

Table of Contents

Agenda	3
Approval of minutes for the Regular City Commission Meeting of September 25, 2012 and October 23, 2012.	
9-25-2012	6
10-23-2012	20
Authorization of Payment to Actuarial Concepts for consulting services. Costs associated with each plan are as follows: Police Pension Plan - \$21,990; General Pension Plan - \$21,720 and Firefighter Pension Plan - \$30,946.40 for a total amount of \$74,656.40.	
Agenda Memo	28
Police Pension Invoice	29
Fire Pension Invoice	31
General Pension Invoice	36
Waive the bid requirement and authorize the City Manager to enter into a purchase agreement with Kloote Contracting for \$18,783 for Alley Rehabilitation.	
TS Debby Alley Rehab Agenda Report	38
TS Debby Alley Rehab Purchase Agreement.	39
Request from Carl and Jacqueline Hollenback to waive permit fees related to the relocation of the historic Zephaniah Phillips house from 608 Pass-A-Grille Way to 103 8th Avenue in the amount of \$603.30.	
Agenda Manager cover page related to the waiver of permit fees related to the relocation of the historic Zephaniah Phillips house from 608 Pass-A-Grille Way to 103 8th Avenue.	42
Written email request related to the waiver of permit fees related to the relocation of the historic Zephaniah Phillips house from 608 Pass-A-Grille Way to 103 8th Avenue	43
Authorization for the City Manager to enter into an Interlocal Agreement with the Pinellas County Sheriff's Office to provide law enforcement services to the City of St. Pete Beach from 1/6/13 through 9/30/13 in the amount of \$1,520,436.34.	
PCSO Agenda Report	44
PCSO Agreement 2013.	45
LEO Proposal	53
SPB-PD Claim Report	56
Authorize the City Manager to enter into an Interlocal Agreement with the Tampa Bay Regional Planning Commission for Economic Development services in the amount of \$22,500.	
Agenda Manager cover page related to an Interlocal Agreement with the Tampa Bay Regional Planning Commission for economic development services.	59
Scope related to Interlocal Agreement with the Tampa Bay Regional Planning Commission for economic development services.	60

Proposal related to Interlocal Agreement with the Tampa Bay Regional Planning Commission for economic development services	66
Ordinance 2012-21, Final Reading and Public Hearing, Amendment to the Comprehensive Plan amending the Bayou Residential Character District to allow for commercial uses to be mixed with temporary lodging units, removing the two-acre minimum developable site limitation, removing the temporary lodging unit per project cap, and modifying floor area ratio and setback site requirements.	
Ordinance 2012-21, Final Reading and Public Hearing, Amendment to the Comprehensive Plan as it relates to the Bayou Residential Character District	72
Ordinance 2012-22, Final Reading and Public Hearing, Amendment to the Land Development Code, amending the Bayou Residential Zoning District to allow for commercial uses to be mixed with temporary lodging uses, removing the two-acre minimum developable site limitation, removing the temporary lodging unit per project cap, and modifying floor area ratio and setback site requirements.	
Ordinance 2012-22, Final Reading and Public Hearing, Amendment to the Land Development Code as it relates to the Bayou Residential Zoning District	77
Ordinance 2012-26, First Reading and Public Hearing, an ordinance of the City of St. Pete Beach, Florida providing for a supplemental appropriation to the General fund and Reclaimed Water Fund for Fiscal Year ending September 30, 2012; providing for funding, providing for an effective date.	
Memo: Ordinance 2012-26	84
Ordinance 2012-26	87
Resolution 2012-16, A Resolution by the City of St. Pete Beach, Pinellas County, Florida, approving a Historic Property tax exemption for the property located at 104 7th Avenue, a contributing structure within the Pass-A-Grille National Register Historic District and a locally designated historic resource; Approving the execution of a historic resource; Approving the execution of a historic preservation property tax exemption and providing for an effective date.	
Resolution 2012-16, A Resolution by the City of St. Pete Beach, Pinellas County, Florida, approving a Historic Property tax exemption for the property located at 104 7th Avenue	89



COMMISSION MEETING CITY OF ST. PETE BEACH

155 Corey Avenue

Tuesday, November 13, 2012

6:00 PM

Call to Order
Pledge of Allegiance
Invocation
Roll Call

REGULAR MEETING

- 1. Changes to the Agenda** - Any agenda items to be added, moved, or deleted will be addressed at this time. Added items will be assigned agenda item numbers and moved items should remain with the same item numbers. Notation will be made that those items will be taken out of order. Consent items may be removed for discussion, changes, and/or anticipation of a non-unanimous vote and considered separately on the request of anyone on the Commission or by a majority vote of the City Commission upon request of an audience member.
- 2. Presentations** - Presentations shall be limited to 5 minutes for non-city government related items.
- 3. Audience Comments** - Comments shall be limited to 3 minutes per person to issues not on the agenda.
- 4. Consent**
 - a. Approval of minutes for the Regular City Commission Meeting of September 25, 2012 and October 23, 2012.**
 - b. Authorization of Payment to Actuarial Concepts for consulting services. Costs associated with each plan are as follows: Police Pension Plan - \$21,990; General**

Pension Plan - \$21,720 and Firefighter Pension Plan - \$30,946.40 for a total amount of \$74,656.40.

- c. Waive the bid requirement and authorize the City Manager to enter into a purchase agreement with Kloote Contracting for \$18,783 for Alley Rehabilitation.**

5. Action Items

- a. Request from Carl and Jacqueline Hollenback to waive permit fees related to the relocation of the historic Zephaniah Phillips house from 608 Pass-A-Grille Way to 103 8th Avenue in the amount of \$603.30.**
- b. Authorization for the City Manager to enter into an Interlocal Agreement with the Pinellas County Sheriff's Office to provide law enforcement services to the City of St. Pete Beach from 1/6/13 through 9/30/13 in the amount of \$1,520,436.34.**
- c. Authorize the City Manager to enter into an Interlocal Agreement with the Tampa Bay Regional Planning Commission for Economic Development services in the amount of \$22,500.**

6. Ordinances

- a. Ordinance 2012-21, Final Reading and Public Hearing, Amendment to the Comprehensive Plan amending the Bayou Residential Character District to allow for commercial uses to be mixed with temporary lodging units, removing the two-acre minimum developable site limitation, removing the temporary lodging unit per project cap, and modifying floor area ratio and setback site requirements.**
- b. Ordinance 2012-22, Final Reading and Public Hearing, Amendment to the Land Development Code, amending the Bayou Residential Zoning District to allow for commercial uses to be mixed with temporary lodging uses, removing the two-acre minimum developable site limitation, removing the temporary lodging unit per project cap, and modifying floor area ratio and setback site requirements.**
- c. Ordinance 2012-26, First Reading and Public Hearing, an ordinance of the City of St. Pete Beach, Florida providing for a supplemental appropriation to the General fund and Reclaimed Water Fund for Fiscal**

Year ending September 30, 2012; providing for funding, providing for an effective date.

