ZONING	TC-2 (TOWN CENTER COREY CIRCLE AND COQUINA WEST DISTRICTS)		
CURRENT USE	VACANT SITE		
FUTURE LAND USE	TC-2 (TOWN CENTER COREY CIRCLE AND COQUINA WEST DISTRICTS)		
PROPOSED USE	162 CONDO UNITS 4,000 SF RESTAURANT 8,500 SF RETAIL		
PARKING DATA			
ON-STREET PARKING	37 TOTAL SPACES		
OFF-STREET PARKING	REQUIRED	PROVIDED	
NORTH PARCEL			
RESIDENTIAL (1 SPACE / BEDROOM)	120 BEDROOMS = 120 SPACES	89 SPACES	
RETAIL SALES (1 SPACE / 300 SF)	8,500 SF = 28 SPACES	31 SPACES	
TRANSIENT BOAT SLIPS (PER CODE SLIPS COUNT TOWARDS PROVIDED PARKING)	N/A	0 SPACES	
SOUTH PARCEL			
RESIDENTIAL (1 SPACE / BEDROOM)	250 BEDROOMS = 250 SPACES	194 SPACES	
RESTAURANT (1 SPACE / 100 SF)	4,000 SF = 40 SPACES	15 SPACES	
BOAT SLIPS / NON-LIVE ABOARD (RESIDENTIAL ONLY, 1 SPACE / 4 SLIPS)	39 SLIPS = 10 SPACES	5 SPACES	
TOTAL:	448 SPACES	334 SPACES	

ZONING DATA				
	ALLOWABLE	NORTH PARCEL	SOUTH PARCEL	TOTAL
DENSITY (UNITS / AC)	24 UNITS / AC (4.80 AC = 115 UNITS)	29.1 (51 UNITS / 1.75 AC)	36.4 (111 UNITS / 3.05 AC)	33.7
RETAIL / RESTAURANT FLOOR AREA RATIO	0.55	0.11 (8,500 SF / 76,259 SF)	0.03 (4,000 SF / 132,854 SF)	0.06
IMPERVIOUS SURFACE RATIO (ONSITE)	0.70			
VEGETATIVE GREENSPACE (AC)	-			

February 2025 Community Meeting Site Plan - Not Current

No.	REVISIONS	DATE

Kimley»Horn
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201 NORTH FRANKLIN STREET, SUITE 1400, TAMPA, FL 33602
PHONE: 813-620-1460
WWW.KIMLEY-HORN.COM CA 00000696

SCALE: AS NOTED
DESIGNED BY
DRAWN BY
CHECKED BY

CONDITIONAL USE PERMIT
SITE PLAN

COREY LANDINGS
CITY OF ST. PETE BEACH FLORIDA
PREPARED FOR:
KT NORTH ASHLEY, LLC

DATE
11/15/2024
PROJECT NO.
SHEET NUMBER

May 2015



a vision for the Corey Avenue District

A Vision for the Corey Avenue District

FINAL DRAFT

May 2015

PREPARED FOR:
City of St. Pete Beach

PREPARED BY:
Michael Baker International

TABLE OF CONTENTS

01 INTRODUCTION..... PAGE 04

02 THE COREY AVENUE VISION PLAN..... PAGE 06

03 COREY AVENUE DISTRICT MOBILITY..... PAGE 14

04 GATEWAYS & STREETSCAPE DESIGN..... PAGE 17

05 ARCHITECTURE & COMMERCIAL SIGNAGE..... PAGE 24

06 POLICY ANALYSIS..... PAGE 26

01 INTRODUCTION

History

The City of St. Pete Beach is a barrier island community located just off the Pinellas County mainland of Saint Petersburg, south of Treasure Island and 20 miles from Clearwater Beach. The City of St. Pete Beach has a permanent population of about 10,000 residents, but also has a high volume of seasonal visitors due to its vibrant beach community and tourist attractions.

In 1957, the City was incorporated as the City of St. Petersburg Beach, consolidating of the Towns of Pass-a-Grille, Don CeSar, Belle Vista, St. Petersburg Beach and unincorporated Pinellas County. Citizens voted to shorten the City's name to "St. Pete Beach" in 1994 to lessen the confusion with the City of St. Petersburg, located on the mainland to the east.

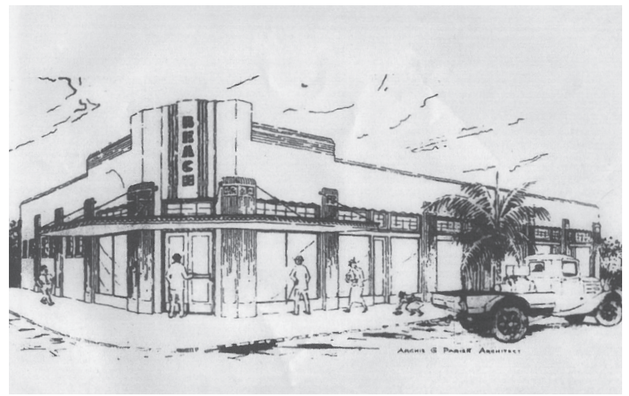
The historic Corey Avenue District saw its first store open in 1937. This event followed the opening of the Corey Avenue Bridge in 1923 which helped spur growth in the area.[1]

Project Background and Purpose

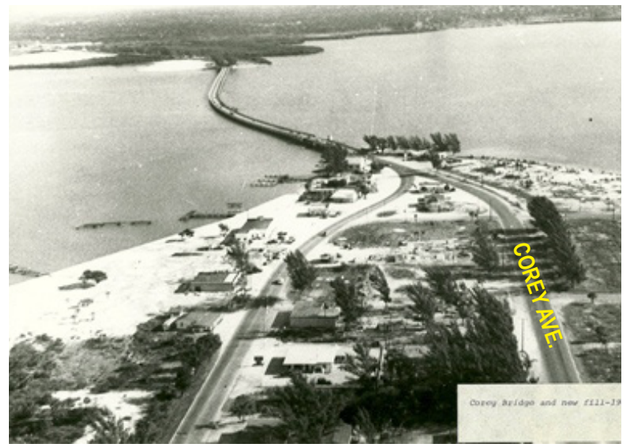
Following more than a decade of planning efforts in the Corey Avenue District, the City of St. Pete Beach initiated the Corey Avenue District Enhancement Project in 2013. Building on past efforts, the enhancement project will guide physical improvements and development on Corey Avenue and in the downtown, through:

- Streetscape and gateway enhancements;
- Circulation improvements for bikes, pedestrians, automobiles, and transit;
- Redevelopment opportunities; and
- Recommendations for the City development code.

The purpose of this Vision Plan is to to re-imagine the future of the Corey Avenue District by infusing the historic main street with new life through redevelopment. Concepts and recommendations for implementation are conveyed through illustrations and text in the Vision Plan. A separate large "vision poster" shows a summary of the vision for the Corey Avenue District, including a concept plan drawing that provides a bird's eye view of the envisioned future downtown area.



Major development of Corey Avenue occured in 1937 when the Upham brothers filled in the mangrove swamp, paved Corey Avenue, and put up many of the still existing art deco style buildings.

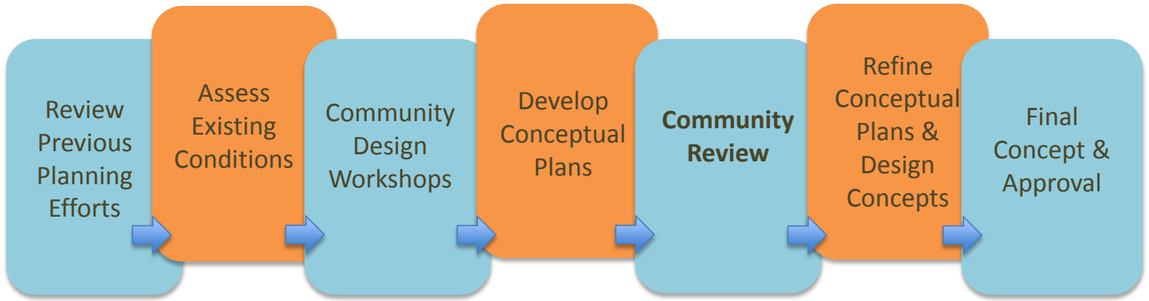


The Corey bridge built in the 1920's connected Corey Avenue with St. Petersburg. Historical images and plans from "Images of America St. Pete's Beach's Corey Avenue" by Roberta L. Whipple

1 History information from the City of St. Pete Beach government website (www.stpetebeach.org) and St. Pete Beach Vacation Guide website (www.stpetebeachflorida.org).

Project Process and Timeline

The project used a multi-phased approach, centered on continuous engagement of the community. The project phases are shown in the graphic below.