7. Resolutions

- a. Resolution 2012-16, A Resolution by the City of St. Pete Beach, Pinellas County, Florida, approving a Historic Property tax exemption for the property located at 104 7th Avenue, a contributing structure within the Pass-A-Grille National Register Historic District and a locally designated historic resource; Approving the execution of a historic resource; Approving the execution of a historic preservation property tax exemption and providing for an effective date.**

8. Items for Discussion

9. City Manager, City Attorney and City Commission Reports

10. Adjournment

APPEAL

If a person decides to appeal any decision made at this meeting, they will need a record of the proceeding and, for such purpose, may need to ensure that a verbatim record of the meeting is made, which record includes the testimony and evidence upon which the appeal is to be based. (F.S. 286.0105) The City does not furnish verbatim transcripts; interested parties should make the necessary arrangements for verbatim transcripts.

AMERICAN DISABILITIES ACT

In Accordance with the American's with Disabilities Act and F.S. 286.26, persons with disabilities needing special accommodations to participate in this meeting should contact City Hall at (727) 367-2735 no later than (4) days prior to the meeting for assistance.

The public is cordially invited to attend. All agenda material is available for review at City Hall.

CITY COMMISSION MEETING

MINUTES

September 25, 2012

6:00 p.m.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

INVOCATION

PRESENT:

Steve McFarlin, Mayor
Marvin Shavlan, Vice Mayor
Lorraine Huhn, Commissioner
Jim Parent, Commissioner
Bev Garnett, Commissioner

ALSO PRESENT:

Mike Bonfield, City Manager
Mike Davis, City Attorney
Rebecca C. Haynes, City Clerk
Elaine Edmunds, Finance Director
Steve Hallock, Public Services Director
George Kinney, Community Development Director
Jennifer McMahon, Recreation Director
Catherine Hartley, Senior Planner

1. Changes to the Agenda

City Manager Bonfield requested to move Items 6(b) and 6(c) to directly after Audience Comments, and to pull items 6(f) and 6(g) from this agenda.

Commissioner Huhn requested to add a proposed resolution to the agenda. This item is listed as Item 7(b), Resolution 2012-14.

2. Presentations

a. Recognition of the Suntan Arts Center award from the Florida Recreation & Park Association

Recreation Director McMahon displayed a video highlighting the recognition from the Florida Recreation & Parks Association. Ms. McMahon then presented the award which was accepted by Ms. Pat Chase on behalf of the Suntan Art Center.

3. Audience Comments

Rosemary Manning, 200 1st Avenue, commented that the island and tree installation work on Gulf Boulevard was taking too long to complete.

Deborah Schechner, Boca Ciega Isle Drive, spoke about the street condition of Boca Ciega Isle Drive and activities of West Corey Avenue.

Dick Livingston, Vina del Mar, spoke against the transfer of law enforcement services to the Pinellas County Sheriff's Office.

Bill Pyle, Sunset Way, spoke as president of the Silver Sands Condominium 'B', against changing the coastal construction line.

Paul Kastensia, Sunset Way, noted that the former speaker does not represent the residents of Silver Sands and requested a copy of the petition Mr. Pyle discussed.

6. Ordinances

b. Ordinance 2012-18, Final Reading and Public Hearing, an ordinance of the City of St. Pete Beach, Florida, adopting the millage rate for the fiscal year ending September 30, 2013; providing for an effective date.

City Manager Bonfield noted the proposed operating millage is 3.2819 and will generate approximately \$6,290,454 in ad valorem taxes. The millage partly funds general fund operations including police, fire, library, recreation, streets, finance, community development and administration. No additional monies are allocated to the reserve fund.

Commissioner Garnett made a motion to approve Ordinance 2012-18, an ordinance of the City of St. Pete Beach, Florida; adopting a final millage rate for the fiscal year ending September 30, 2013; providing for an effective date and reading the ordinance in its entirety. The motion was seconded by Commissioner Parent.

Mayor McFarlin called for audience comments.

Rick Falkenstein, 4th Palm Point, supported the increase noting he believes the Commission is doing the right thing.

Bill Pyle, Sunset Way, objected to the millage rate increase and accused the Commissioners of being in the pockets of the hotel owners.

Paul Kastansia, Sunset Way, spoke in support of the increased millage rate.

Deborah Schechner, Boca Ciega Isle Drive, spoke about the history of lawsuits in the City.

Steve Reardon, Vina del Mar Boulevard, questioned pension returns, funding levels and retirement plans.

Rosemary Manning, 200 1st Avenue, spoke in favor of raising taxes to support and improve the City's infrastructure.

Mayor McFarlin called for Commission comments.

Vice Mayor Shavlan proposed an alternative to raising the millage rate.

Mayor McFarlin noted that St. Pete Beach has the lowest taxes of any full-service beach community.

Commissioner Parent commented that the last six budget cycles did not see an increase in revenues.

Commissioner Huhn stated that the infrastructure problems can only be addressed with an increase in revenues.

Commissioner Garnett noted that increasing the millage is the right thing to do in order to solve the infrastructure problems.

Mayor McFarlin called for the vote.

The motion was unanimously approved by individual roll call vote.

c. Ordinance 2012-19, Final Reading and Public Hearing, an ordinance of the City of St. Pete Beach, Florida adopting a budget for the fiscal year ending September 30, 2013; providing appropriations; providing for an effective date.

City Manager Bonfield reported the total budget for all funds is \$23,540,489. The General Fund is increased by 6.8% to \$15,719,188; Wastewater Fund is \$4,277,258; Reclaimed Water Fund is \$1,190,817; Storm Water Fund is \$605,376; and Capital Improvement Fund is \$1,747,850.

Vice Mayor Shavlan made a motion to approve Ordinance No. 2012-19, an ordinance of the City of St. Pete Beach, Florida adopting a budget for the fiscal

year ending September 30, 2013; providing appropriations; providing for an effective date. The motion was seconded by Commissioner Parent.

Mayor McFarlin called for audience comments.

Deborah Schechner, Boca Ciega Isle Drive, commented on taxes that could be generated through our tourism industry.

Rick Falkenstein, 4th Palm Point, noted a lack of fiscal responsibility by former commissioners.

Steve Reardon, Vina del Mar Boulevard, stated the Commissioners are looking at all sides of the budget and supported their decision.

Michael Lehman, 88th Avenue, spoke in support of allocating money to develop a master plan which could raise property values and bring more revenue to the City.

Bill Pyle, Sunset Way, expressed opposition to the increased budget.

Paul Kastansia, Sunset Way, noted that increased taxes attract development and businesses, and also support the smaller businesses already in existence.

Mayor McFarlin called for the vote.

The motion was approved by a unanimous individual roll call vote.

h. Ordinance 2012-23, First Reading and Public Hearing, rescinds and repeals all prior ordinances or resolutions assessing or imposing the premium tax authorized by Section 175.101, Florida Statutes and withdrawing from participation under Chapter 175, Florida Statutes.

City Manager Bonfield explained that the proposed ordinance is resultant from the Impasse Hearings between the City Commission and the IAFF Union representatives, and ratifies the action with regards to Chapter 175 monies.

Commissioner Huhn made a motion to approve Ordinance 2012-23, an ordinance of the City of St. Pete Beach, Florida rescinding and repealing all prior ordinances or resolutions assessing or imposing the premium tax authorized by Section 175.101, Florida Statutes; withdrawing from participation under Chapter 175, Florida Statutes; providing for severability; providing for repeal of ordinances in conflict; providing an effective date. The motion was seconded by Commissioner Garnett.

Mayor McFarlin called for audience comments.

Phil Milner, IAFF Union President, discussed Chapter 175 monies and the finality of withdrawing from the pension plan.

Deborah Schechner, Boca Ciega Isle Drive, commented on the use of Chapter 175 money.

Mayor McFarlin called for the vote.

The motion was unanimously approved by individual roll call vote.

i. Ordinance 2012-24, First Reading and Public Hearing, amending Chapter 66, Pensions and Retirement, Article IV, Firefighters Retirement System; implementing a benefit freeze; providing for modifications of certain benefits for future service; amending certain definitions; revising employee contributions; revising the vesting period; amending benefit amounts and eligibility; and amending the deferred retirement option plan.

City Manager Bonfield explained that this proposed ordinance modifies the changes made during the Impasse Hearing.

Vice Mayor Shavlan made a motion to approve Ordinance 2012-24, an ordinance of the City of St. Pete Beach, amending Chapter 66, Pensions and Retirement, Article IV, Firefighters Retirement System; implementing a benefit freeze; providing for modifications of certain benefits for future service; amending certain definitions; revising employee contributions; revising the vesting period; amending benefit amounts and eligibility; amending the deferred retirement option plan; providing for applicability; providing for codification; providing for severability; providing for repeal of ordinances in conflict; providing an effective date. The motion was seconded by Commissioner Garnett.

Mayor McFarlin called for audience comments.

Phil Miler, Vice President, IAFF, noted that a representative of the State Division of Retirement informed him if the retirement plan is frozen, the Chapter 175 monies would not be available.

Mayor McFarlin called for the vote.

The motion was unanimously approved by individual roll call vote.

j. Ordinance 2012-25, First Reading and Public Hearing, amending Chapter 66, Pensions and Retirement, Article II, General Employees' Retirement System; implementing a benefit freeze; providing for modifications of certain benefits for future service; amending certain definitions; revising employee contributions; revising the vesting period; amending benefit amounts and eligibility; and amending the deferred retirement option plan.

City Manager Bonfield noted the proposed ordinance covers general employees and is not linked to Chapter 175 monies.

Commissioner Garnett made a motion to approve Ordinance 2012-25, an ordinance of the City of St. Pete Beach, amending Chapter 66, Pensions and Retirement, Article II, General Employees Retirement System; implementing a benefit freeze; providing for modifications of certain benefits for future service; amending certain definitions, revising employee contributions; revising the vesting period; amending benefit amounts and eligibility; amending the deferred retirement option plan; providing for applicability; providing for codification; providing for severability; providing for repeal of ordinances in conflict; providing an effective date. The motion was seconded by Vice Mayor Shavlan.

Mayor McFarlin called for audience comments; there were no audience comments.

Mayor McFarlin called for the vote.

The motion was unanimously approved by individual roll call vote.

7. Resolutions

a. Resolution 2012-13, Authorization for the City Manager to implement the Defined Contribution Retirement Plan for the City Employees.

City Manager Bonfield explained that this Resolution authorizes him or his designee to process the paperwork needed to establish a Defined Contribution Retirement Plan for the General Employees.

Commissioner Parent made a motion to approve Resolution 2012-13, a resolution of the City Commission of the City of St. Pete Beach, Florida, relating to the adoption of a Defined Contribution Retirement Plan for city employees; providing for the selection of ICMA Retirement Corporation as plan administrator; adopting the ICMA 401 Governmental Money Purchase Plan and Trust; providing for execution of Trust Agreement and all other necessary documents incidental to administration of the Defined Contribution Plan, providing for acknowledgement

regarding assets; providing for administration of the plan; providing for severability; providing for full force and effectiveness; providing for repeal of conflicting resolutions; and providing an effective date. The motion was seconded by Commissioner Huhn.

Mayor McFarlin called for audience comments; there were no audience comments.

Mayor McFarlin called for the vote.

The motion was unanimously approved by individual roll call vote.

Mayor McFarlin called for a ten minute recess at 7:47 p.m. Mayor McFarlin reconvened the meeting at 7:57 p.m. with the entire City Commission present.

b. Resolution 2012-14, A Resolution of the City of St. Pete Beach Florida, in opposition to Governor Rick Scott's veto of the funding for the Tampa Bay Regional Planning Council; and providing an effective date.

Commissioner Huhn made a motion to approve Resolution 2012-14, a resolution of the City of St. Pete Beach Florida, in opposition to Governor Rick Scott's veto of the funding for the Tampa Bay Regional Planning Council; and providing an effective date.

The motion was seconded by Commissioner Garnett.

Mayor McFarlin called for audience comments; there were no audience comments.

Mayor McFarlin called for the vote.

The motion was unanimously approved by individual roll call vote.

5. Action Items

a. Request from Friends of the Gulf Beaches Historical Museum to name the City street-end park on 90th Avenue after Margaret "Peg" Creed.

Mr. Bonfield explained that Peg Creed was a longtime volunteer in the community.

Mr. Lance Peterson explained that Peg Creed was a longtime volunteer for the Gulf Beaches Museum, City Hall and several other organizations and was honored eight times as the City's Volunteer of the Year.

Mr. Peterson stated that the 90th Avenue street end was a good choice because it was near her home of 50 years, near the park named after her dear friend Ron McKinney and it faces west towards the sunset. Mr. Peterson pointed out that Peg Creed was 90 years old when she passed away and asked the Commission for their approval.

Commissioner Garnett made a motion to approve the request from the Friends of the Gulf Beaches Historical Museum to name the City street end park on 90th Avenue after Margaret “Peg” Creed. The motion was seconded by Commissioner Parent.

Mayor McFarlin called for audience comments; there were no audience comments.

Mayor McFarlin called for the vote.