Participants in Community Design Week and Community Review Week

Overview of Outreach Activities

The City of St. Pete Beach conducted outreach activities throughout the course of the project, including a Community Design Week in November 2013 and Community Review Week in March 2014.

Community Design Week provided three days of opportunities for property owners, business owners, and interested community members to provide ideas and feedback about Corey Avenue District enhancements. From Tuesday, November 19th through Friday, November 22nd, 2013, a team of community planners, landscape architects, and transportation engineers from Michael Baker worked in St. Pete Beach and engaged in the following activities:

- CRA Workshop
- Breakfast Meet & Greet with Local Merchants
- District Walks
- Couplet Discussion Group
- Design Workshop
- Stakeholder Interviews
- City Commission Workshop

All of the activities were open and advertised to the public as opportunities to participate in Community Design Week. A summary report of Community Design Week is provided in Appendix A.

Community Review Week provided two days of opportunities for property owners, business owners, and interested community members to provide feedback about the proposed Corey Avenue District enhancements. From Wednesday, March 26th through Thursday, March 27th, 2014, a team of community planners, landscape architects, and transportation engineers from Michael Baker worked in St. Pete Beach and engaged in the following activities:

- Community Review Workshop
- Stakeholder Interviews
- Community Open House
- City Commission Workshop

All of the activities were open and advertised to the public as opportunities to participate in Community Review Week. A summary report of Community Review Week is provided in Appendix B.

02 THE COREY AVENUE VISION PLAN

Vision Plan

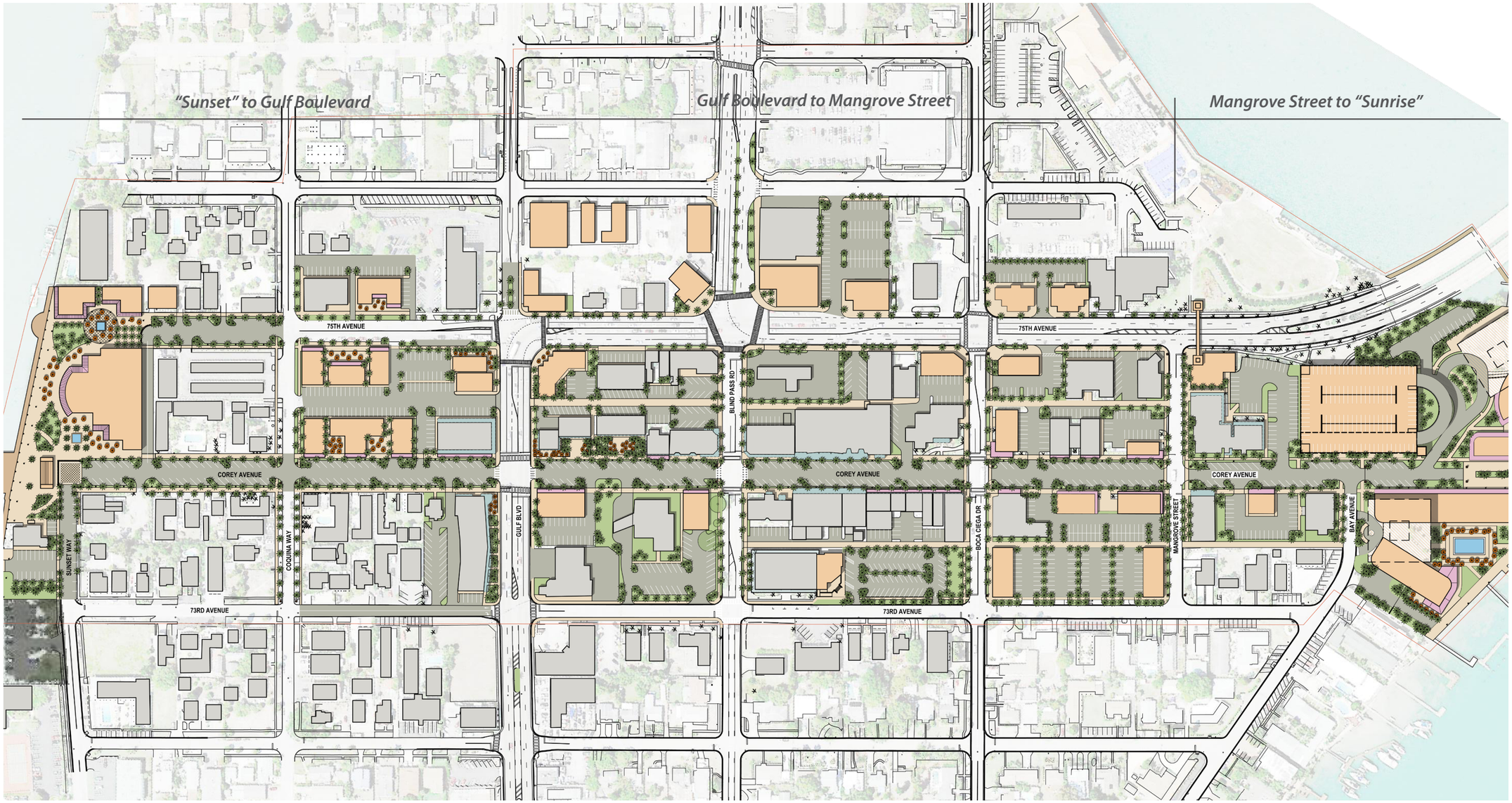
This Vision Plan provides development and design concepts for the St. Pete Beach community to aspire to in the future. It provides a re-imagined future for the Corey Avenue District through the Vision poster and design guidance for elements such as streetscape amenities and building architectual styles. But it is important to remember a vision is never set in stone. It can and will change, as circumstances and priorities within the City evolve over time.

The following pages present the vision for the redesign of the Corey Avenue District through maps and detailed drawings and descriptions, as well as District-wide features that incorporate mobility, streetscape design, gateways, architecture and signage to enhance the vibrancy and beachy feel of St. Pete Beach.

Corey Avenue District Vision & Goals

The vision and goals for the Corey Avenue District are to :

- Enhance character, sense of place, and image
- Provide additional amenities
- Create gateways
- Capitalize on the "sunrise to sunset" features
- Take advantage of redevelopment opportunities
- Provide guidance for new architecture and land use
- Become more pedestrian and bicycle friendly
- Enhance mobility and connectivity
- Improve parking



A Vision for the Corey Avenue District: "Sunrise to Sunset"

From "Sunset" to Gulf Boulevard

This section spans the west end of Corey Avenue ("Sunset") to Gulf Boulevard.

Enhancements in this area will:

- **Create public space and a west side anchor.** Create a much-needed public space and mixed-use development anchor on the west side of Corey Avenue and along waterfront, providing a destination for visitors.
- **Integrate streetscape elements to improve the user experience.** Fulfill the intent of the Comprehensive Plan and Land Development Code for sidewalks, landscaping, shade, visual interest, etc.
- **Encourage pedestrian activity along Corey Avenue.** Visitors will find a more pedestrian-friendly environment near the waterfront. Plus, visitors will find a more consistent streetscape and pedestrian-friendly environment along the west side of Corey Avenue.
- **Preserve vehicular access from 75th Avenue to Corey Avenue and Corey Avenue to Sunset Way.** A new two-lane alley preserves vehicular access from 75th Avenue to Corey Avenue, and a flexible pedestrian/vehicle plaza at Sunset Way and Corey Avenue preserves vehicular access to Sunset Way.
- **Provide additional on-street parking along Corey Avenue.** The proposal installs on-street parking along the west end of Corey Avenue.
- **Enhance Corey Avenue streetscape and hide on-site parking from public view through structured parking or strategic infill development.** Structured parking would be provided within the proposed mixed-use building, making it more visually appealing than an open surface lot. Incorporating infill development along Corey Avenue would enhance the main street character of Corey Avenue, create a more consistent building edge, and hide on-site surface parking lots from public view.



From "Sunset" looking toward Gulf Boulevard



Provide a major open space



Encourage new hotel, retail, and restaurants



Create an activated public gathering area



A Closer Look: From "Sunset" to Gulf Boulevard

From Gulf Boulevard to Mangrove Street

This section extends from Gulf Boulevard to Mangrove Street.

Enhancements in this area will:

- **Integrate streetscape elements to improve the user experience.** Fulfill the intent of the Comprehensive Plan and Land Development Code for sidewalks, landscaping, shade, visual interest, etc.
- **Encourage pedestrian activity and preserve on-street vehicular parking.** Visitors will find a more pedestrian-friendly environment along Corey Avenue that also preserves and enhances on-street parking.
- **Enhance vitality of Corey Avenue through infill development.** Incorporating infill development along Corey Avenue enhances the main street character, creates a more consistent building edge, and hides on-site surface parking lots from public view.
- **Renovate the movie theatre and other historic buildings.** Maintain existing character and style through rehab and/or adaptive re-use of key buildings.
- **Increase pedestrian and bicycle safety through the implementation of bulb outs** at intersections to create refuges and reduce the distance that pedestrian/cyclists have to cross in front of vehicular traffic.



Parklet (a small scale park replacing a parking space) concept and new streetscape along Corey Avenue



Enhance downtown alleys



Encourage infill development



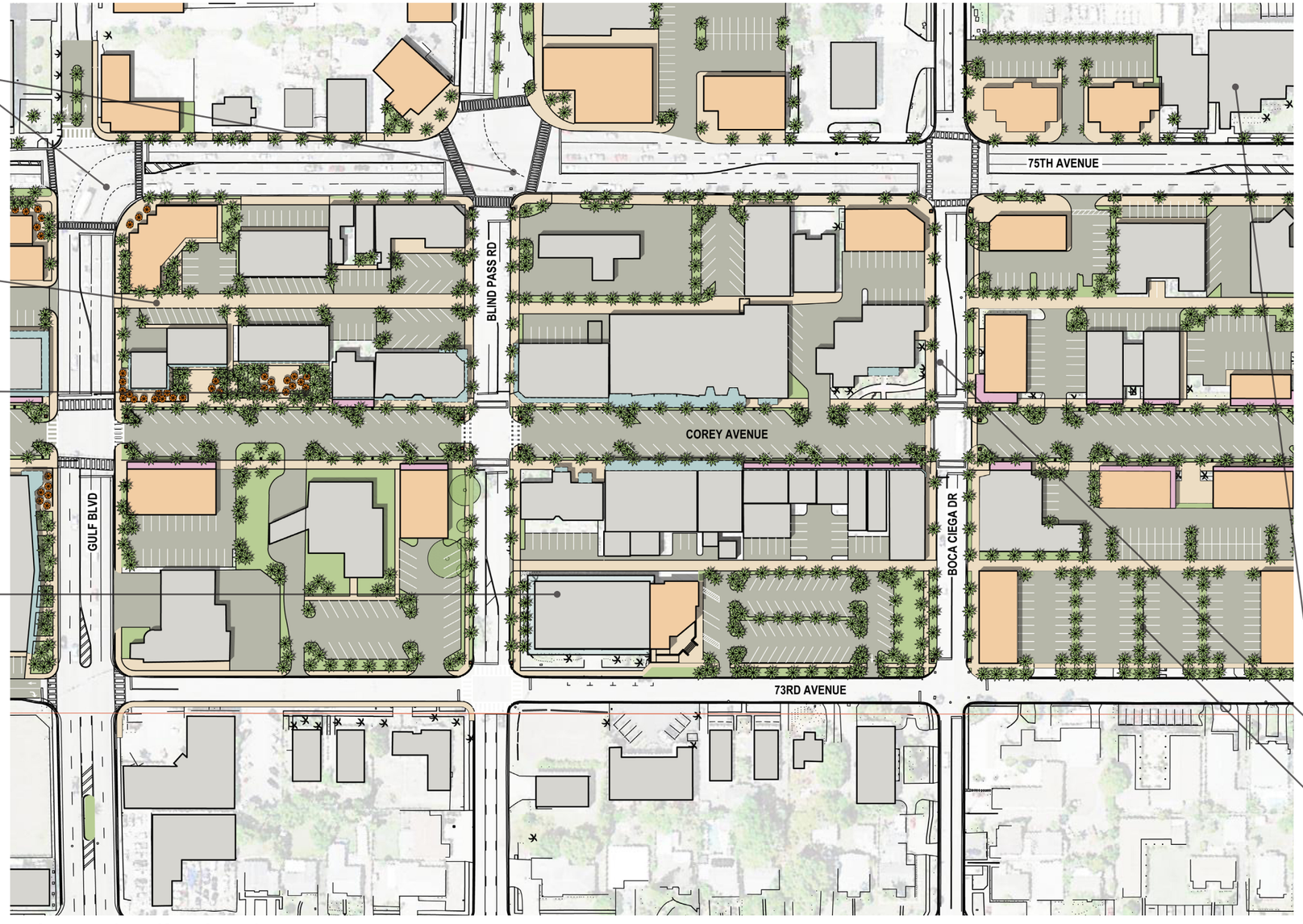
Provide outdoor dining

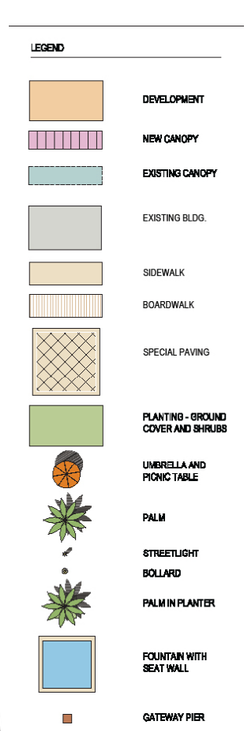
Architecturally strong corners

Develop alleys as parking and shared pedestrian and vehicle pathway

Surface parking replaced with out-door dining/plaza opportunities

Expanded library (or other use) with public restrooms and public parking lot





Police station redeveloped with community use or public attraction

Implement new streetscape furniture, trees, and lighting

New public parking

A Closer Look: Gulf Boulevard to Mangrove Street

From Mangrove Street to "Sunrise"

This extends from Mangrove Street to the east end of Corey Avenue ("Sunrise").

Enhancements in this area will:

- **Create public space and an east side anchor.** Creates a much-needed public space and anchor on the east side of Corey Avenue, providing a destination for visitors. The promenade/boardwalk along the waterfront and pedestrian-only access to this area will provide a great amenity to the St. Pete Beach community. The transition from a traditional main street to the pedestrian-oriented boulevard at the end of Corey Avenue will provide a beautiful view of the water and access point to the waterfront public space.
- **Create housing on the east side of Corey Avenue, bringing residential activity to the area.** Providing housing in this area will infuse Corey Avenue with life outside of business hours. People will be able to live, work and play in the area.
- **Integrate streetscape elements to improve the user experience.** Easily fulfills the design intent of the Comprehensive Plan and Land Development Code for sidewalks, landscaping, shade, visual interest, etc.
- **Straighten Corey Avenue from Sunrise to Sunset.** By straightening Corey Avenue the city's downtown grid is enhanced. This helps establish a true connection from Sunrise to Sunset along Corey Avenue, reinforces a sense of balance, and provides a better view from one end to the other.
- **Encourage pedestrian activity and preserves vehicular access.** Visitors will find a more pedestrian-friendly environment near the waterfront that also preserves vehicular access to the area and parking along the extended Corey Avenue.
- **Consolidate all parking in a central, context-sensitive parking structure.** Provides parking as growth occurs within one standalone, providing parking for commercial uses, residential uses, City Hall, and other required users. This structure would feature ground level retail and context-sensitive architectural detailing to make it blend in with the surrounding streetscape.
- **Provide new connectivity and a gateway.** In addition to the new pedestrian-only pathways to the promenade/boardwalk, and along the extended Corey Avenue, a pedestrian bridge and gateway element from the parking garage over 75th Avenue will better connect this part of St Pete Beach to areas north of 75th Avenue. A pedestrian bridge underneath 75th Avenue will also better connect this part of St Pete Beach to areas north of 75th Avenue.