The motion was unanimously approved by individual roll call vote.

b. Authorize the City Manager to enter into a one year agreement for fiscal year 2012-2013 with PSTA for trolley and DART Services with the proposed changes.

City Manager Bonfield pointed out that this agreement will include a fixed rate fee which is much less complicated than the formula used in past agreements.

Commissioner Huhn made a motion to authorize the City Manager to sign a one year agreement with PSTA for trolley services. The motion was seconded by Vice Mayor Shavlan.

Mayor McFarlin called for audience comments.

Rosemary Manning, 200 1st Avenue, inquired about the status of replacing the bus stops near 55th Avenue and Dolphin Village Shopping Center and stated that the bus stop in Pass-a-Grille is not large enough.

Mayor McFarlin called for the vote.

The motion was unanimously approved by individual roll call vote.

c. Authorize the City Manager to accept a proposal from L. S. Curb Service, Inc., in the amount of \$25,021.50 to install curb at the 20th Avenue street end.

City Manager Bonfield explained that this is the final stage needed after the seawall replacement, the repairs to the lift station and the relocation of the sewer line. Mr. Bonfield also stated that there will be more green space including palm trees.

Commissioner Huhn made a motion to authorize the City Manager to accept the proposal from L. S. Curb Service, Inc. in the amount of \$25,021.50 to

install curb at the 20th Avenue street end. The motion was seconded by Vice Mayor Shavlan.

Mayor McFarlin called for audience comments; there were no audience comments.

Mayor McFarlin called for the vote.

The motion was unanimously approved by individual roll call vote.

d. Authorize the City Manager to waive the bid requirements and contract with Hennessy Construction Services for exterior remediation of Fire Station 22 and Fire Station 23 in the amount of \$329,745.

Mr. Bonfield explained both stations have roof leaks and mold damage from years of use and Tropical Storm Debby.

City Manager Bonfield pointed out that Hennessy Construction will bid for their sub-contractor's work and provide the City with a copy of those bids. He advised that Hennessy is a very reputable company and funding will be through the Capital Improvement Projects budget.

Commissioner Parent made a motion to authorize the City Manager to waive the bid requirements and contract with Hennessy Construction Services for exterior remediation of Fire Station 22 and Fire Station 23 in the amount of \$329,745. The motion was seconded by Commissioner Huhn.

Mayor McFarlin called for audience comments; there were no audience comments.

Mayor McFarlin called for the vote.

The motion was unanimously approved by individual roll call vote.

e. City Commission's Position on November Charter Amendment relating to contracting of police services.

City Manager Bonfield reported that Vice Mayor Shavlan requested this item be on the agenda. Mr. Bonfield advised that absentee ballots will be sent out next week and the Sheriff will be at the Community Center on October 2, 2012 and October 16, 2012, to give presentations.

City Manager Bonfield reported that the City has not sent any information out to the citizens because he was waiting for guidance from the City Commission.

City Attorney Mike Davis advised that Florida State Law prohibits the City from spending public funds for any communication or media advocating a position on a local

referendum question. Mr. Davis advised that the Commissioners can send out information expressing their opinions.

Mayor McFarlin called for audience comments.

Dick Livingston, Vina del Mar, suggested that a meeting be held with the Pass-a-Grille and Vina del Mar residents including representatives from the Fraternal Order of Police, the Sheriff and City officials to allow citizen to discuss why we should retain the police department and to offer funding options.

Deborah Schechner, Boca Ciega Isle Drive, stated that she did not feel that the City held enough public meetings to gather the citizens input prior to their decision to consider contracting out the police department.

Mayor McFarlin expressed his opinion, based on a strict business standpoint, that he supported contracting out the police services.

Commissioner Parent stated that he is still gathering the facts and he hasn't found any reason to oppose the idea.

Commissioner Huhn stated that, based on the City's financial situation, she felt this is a good opportunity.

Commissioner Garnett stated that she supported keeping the police department but will cast her vote as her constituents in the Fourth District wish her to vote.

Vice Mayor Shavlan stated that, based on the information he received from other City Officials who contract with the Sheriff, he has not found anything negative about the services provided.

Mayor McFarlin urged the citizens to watch the video on the City's web site to become informed about the Sheriff's proposal.

Mayor McFarlin asked, "If the Charter is changed by the voters, would the City Commission support contracting with the Sheriff's Department?" Each individual Commission Member stated that s/he would support contracting with the Sheriff's Department, if the voters approve the Charter change.

Mayor McFarlin suggested that the City send a letter to the residents listing facts regarding the Commission's opinions, the Fraternal Order of Police's vote, and the Sheriff's synopsis of his services.

6. Ordinances

a. Ordinance 2012-15, Final Reading and Public Hearing, providing for amendments to Division 14 of the Land Development Code to allow for outdoor seating as a permitted use in the RFM Zoning District.

City Manager Bonfield explained that this ordinance will allow outdoor seating as a permitted use rather than a conditional use.

Vice Mayor Shavlan made a motion to approve Ordinance 2012-15, An Ordinance of the City of St. Pete Beach, Florida providing for amendments to the Land Development Code as it relates to outdoor seating in the RFM Zoning District; amending Division 14 to permit outdoor seating for eating and drinking establishments in the RFM Zoning District; providing for the repeal of ordinances or parts of ordinances in conflict herewith to the extent of such conflict; providing for severability; and providing for an effective date. The motion was seconded by Commissioner Parent.

Mayor McFarlin called for audience comments.

Deborah Martohue, Attorney, 3030 N. Rocky Point Drive West, Tampa, Florida, advised that she was representing the Dueset family, 52nd Avenue, who is concerned about the impact of excessive noise and music in a residential neighborhood. Ms. Martohue suggested the use be considered on a case by case basis by the Commission.

Mayor McFarlin closed audience comments.

City Manager Bonfield suggested that the Commission express their concerns with the ordinance and table it until staff can provide the suggested amendments.

City Attorney Davis suggested if the Commission has concerns with the content of the ordinance that they defer it until the next meeting.

Senior Planner Hartley suggested the Commission vote to deny the ordinance and consider each property on a case by case basis for a conditional use.

Mayor McFarlin called for the vote.

The motion was unanimously denied by individual roll call vote.

d. Ordinance 2012-20, Final Reading and Public Hearing, prohibiting bicycle riding on the city sidewalk that is west of the private properties on Sunset Way between 28th and 30th Avenue.

Commissioner Parent made a motion to approve Ordinance 2012-20, an ordinance of the City of St. Pete Beach, Florida; providing for an amendment of Chapter 74, Streets and Sidewalks, Article I, In General, Section 74-2 of the Code of Ordinances of the City; prohibiting bicycle riding on the City sidewalk that is west of the private properties on Sunset Way between 28th and 30th Avenue; providing for severability; providing for the repeal of ordinances in conflict herewith, to the extent of such conflict; and providing an effective date. The motion was seconded by Commissioner Garnett.