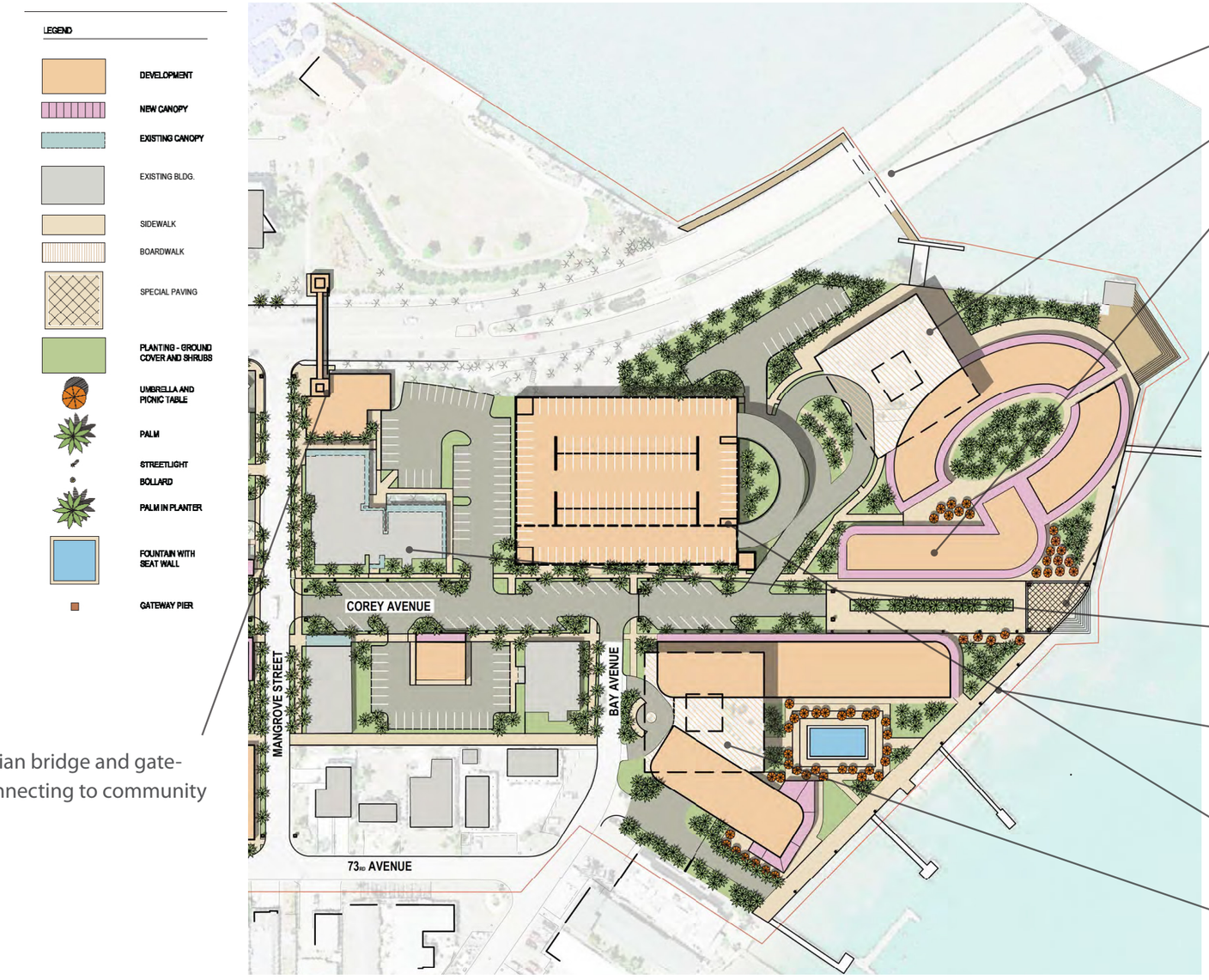
A bird's-eye view looking from Mangrove Street toward "Sunrise"



Mixed use with ground level shops and restaurants



Pedestrian pathways and connections to amenities



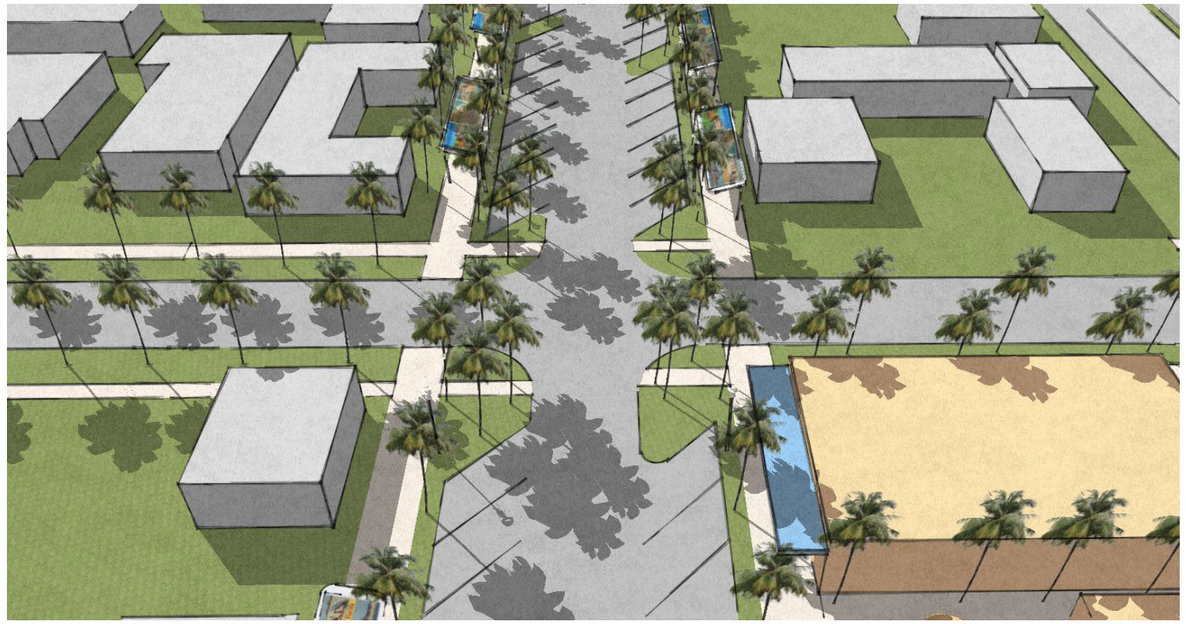
A Closer Look: Mangrove Street to "Sunrise"

03 COREY AVENUE DISTRICT MOBILITY

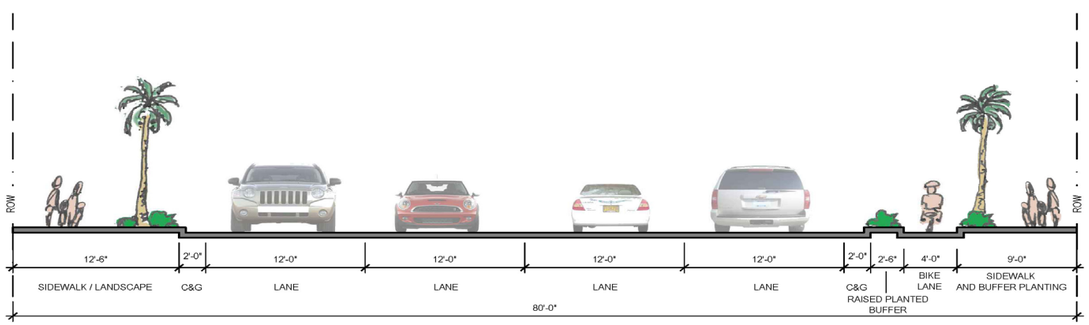
Community members express a desire to see a better pedestrian environment—with safer street crossings, landscaping that buffers sidewalks from vehicle traffic, more pedestrian connections, shade during the day, lighting at night, and shelter from rain. Fortunately the Corey Avenue District has a street grid that is highly supportive of pedestrian circulation.

Several opportunities for mobility improvements include enhancing bike and transit and improving the pedestrian experience:

- Install transit shelters at major stops including 73rd Avenue and the Library
- Add bike lanes on Blind Pass Road, Gulf Boulevard, and 75th Avenue
- Provide aesthetic enhancements for pedestrians, like attractive landscaping, public art, and wayfinding signs
- Install corner bulb-outs that support pedestrian mobility and safety



A bird's-eye view of the intersection of Corey Avenue at Coquina Way. Bulb-outs, buffered sidewalks, shade, lighting, and shelter from rain increase pedestrian safety and convenience.

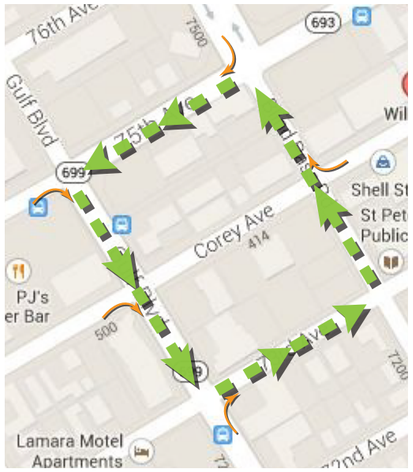


Typical cross-section (75th Avenue looking west) with dedicated bike lanes

Couplet Alternative

In an effort to achieve a multi-modal, attractive and highly functional circulation system, a an alternative focused on a one-way couplet that moves travelers in and around Downtown is envisioned.

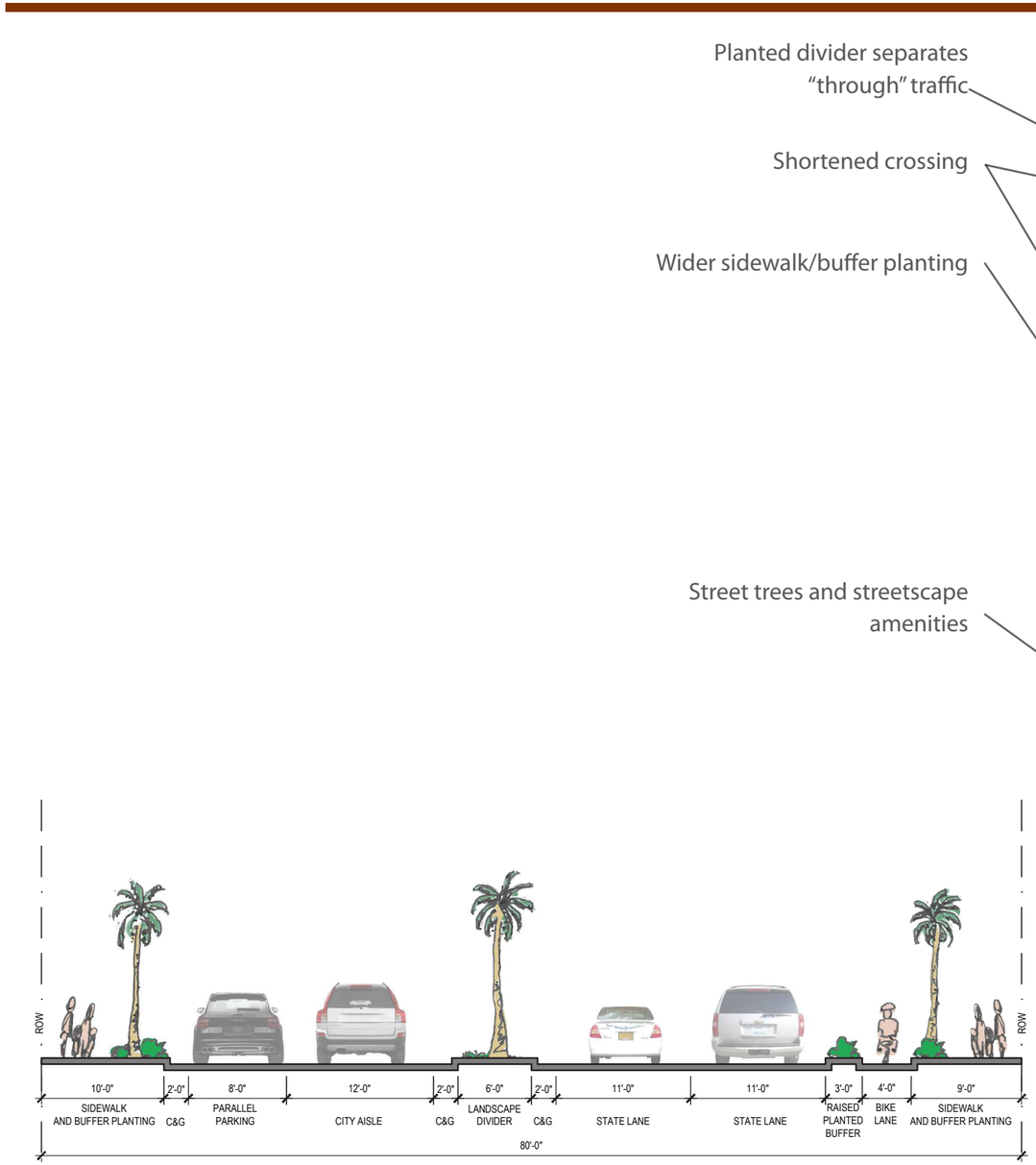
The one way couplet would carry traffic west on 75th, south on Gulf Blvd, east on 73rd Ave, and north on Blind Pass Road. The proposed couplet would create areas for street beautification, on-street parking and protected bike lanes, while improving traffic flow and intersection operations. The ease and safety of getting around the Corey Avenue District on foot, bicycle, car, and transit is key to its success. Themed wayfinding signage would help direct visitors to attractions and parking while promoting a visual brand for the district.



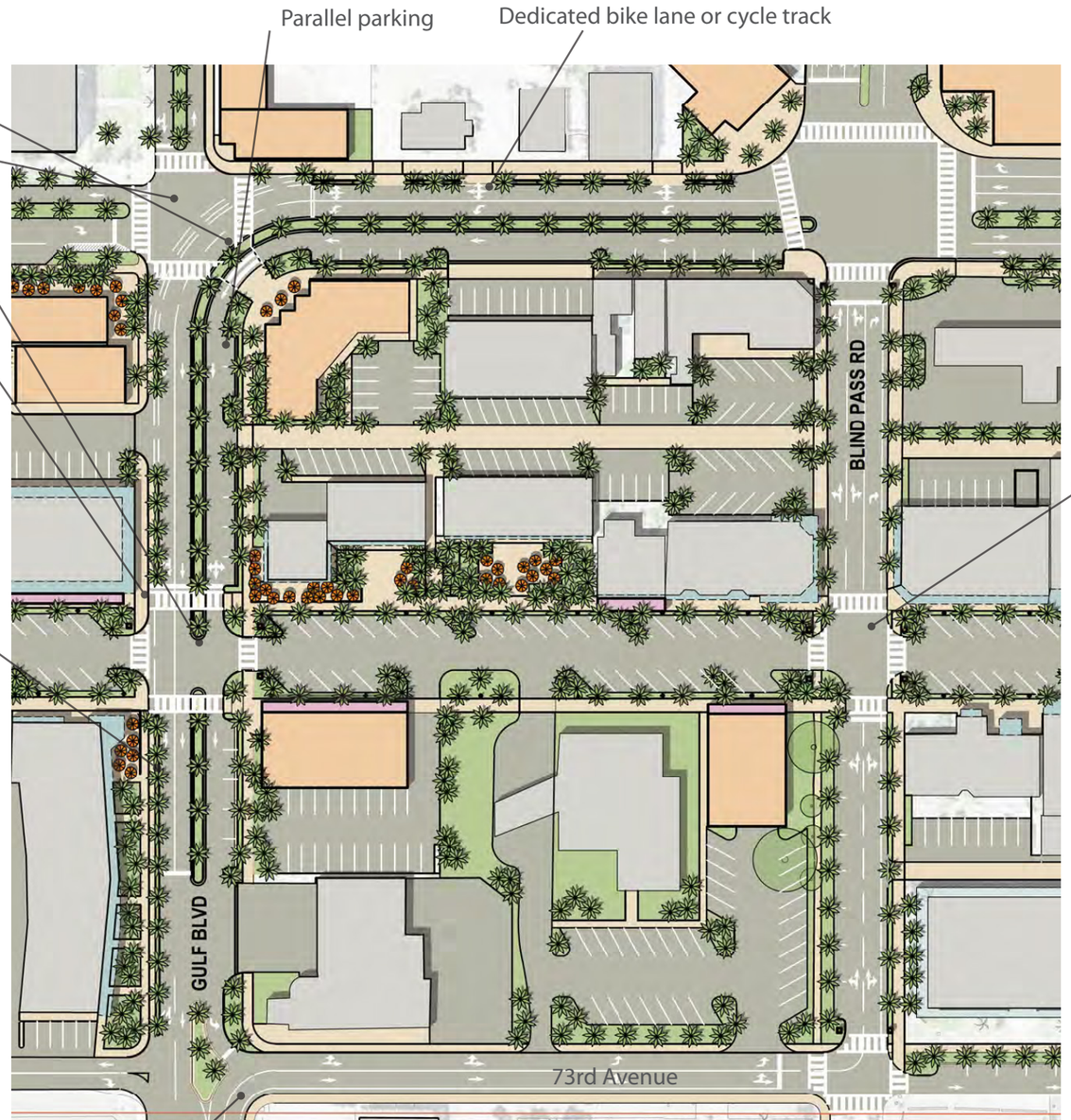


A bird's-eye view of the intersection of Gulf Boulevard and Corey Avenue looking toward the "Sunset" end of Corey Ave. with couplet alternative

The graphics provided on the next page depict a vision of couplet design, how it would accommodate motorists, pedestrians and bicyclists, and how it would aide with beautification of the area.



Typical couplet cross-section (75th Avenue looking west) with dedicated bike lanes



Plan of couplet with planted divider and cycle track

04 GATEWAYS & STREETSCAPE DESIGN

Gateways

As part of their interest in creating a greater sense of place in the Corey Avenue District, community members desire a gateway or entrance improvements. Gateways communicate to people that they are entering a special place.

The entrance to the City on 75th Avenue could be marked by a pedestrian bridge or gateway arch. There are potential locations for major Corey Avenue District gateways around the "heart" of Corey Avenue between Gulf Boulevard and Blind Pass Road as well as at Sunset Way. Smaller, secondary gateway treatments could be created at any of the street corners between 75th and 73rd.

Gateways may be created in many ways:

- Monuments
- Arches
- Streetscape features
- Landscaping
- Signage
- Architecture
- Public art
- Special paving

The graphics provided on the next pages depict desired gateways and streetscape concepts for the Corey Avenue District.