Mayor McFarlin called for audience comments; there were no audience comments.

Mayor McFarlin called for the vote.

The motion was unanimously approved by individual roll call vote.

e. Ordinance 2012-17, First Reading and Public Hearing, amending instructor fees Section 58-3 (F)(5) of the fee ordinance.

City Manager Bonfield explained that this ordinance will allow the City to collect the fees and pay the instructors their portion.

Vice Mayor Shavlan made a motion to approve Ordinance 2012-17, an ordinance of the City of St. Pete Beach, Florida; providing for amendment of Section 58-3 of Article I of Chapter 58 the Code of Ordinances; pertaining to parks and recreation; providing for severability; providing for the repeal of all ordinances in conflict herewith to the extent of such conflict; and providing for an effective date. The motion was seconded by Commissioner Garnett.

Mayor McFarlin called for audience comments; there were no audience comments.

Mayor McFarlin called for the vote.

The motion was unanimously approved by individual roll call vote.

City Manager Bonfield advised that Mr. Michael Sorrento, a representative for the Hotel Zamora developer, was in attendance and would like to address the Bayou Residential ordinances.

Mr. Michael Sorrento advised that the developer will be meeting with funding sources and he would like to know the regulations for that district so they can begin the project.

Mr. Bonfield pointed out that the ordinances will not be effective until after their final readings.

f. Ordinance 2012-21, First Reading and Public Hearing, amendment to the Comprehensive Plan, amending the Bayou Residential Character District to allow for commercial uses to be mixed with temporary lodging uses, removing the two-acre minimum developable site limitations, removing setbacks, removing temporary lodging unit per-project cap, and removing the minimum commercial floor area ratio.

This item was pulled from the agenda.

g. Ordinance 2012-22, First Reading and Public Hearing, amendment to the Land Development Code, amending the Bayou Residential Character District to allow for commercial uses to be mixed with temporary lodging uses, removing the two-acre minimum developable site limitation, removing the temporary lodging unit per-project cap, and removing the minimum commercial floor area ratio.

This item was pulled from the agenda.

4. Consent

There were no consent agenda items.

8. Items for Discussion

There were no discussion items.

9. City Manager, City Attorney and City Commission Reports

City Manager Bonfield stated that the Pinellas Planning Council representative is up for re-appointment and suggested that Vice Mayor Shavlan continue as the appointee; the Commission was in agreement. Mr. Bonfield reported that the City's Building Official will be on an extended leave and a private contractor will be hired on a temporary basis. City Manager Bonfield announced the October 'Concert in the Park' dates and provided an update on the Gulf Boulevard sewer project and the repairs to Sunset Park. Mr. Bonfield stated that he will be out of the office for two weeks and Finance Director Edmunds will attend the October 27, 2012 Special Meeting.

Commissioner Garnett reported that she is registered to attend a Citizens Academy Program sponsored by the Pinellas County Sheriff. Ms. Garnett asked if the pool could open an hour earlier during the winter months, and stated that she received a resident complaint about a garbage truck waking him at 4:00 a.m. Commissioner Garnett

announced the Pass-a-Grille Association meeting date, her monthly citizen meeting date, the 8th Avenue quarterly festival, the Sunday Market at the Don Vista Building, and the 82nd Annual Fish Broil in Hurley Park.

Commissioner Garnett expressed her sympathy for the loss of residents Kay Peterson and Jim Baulk, and praised them for their efforts and contributions to the community.

Vice Mayor Shavlan announced the Lido and Don Cesar Civic Association meeting dates and advised that a representative of the Fraternal Order of Police will attend.

Commissioner Parent reported that the crosswalk at 55th Avenue is blocked by the construction barriers and suggested that a temporary crosswalk be used during the construction. Mr. Parent announced that he will attend the Big C meeting on Wednesday and provided the date for his meeting at the Library.

Commissioner Parent congratulated the Tampa Bay Beaches Chamber of Commerce for being awarded the 2012 Chamber of the Year for the State of Florida, and Chamber President Robin Sollie for the 2012 Chamber Professional of the Year award.

Commissioner Huhn announced the dates for the Corey Avenue Food Truck Festival, St. John and St. Albans' Blood Drive, Corey Fresh Market, Glass Studio events, and a Halloween Dog event.

Mayor McFarlin thanked everyone for their participation at tonight's meeting.

10. Adjournment

There being no further business to come before the Commission, the meeting was adjourned at 9:50 p.m.

Attest:

Rebecca C. Haynes, City Clerk

Steve McFarlin, Mayor

Minutes approved on: _____

00101

CITY COMMISSION MEETING

MINUTES

October 23, 2012

6:00 p.m.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

INVOCATION

PRESENT:

Steve McFarlin, Mayor
Marvin Shavlan, Vice Mayor
Jim Parent, Commissioner

ABSENT:

Lorraine Huhn, Commissioner (excused)
Bev Garnett, Commissioner (excused)

ALSO PRESENT:

Mike Bonfield, City Manager
Mike Davis, City Attorney
Rebecca C. Haynes, City Clerk
Steve Hallock, Public Services Director
Jennifer McMahon, Recreation Director
Catherine Hartley, City Planner

1. Changes to the Agenda

City Manager Bonfield requested to add, under Presentations, a discussion with Waste Services Inc. regarding trash collection services; and add a resolution regarding Amendment 4 under Resolutions.

Commissioner Parent requested to add parking on 4th Palm Point under Items for Discussion.

2. Presentations

Fred Olson and Ian Boyle, representatives from Waste Services Inc., discussed the recently awarded franchise agreement and answered questions regarding services.

It was the consensus to request Waste Services Inc. to review their contract and return with an alternative quote for services provided under the previous contract.

3. Audience Comments

Deborah Schechner, Boca Ciega Isle Drive, spoke in favor of a bed tax.

Rick Falkenstein, 4th Palm Point, supported the previous trash collection schedule and spoke about the ballot language regarding the law enforcement services referendum.

Mike Bomar, 4th Palm Point, spoke in favor of the previous trash collection schedule.

Jake Jacobus, 4th Palm Point, spoke in favor of retaining the previous trash collection schedule.