Potential gateway locations

City Gateway/ Pedestrian Bridge



Potential location of a Gateway/Pedestrian Bridge over 75th Avenue





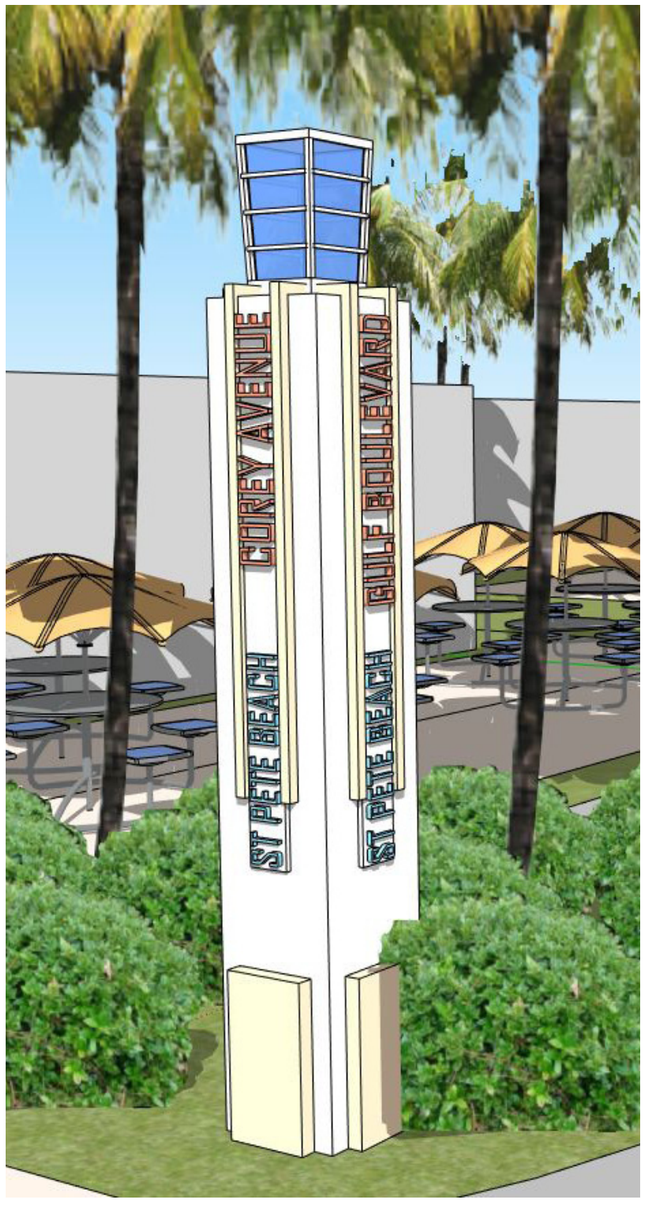
Alternative locations for gateway/bridge





Pedestrian bridge variations

District Gateways



Gateway pier concepts for significant intersections







Piers also introduce wayfinding and creative lighting and color



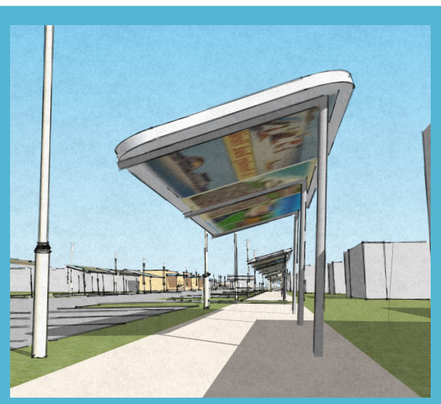


Art-deco gateway inspiration

Street Furniture

As part of their interest in creating a greater sense of place in the Corey Avenue District, community members asked for street furniture with an upscale, yet relaxed beach feel. Hosting a beach furtiture design competition was discusseed to engage people in the design of the District.

The images on this page show possible street furniture themes and conceptual designs for the District.

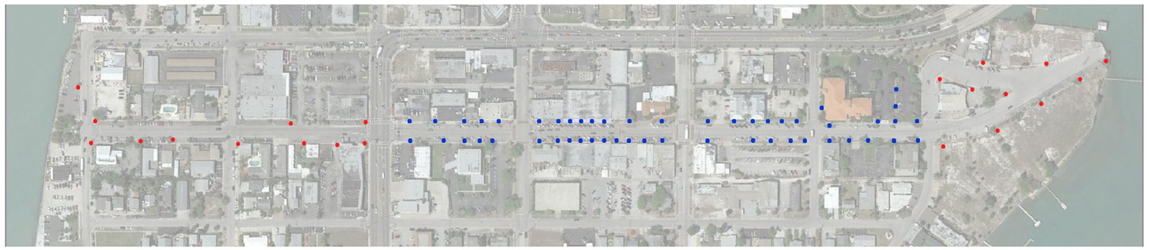




Transit shelter concept using historic "post cards" designs to create shade and integrate public art

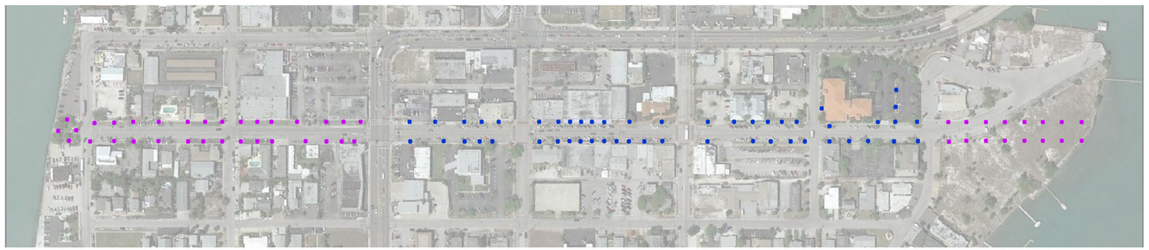


Street furnishings design concept



EXISTING LIGHT POLE LOCATIONS AND TYPES

- EXISTING COBRA HEAD FIXTURES ON WOOD/ METAL POLES
- EXISTING GLOBE FIXTURES ON CONCRETE POLES
- POTENTIAL NEW GLOBE FIXTURES ON CONCRETE POLES



POTENTIAL CONTINUATION OF GLOBE LIGHT POLE LAYOUT

Lighting Details

Lighting is an important element in creating a sense of place in a downtown environment. If lighting is absent, a place can feel dark and unsafe at night, discouraging people from remaining in the area to explore local sites and businesses. If lighting is present but intended for vehicle visibility and safety, then it can feel sterile and univiting to pedestrians. Human-scale lighting in a downtown environment has both safety and aesthetic benefits.

The design team conducted an analysis of existing lighting. The graphic to the left shows the existing locations and types of lighting along Corey Avenue. The images to the left show proposed locations for the installation of additional street lighting and conceptual designs.



Contemporary fixtures evoke art-deco style used in initial Corey Avenue Development. (Selux Saturn Family) modern fixtures provide opportunities to use LED, cutoff, and dark skies compliant technologies.



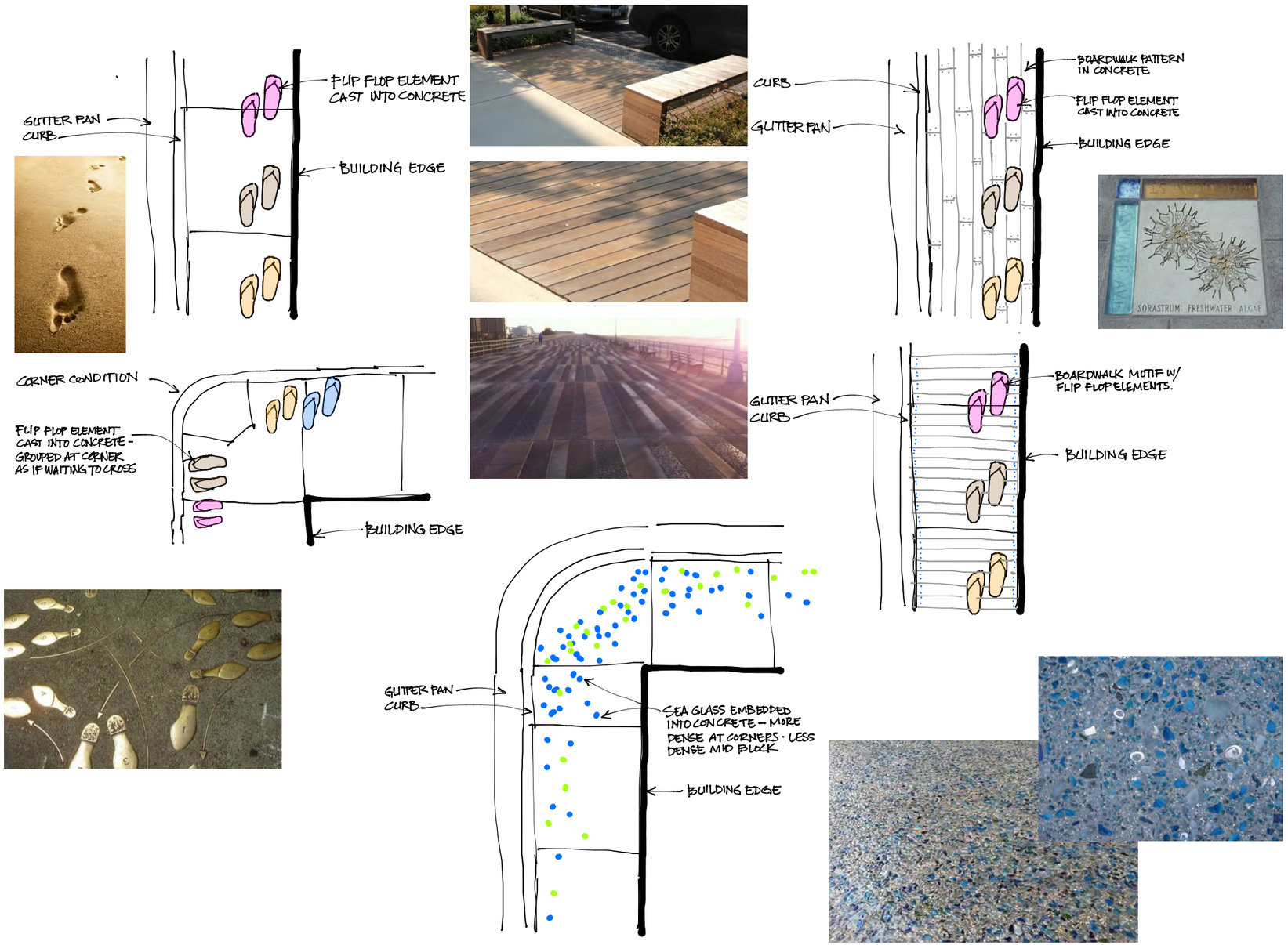




Contemporary bollards could be used along board-walks or to highlight special zones along the streets-cape.

Lighting design concept for Corey Avenue District





Sidewalk details design concept

Sidewalk Details

Sidewalks are an important element of a streetscape and the user experience. The materials used to create the sidewalk can help define a sense of place. Community members were interested in a concept that acknowledged the City's roots as a beach community.

The images and drawings to the left show possible themes, sidewalk materials and conceptual designs for the districts that integrate art, storytelling, and "fun" through the use of creative boardwalk patterns, colored sea glass and flip-flops.



Tabebuia impetiginosa



**Sabal-palmetto sp.*

PALMS AND TREES



Archontophoenix alexandrae



Washingtonia robusta sp.

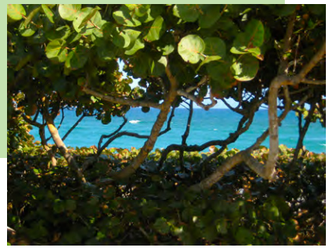


Arbutus unedo

UNDERSTORY TREES



**Conocarpus erectus*



**Coccoloba uvifera*



Ajuga reptans

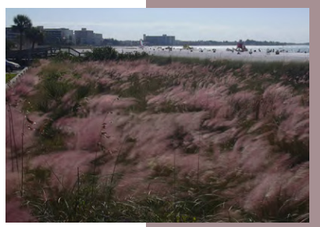
LOW GROWERS



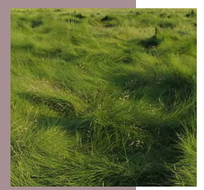
**Morella cerifera*



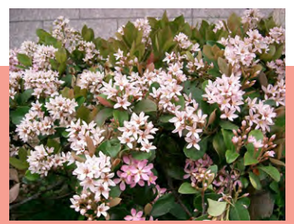
Carissa macrocarpa



**Muhlenbergia sp.*



**Spartina patens*



Rhaphiolepis sp

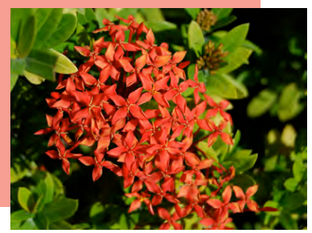
SHRUBS



Callistemon citrinus



Phoenix roebelenii



IxoraCoccinea sp.

**=native*



**Scaevola plumieri*

Landscape Palette

A landscape palette helps reflect the character of a place and is a key element in any streetscape design.

The images of trees, shrubs and low groundcovers to the left show the proposed landscape palette for the Corey Avenue District that focueses on native and other plants that are both hardy and attractive.

Landscape palette design concept

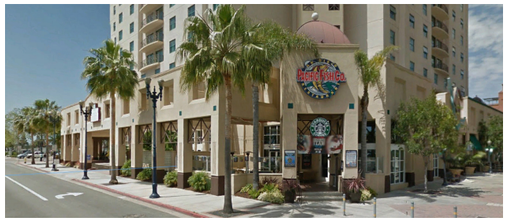
05 ARCHITECTURE & COMMERCIAL SIGNAGE

Architectural Character

St. Pete Beach community members want to see a diverse mix of architectural styles, colors, and scales that retains the current character of the Corey Avenue District. As noted earlier, shade features such as awnings and balconies are important given the Florida summertime climate and should be incorporated into building architecture whenever possible. These architectual features also can provide continuity between these diverse building types.

These images show the proposed architectural styles and character for the Corey Avenue District. They represent examples appropriate for larger new development at the east and west ends of Corey, along with smaller scale infill and rehab.















































Commercial Signage

The use of attractive, high-quality commercial signage can also provide continuity among a diverse range of building types. Commercial signage contributes to the overall feel of a place.

The images are potential business signage types and conceptual examples for the district that showcase upscale retail and are oriented to the pedestrian.

06 POLICY ANALYSIS

Baker conducted a review of St. Pete Beach's Comprehensive Plan and Land Development Code (LDC) in relation to the proposed Vision Plan for the Corey Avenue District (Vision Plan). The map to the right depicts the study area boundaries for the Vision Plan.

The Comprehensive Plan offers a general, long-range vision for the future development of St. Pete Beach in its entirety. It offers goals, objectives and policies to achieve the long-range vision for the City. Complimentarily, the LDC provides specific regulations for the development of land within the City such as principal uses permitted, conditional uses allowed, prohibited uses, minimum lot requirements, heights, densities and the parking required for the type of development. These requirements typically vary according to the district classification of the parcel of land.

This review explored how compatable St. Pete Beach's Comprehensive Plan and LDC are compatible with the future Vision Plan for the Corey Avenue District. Instances of incompatibility are noted in this section of the report and more detailed analysis is found in the Appendix. Baker recommends the City revisit any instances of incompatibility to determine if alterations to the Comprehensive Plan and LDC are required in order to effectively implement the Vision Plan for the Corey Avenue District.



Corey Avenue District study area

Comprehensive Plan Review

The St. Pete Beach Comprehensive Plan was adopted in October 2008 and last amended in 2012.

The Future Land Uses outlined in the Comprehensive Plan found within the study area include the following:

- Community Redevelopment District (CRD) which is subdivided into the Gulf Boulevard Redevelopment District and the Downtown Redevelopment District (DRD). The Downtown Redevelopment District contains character districts which represent the majority of the study area; and
- Commercial General District (CG) which contains a small amount of the study area.

A general review of the adopted Comprehensive Plan and its overall intent for the CRD, particularly within the DRD, reveals supportiveness of the key elements of this Vision Plan. For instance, the Comprehensive Plan and Vision Plan both intend to encourage:

- Development that anchors the East and West ends of Corey Avenue
- A mix of uses in the downtown core area
- A variety of building forms and styles that respect the downtown character of Corey Avenue and enhances the quality of design found in the public realm
- Complete streets that encourage alternatives to driving and a different approach to parking
- More public spaces and access to the water for residents and visitors to enjoy while downtown

However, the Comprehensive Plan and Vision Plan differ in a few ways as well. In order to provide greater consistency between the plans, it is recommended that St. Pete Beach re-examine the following items in the Comprehensive Plan:

- **The exclusion of some land from the Town Center Coquina West District (TC-2) character district which is part of the Downtown Redevelopment District (DRD) which is a part of the Community Redevelopment District (CRD) in the Future Land Use Plan** (see p. 37; p. 190). There is a sliver of land on the west end of the Vision Plan study area that is classified as Commercial General rather than the adjacent Town Center Coquina West District (TC-2) character district which is a part of the DRD, and larger CRD. It is not clear in the Comprehensive Plan why the Commercial General parcels were left out of the TC-2 designation. The City should













consider the consolidation of the Commercial General land into the TC-2 character district.