4. Consent

a. Approval of minutes for the Regular City Commission Meeting of September 12, 2012; September 27, 2012; and the Shade Meeting of October 9, 2012

b. Authorize the City Manager to purchase St. Pete Beach Classic race t-shirts from Leslie Jordan Apparel in the amount of \$14,875.

c. Approve the expenditure of \$18,665 to complete the replacement of Self Contained Breathing Apparatus (SCBA) bottles as a sole source purchase through Ten-8 Fire Equipment.

d. Approve the expenditure of \$21,990 to purchase and install new station audio/decoding equipment at fire station 22 and 23 through Suncoast Communications utilizing the Pinellas County Radio Equipment Bid.

e. Approve the expenditure of \$11,664 to provide Firefighter physicals from Life Extension Clinics, Inc utilizing the Brevard County public bid.

f. Ratification of the City Manager's decision to pay Gulf Coast Auto Body & Service \$12,445.99 to repair damage caused to a police vehicle involved in a collision August, 5, 2012.

g. Authorize payment of the annual software maintenance contract with Tyler Technologies for financial account software in the amount of \$11,383.66.

h. Authorize the City Manager to award the contract for timing of the St Pete Beach Classic race to Event Technical Services in the amount of \$14,487.

i. Authorize the City Manager to enter into a contract with Quorum Services on an "as needed" for Building Inspection and Plan Review Services.

A motion was made by Vice Mayor Shavlan to approve the Consent Agenda as written. The motion was seconded by Commissioner Parent and approved by a 3-0-2 roll call vote, with Commissioners Garnett and Huhn absent.

5. Action Items

a. FDOT installation of two new crosswalks at the median island 200' north of 52nd Ave and at the median island 600' north of 52nd Ave on Gulf Boulevard (SR-699).

City Manager Bonfield explained that because of complaints, FDOT conducted a pedestrian survey and concluded two new pedestrian crosswalks were needed along Gulf Boulevard. One controlled crosswalk would be located in front of the Sirata Hotel and the second located across the street from Plaza Green.

Commissioner Parent made a motion to support the FDOT installation of one (1) new crosswalk at the median island 200' north of 52nd Avenue. The motion was seconded by Vice Mayor Shavlan and approved by a 3-0-2 roll call vote, with Commissioners Garnett and Huhn absent.

6. Ordinances

a. Ordinance 2012-17, Final Reading and Public Hearing, amending instructor fee section 58-3(F) (5) of the fee ordinance.

The proposed ordinance amends the instructor fee process whereby the City collects the program fees and pays the instructors 70% to 90%.

City Manager Bonfield requested to amend the payment date to the 15th of the following month.

Vice Mayor Shavlan made a motion to approve Ordinance 2012-17, an ordinance of the City of St. Pete Beach, Florida providing for amendment of Section 58-3 of Article I of Chapter 58 of the Code of Ordinances, pertaining to parks and recreation; providing for severability; providing of the repeal of all ordinances in conflict herewith, to the extent of such conflict; and providing for an effective date, with the above amended payment date. The motion was seconded by Commissioner Parent.

Mayor McFarlin called for audience comments. There were no audience comments.

Mayor McFarlin called for Commission comments. There were no additional comments.

Mayor McFarlin called for the vote.

The motion was approved by a 3-0-2 roll call vote, with Commissioners Garnett and Huhn absent.

b. Ordinance 2012-21, First Reading and Public Hearing, Amendment to the Comprehensive Plan, Amending the Bayou Residential Character District to allow for commercial uses to be mixed with temporary lodging uses, removing the two-acre minimum developable site limitation, removing the temporary lodging unit per-project cap, and modifying floor area ratio and setback site requirements.

City Manager Bonfield reported that proposed Ordinance 2012-21 (Comprehensive Plan amendment) is consistent with Item 6(b), Ordinance 2012-22 (Land Development Code amendment).

City Planner Hartley presented an informational sheet to the Commissioners and members of the public, and requested members of the audience sign in to speak. Ms. Hartley noted the first amendment relates to the Community Redevelopment District in the Bayou Residential Character District and the second proposed ordinance relates to the Bayou Residential Zoning District. Ms. Hartley explained that two issues staff identified are code and comprehensive plan requirements with respect to lot size, and restricted commercial use designation. Staff proposed to remove the two acre minimum

requirement. The City Planner further explained that the changes will allow for the completion of a project as it was initially proposed.

Commissioner Parent made a motion to approve Item 6(b), an ordinance of the City of St. Pete Beach, Florida providing for amendments to the comprehensive plan as they relate to the Community Redevelopment District; amending the Bayou Residential Sub-District regarding the allocation of temporary lodging units from the density pool and the regulation and site requirements of temporary lodging and mixed uses, further illustrated in Exhibit "A"; providing for the repeal of the ordinances, or parts of ordinances, in conflict herewith, to the extent of such conflict; providing for severability; and providing for an effective date. The motion was seconded by Vice Mayor Shavlan.

Mayor McFarlin called for audience comments. There were no audience comments.

Mayor McFarlin called for Commission comments. There were no additional comments.

Mayor McFarlin called for the vote.

The motion was approved by a 3-0-2 roll call vote, with Commissioners Garnett and Huhn absent.

c. Ordinance 2012-22, First Reading and Public Hearing, Amendment to the Land Development Code, Amending the Bayou Residential Character District to allow for commercial uses to be mixed with temporary lodging uses, removing the two-acre minimum developable site limitation, removing the temporary lodging unit per-project cap, and modifying floor area ratio and setback site requirements.

Vice Mayor Shavlan made a motion to approve Item 6(c), an ordinance of the City of St. Pete Beach, Florida providing for the amendments to the Land Development Code as they relate to the Community Redevelopment District; amending the Bayou Residential Zoning District regarding the allocation of the temporary lodging units from the density pool and the regulation and site requirements of temporary lodging and mixed uses, further illustrated in Exhibit "A"; providing for the repeal of ordinances, or parts of ordinances, in conflict herewith, to the extent of such conflict;

providing for severability; and providing for an effective date. The motion was seconded by Commissioner Parent.

Mayor McFarlin called for audience comments. There were no audience comments.

Mayor McFarlin called for Commission comments. There were no comments.

Mayor McFarlin called for the vote.

The motion was approved by a 3-0-2 roll call vote, with Commissioners Garnett and Huhn absent.

7. Resolutions

- a. Resolution 2012-17, concerning Amendment 4 to the Florida Constitution

Commissioner Parent reported that he brought forth the proposed resolution which reduces revenues to municipalities by prohibiting increases in the assessed value of homestead properties if the value of the property decreases, by granting breaks to non-homestead properties by extending the sunset provision, and shifts the tax burden to new or growing businesses.

Commissioner Parent made a motion to approve Resolution 2012-17, a resolution of the City of St. Pete Beach concerning Amendment 4 to the Florida Constitution which, if adopted, would create additional inequities in Florida's tax system by granting certain tax breaks to some taxpayers at the expense of other taxpayers. The motion was seconded by Vice Mayor Shavlan and approved by a 3-0-2 roll call vote, with Commissioners Garnett and Huhn absent.

8. Items for Discussion

- a. Parking at 4th Palm Point

Commissioner Parent requested additional clarification on recently adopted parking regulations. Staff will research the restrictions and return with the new guidelines for the area east of 4th Palm Point, particularly 64th Avenue.

9. City Manager, City Attorney and City Commission Reports

City Manager Bonfield reminded everyone that the last Friday night Concert in the Park is this Friday at Horan Park; he discussed the BP oil spill deadlines; and provided an update on the status of the underground utility project on Gulf Boulevard and the Pinellas Bayway Bridge closings. Mr. Bonfield then listed the November 13 agenda items.

City Attorney Davis discussed two code enforcement cases and provided an update on the Anderson case re-hearing scheduled for October 31, 2012.

Vice Mayor Shavlan reported on the upcoming homeowner meetings at Seamark, Belle Vista and Lido, and welcomed anyone who wishes to participate.

Commissioner Parent noted his roundtable meeting is 6:00 p.m. on October 31 at the Library and reported on the Friday Food Truck event on October 26 along Corey Avenue.

Mayor McFarlin commented on the Pinellas County Sheriff's Office.

10. Adjournment

There being no further business to come before the commission, the meeting was adjourned at 7:52 p.m.

Attest:

Rebecca C. Haynes, City Clerk

Steve McFarlin, Mayor

Minutes approved on: _____

DRAFT

**St. Pete Beach City Commission
Agenda Report**

Issue Considered: Authorization of Payment to Actuarial Concepts for consulting services. Costs associated with each plan are as follows: Police Pension Plan - \$21,990; General Pension Plan - \$21,720 and Firefighter Pension Plan - \$30,946.40 for a total amount of \$74,656.40.

Date: November 13, 2012

Prepared By: Elaine Edmunds, Administrative Services Director

Summary of Issue: On May 11, 2010, the City Commission approved payment to Actuarial Concepts in the amount of \$24,000 to evaluate and review the City's three pension plans. Actuarial analysis was performed on all three plans to determine various costs savings that could be realized from changes in benefits.

This turned into a much lengthier and time consuming process than was originally anticipated. Various iterations were analyzed and discussed to try to determine which scenario would result in reducing the unfunded actuarial accrued liability and still provide an acceptable level of benefit to the plan participants. The total costs of this project exceed the original approved amount by \$50,656.40.

The attached invoices for the above referenced plans include costs associated with their analysis over a 28 month period. The budget adjustment necessary to fund this expense is included in the final budget adjustment ordinance for fiscal year 2012 which is also being considered at this meeting.

Requested Motion: "I move to authorize the City Manager to reimburse Actuarial Concepts in the amount of \$74,656.40 for actuarial work performed thru September 30, 2012 on all three City Pension plans."

Attachments: Actuarial Concepts Invoices

Reviewed by
City Manager: MB

November 1, 2012

Invoice submitted to:
Ms. Elaine Edmunds
City of St. Pete Beach

City of St. Pete Beach - Police Plan
June 2010 through September 2012

Amount

SPECIAL STUDIES

- Actuarial analysis to determine cost savings: \$7,000
 - 1. Freeze current plan and adopt new pension plan for future accruals
 - 2. Revise current plan for future accruals and mesh with current earned multiplier
 - 6/9/10 – Preparation of outlines of current provisions for plan and items proposed to change for new plan
 - 9/3/10 – Study results documenting normal cost, amortization payment, employee contribution and City contribution comparisons
- 10/15/10 - Actuarial analysis to determine cost savings:
 - 1. Use base pay plus up to 300 hours overtime and no extra pay counted at retirement for pensionable earnings 750
 - 2. Assume investment return is 7.5% rather than 8.5% 500
- 1/19/11 - Actuarial analysis to determine cost savings using City proposed plan provisions: 1,600
 - 1. Freeze current plan and adopt new pension plan for future accruals; new plan provisions including changes to normal retirement, multiplier, earnings, COLA, DROP, early retirement vesting, employee contributions
- 6/14/11 - Actuarial analysis to determine cost savings: 1,250
 - 1. Proposed changes with 8% assumed earnings
 - 2. Proposed changes with 2% multiplier using 8% assumed earnings
- 8/12/11 - Development of unfunded liability amortization alternatives and their impact on contribution requirements 550
- Development of updated database as of 9/30/10 to provide accrued benefit calculations and projection studies 350
- 9/1/11 - Calculation of accrued benefit amounts for each active member as of 10/1/11 670
- 9/7/11 - Actuarial analysis to determine projected unfunded balance under study listed below; valuation projections of future 1,370

estimated contributions using updated database; development of projection charts to present projection results	
• Current plan vs. frozen plan and defined benefit reform plan	
• 10/28-31/11 - Actuarial analysis to determine projected unfunded balance under several scenarios using updated database; development of projection charts	2,450
1. Current plan vs. frozen plan at 6% and 8%	
2. Total savings of 10% 401(k)-type plan vs. current plan at 6% and 8%	
3. Net city contributions of 10% 401(k)-type plan vs. current plan at 6% and 8%	
• 11/16/11 - Development of 15-year amortization payments after plan freeze	550
• Development of updated database as of 9/30/11 for 2012 updates	375
• 8/9/12 - Actuarial analysis to determine projected unfunded balance; development of contribution projections and related charts using updated database	1,750
1. Current plan vs. frozen plan at 5%	
2. Total savings of 5% 401(k)-type plan vs. current plan at 5%	
3. Net city contributions of 5% 401(k)-type plan vs. current plan at 5%	
• 8/31/12 - Actuarial analysis to determine effect on 3 employees if they were to be provided an unreduced early retirement election	650
CONSULTATION/MEETINGS	2,175
• 5/20/11 - Review of revised City pension proposal to FOP	
• 6/15/11 - Review of proposal to FOP to modify City defined benefit pension plan	
• 10/21/11 – Review of final proposal to unions	
• 10/25/11 Telephone consultation regarding pension negotiations including freezing defined benefit plan and creating defined contribution plan	
• 8/15/12 – Preparation for and attendance (via City live video) at Impasse Hearing	
• 8/21/12 – Review of FOP agreement draft; suggested edits	
• 8/21/12 – Consultation regarding agreement issues including early retirement, sick/leave pay at retirement and short service forced cashout	

For professional services rendered	----- \$21,990
------------------------------------	-------------------