- **Support and pursuit of a pedestrian bridge over Gulf Boulevard connecting the east and west areas of Corey Avenue** (see p. 71, Policy 12; p. 95, Policy 12). Pedestrian bridges can improve pedestrian access, enhance pedestrian safety, and provide a unique opportunity for a city gateway if correctly placed. For that reason, the Vision Plan proposes the placement of a pedestrian bridge/gateway on 75th Avenue. A second pedestrian bridge/gateway would not be appropriate for the intersection of Gulf Boulevard and Corey Avenue. It would detract from the streetscape and safety improvements brought about by the Vision Plan. The City should consider eliminating these policies in its Comprehensive Plan.

More generally, when the City has the opportunity to update the Comprehensive Plan in the future, changes should:

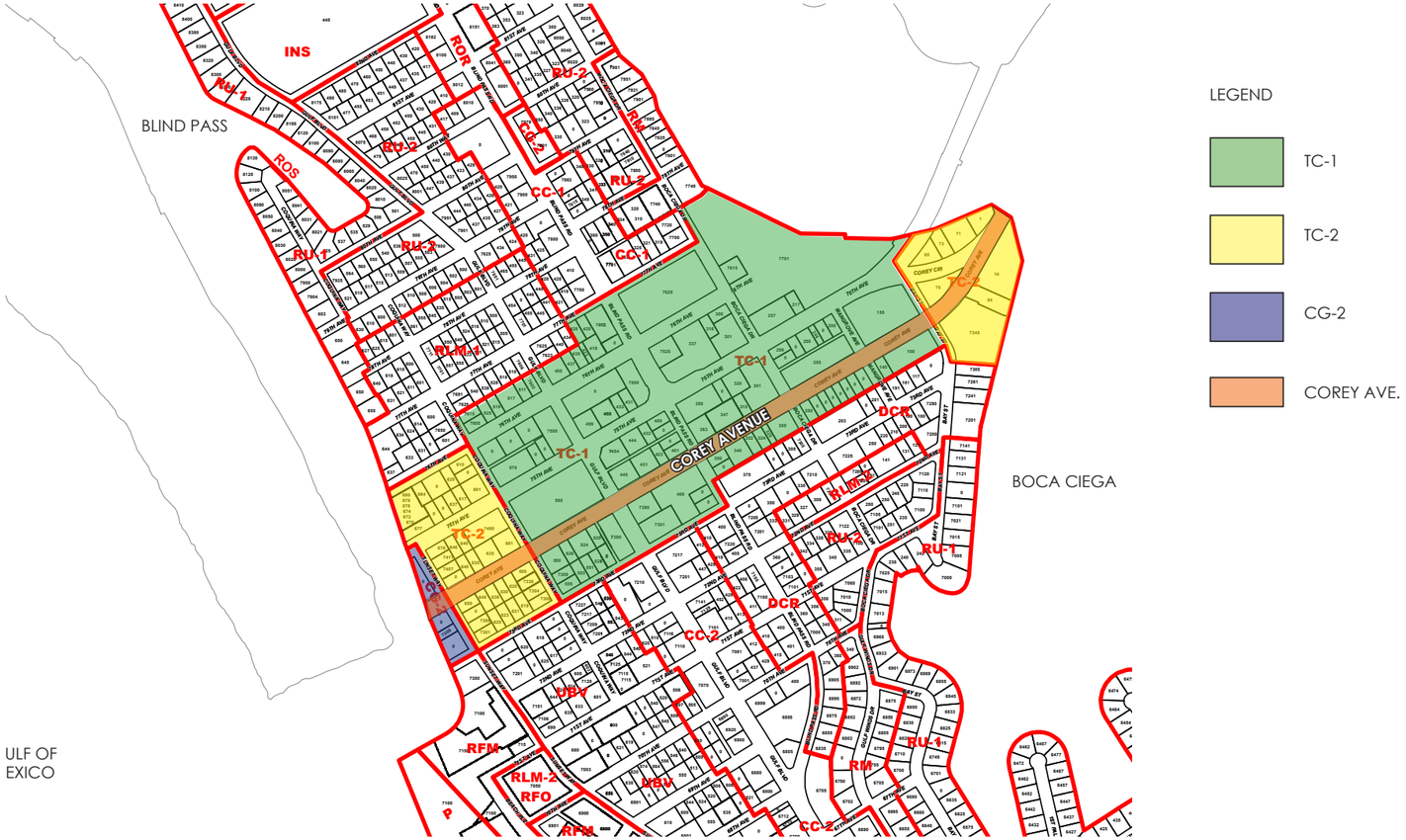
- Streamline the Comprehensive Plan's written text.
- Aid reader understanding of the complexity of the different land use districts, perhaps through the addition of more graphics such as tables and charts, matrices and maps.
- Ensure consistency between the permitted uses and standards in the Comprehensive Plan written text and the LDC.

Land Development Code Review

The districts in the LDC found within the Corey Avenue study area include the following:

- CG-2 Commercial District
- TC-1 Town Center Core District
- TC-2 Town Center Corey Circle District (aka "Sunrise" end of Corey Avenue)
- TC-2 Town Center Coquina West District (aka "Sunset" end of Corey Avenue)

Furthermore, there are other key sections of the LDC that also apply to development of the study area addressed by the Vision Plan such as 1) Division 23 Off-Street Parking and Loading and 2) Division 39: Community Redevelopment District General Standards. Those divisions must be considered in tandem with the TC-1, TC-2 and CG-2 district regulations.



Land Development Code classifications of the Corey Avenue District study area

The LDC review compared the Vision Plan for the Corey Avenue District against the LDC regulations for each district in the study area. In general, some potential conflict areas between the two revolve around:

- Parking
- Density
- Land assembly

Parking Requirements – The LDC's parking requirements challenge the redevelopment potential of the Corey Avenue District because they are not tailored enough to the downtown environment and the city's desire to offer more alternatives to driving a vehicle. The regulations take a fairly inflexible approach to parking by requiring off-street spaces onsite (or within 300 - 600 feet of the building if the spaces cannot be accommodated on site), by requiring a certain number of spaces based on the building's use and size, by not allowing existing on-street parking spaces to help count against the total off-street spaces required, and by not making it easier to share parking with other businesses or facilities. Many downtown property lots are small meaning onsite parking is difficult to accommodate without devoting a sizable amount of the lot to spaces. In turn, street-facing parking lots interrupt a consistent Corey Avenue streetscape and detract from the traditional main street environment. The LDC also is vague about the treatment of parking structures and does not provide enough meaningful design guidance. Parking structures can have significant visual impacts on the streetscape of a downtown area, thus it is beneficial to address parking structure design in more depth and greater detail.

- ***Recommendation*** - The Vision Plan presents a redevelopment concept that does not adhere to the parking requirements currently in place. The concept has not provided the number of parking spaces in the locations the LDC would currently require. The City should revisit its parking regulations and consider taking a more flexible, tailored approach to parking requirements in the Corey Avenue District. The City should also better define its design expectations for parking structures.

Density – The LDC's mixed use density regulations may challenge the redevelopment potential of the Corey Avenue District because regulations may not allow enough residential density to make mixed use redevelopment attractive in the City's TC-2 districts. Redevelopment in these areas may remain stalled unless greater density and thus value to a developer can be extracted from the land.

- ***Recommendation*** - The Vision Plan presents a redevelopment concept that adheres to the City's current height regulations, but in some cases does not meet the current site and density requirements in place under the LDC for mixed use buildings with temporary lodging uses or residential uses incorporated into them. For instance, the Sunset development concept on the east end of Corey Avenue depicts mixed use buildings that could yield a density of 30 residential units per acre, which exceeds the currently allowed 24 units per acre. It remains to be seen if a developer will pursue a redevelopment scheme in either TC-2 district. The City should revisit its regulations in the future if redevelopment remains stalled due to the density restrictions.

Land assembly – Smaller lots are found in the downtown area. However, redevelopment schemes require a minimum site size of 1.8 acres for mixed use residential, or a minimum site size of 2 acres for mixed use temporary lodging uses (hotel, motel, or resort condominium) in the City's TC-2 districts. Redevelopment in these areas may remain stalled due to practical difficulties associated with the land assembly of small lots and multiple property owners. Successful redevelopment is dependent on land assembly and/or the cooperation of multiple property owners on a shared vision.

- ***Recommendation*** - The Vision Plan presents a redevelopment concept that imagines successful land assembly to produce anchor development on the east and west ends of Corey Avenue. However, the Sunset development concept may not ultimately meet the minimum site size requirements of the current LDC. The Sunset concept depicts a mixed use building with a hotel and expanded public space sitting on 1.75 acres—a site size that falls just short of the 2 acre minimum for development. It remains to be seen if a developer will pursue a redevelopment scheme in either TC-2 district. The City should revisit its regulations in the future if redevelopment remains stalled due to the difficulty of small lot land assembly and meeting minimum site sizes.