Balance due	----- \$21,990
-------------	-------------------

=====

November 1, 2012

Invoice submitted to:
Ms. Elaine Edmunds
City of St. Pete Beach

City of St. Pete Beach - Fire Plan
June 2010 through September 2012

Amount

SPECIAL STUDIES

- Actuarial analysis to determine cost savings: \$7,000
 - 1. Freeze current plan and adopt new pension plan for future accruals
 - 2. Revise current plan for future accruals and mesh with current earned multiplier
 - 6/9/10 – Preparation of outlines of current provisions for the plan and items proposed to change for new plan
 - 9/3/10 – Study results documenting normal cost, amortization payment, employee contribution and City contribution comparisons
- 10/18/10 - Actuarial analysis to determine cost savings:
 - 1. Use base pay and eliminating overtime from definition of pensionable pay 750
 - 2. Assume investment return is 7.5% rather than 8.5% 500
- 12/15/10 - Actuarial analysis to determine cost savings: 1,500
 - 1. Freeze current plan and adopt new pension plan for future accruals
 - 2. Revise current plan for future accruals and mesh with current earned multiplier
 - 3. New plan provisions including changes to normal retirement, multiplier, earnings, COLA, DROP, early retirement vesting, employee contributions
- 1/13/11 - Actuarial analysis to determine cost savings: 1,250
 - Freeze current plan and adopt new pension plan for future accruals
 - 1. Normal Retirement – Age 55 with 10+ years service or age 52 with 25+ service (increased from 25 years at any age)
 - 2. Multiplier – 3% (reduced from 3.4%); maximum 80% (reduced from 90%)
 - 3. Earnings - Base plus education incentive pay (reduced from W-2 earnings)
 - 4. COLA – CPI or 2%, whichever is less, after 7 years retired
 - 5. DROP - none

- 6. Early Retirement – Age 50 with 10+ years service (removed 20 years at any age)
- 7. Vesting – 50% after 5 years, increasing by 10% per year to 100% after 10 years (lengthened from a 1 to 10 year graded schedule)
- 8. Employee Contributions – 8.3% (decreased from 10.3%)
- 1/17/11 - Actuarial analysis to determine cost savings included under 1/19/12
using City proposed plan provisions:
Freeze current plan and adopt new pension plan for future accruals
 - 1. Normal Retirement – Age 55 with 10+ years service or age 52 with 25+ service (increased from 25 years at any age)
 - 2. Multiplier – 2.75% (reduced from 3.4%); maximum 80% (reduced from 90%)
 - 3. Earnings - Base plus education incentive pay (reduced from W-2 earnings)
 - 4. COLA – none
 - 5. DROP - none
 - 6. Early Retirement – Age 50 with 10+ years service (removed 20 years at any age)
 - 7. Vesting – 100% after 10 years (lengthened from a 1 to 10 year graded schedule)
 - 8. Employee Contributions – 8.3% (decreased from 10.3%)
- 1/19/11 - Actuarial analysis to determine cost savings 1,250
using City proposed plan provisions:
Freeze current plan and adopt new pension plan for future accruals
 - 1. Normal Retirement – Age 55 with 10+ years service or age 52 with 25+ service (increased from 25 years at any age)
 - 2. Multiplier – 2.75% (reduced from 3.4%); maximum 70% (reduced from 90%)
 - 3. Earnings - Base plus education incentive pay (reduced from W-2 earnings)
 - 4. COLA – none
 - 5. DROP - none
 - 6. Early Retirement – Age 50 with 10+ years service (removed 20 years at any age)
 - 7. Vesting – 100% after 10 years (lengthened from a 1 to 10 year graded schedule)
 - 8. Employee Contributions – 8.3% (decreased from 10.3%)
- 1/20/11 - Actuarial analysis to determine cost savings using 8% 750
baseline:
 - 1. Freeze current plan and adopt new pension plan for future accruals

2. New plan provisions including changes to normal retirement, multiplier, earnings, COLA, DROP, early retirement vesting, employee contributions
- 6/14/11 - Actuarial analysis to determine cost savings: 1,450
 1. Proposed changes with 8% assumed earnings
 2. Proposed changes with 2% multiplier using 8% assumed earnings
- 6/14/11 - Actuarial analysis to determine cost savings: 1,450
 1. Determination of multiplier if City's contribution rate remains at 15.2%; effect on normal cost and amortization
 2. Determination of available premium tax money if employee contributions to 8.3%
 3. Multiplier increased from 2.75% to 3.2%
- 8/12/11 - Development of unfunded liability amortization alternatives and their impact on contribution requirements 550
- 8/31/11 - Actuarial analysis to determine cost savings: 750
 1. Test of 8% DC projection with plan freeze
- Development of updated database as of 9/30/10 to provide accrued benefit calculations and projection studies
- 9/1/11 – Development of updated database at 9/30/10 to provide accrued benefit calculations and projection studies 350
- 9/1/11 - Calculation of accrued benefit amounts for each active member as of 10/1/11 670
- 9/7/11 - Actuarial analysis to determine projected unfunded balance under study listed below; valuation projections of future estimated contributions using updated database; development of projection charts to present projection results 1,370
 - Current plan vs. frozen plan and defined benefit reform plan
- 9/22/11 - Actuarial analysis to determine cost savings: 2,350
 1. Projection of frozen plan UAAL over repayment period under both an 8% discount assumption and a 6% discount assumption
 2. Projection of savings over next 30 years of freezing the plan and adopting a 10% DC plan compared to the current plan under both an 8% discount assumption and a 6% discount assumption
 3. Projection of estimated City contributions for current plan versus a plan freeze with 10% DC plan under both an 8% discount assumption and a 6% discount assumption
- 10/28-31/11 - Actuarial analysis to determine projected unfunded balance under several scenarios using updated database; development of projection charts 1,650
 1. Current plan vs. frozen plan at 6% and 8%

2. Total savings of 10% 401(k)-type plan vs. current plan at 6% and 8%	
3. Net city contributions of 10% 401(k)-type plan vs. current plan at 6% and 8%	
• Development of updated database as of 9/30/11 for 2012 updates	350
• 3/27/12 - Actuarial analysis to determine projected unfunded balance under several scenarios; development of contribution projections and related charts using updated database	1,750
1. Current plan vs. frozen plan at 4% and 8%	
2. Total savings of 10% 401(k)-type plan vs. current plan at 4% and 8%	
3. Net city contributions of 10% 401(k)-type plan vs. current plan at 4% and 8%	
• 6/18/12 - Actuarial analysis to determine projected unfunded balance; development of contribution projections and related charts using updated database – 1% multiplier with DC hybrid, plan freeze, 5% interest rate	1,450
• 8/7/12 - Actuarial analysis to determine projected unfunded balance; development of contribution projections and related charts using updated database – 1.25% multiplier with 5% DC hybrid, plan freeze, 3% member contribution	1,250
CONSULTATION	2,556.40
• 9/7/10 – Consultation regarding extra pay studies to determine cost savings	
• 10/19-20/10– Explanation of impact on UAAL of lowering investment return	
• 10/21/11 – Review of final proposal to unions	
• 10/25/11 Telephone consultation regarding pension negotiations including freezing defined benefit plan and creating defined contribution plan	
• 11/8/11 – Review of considerations regarding Fire Plan negotiations; consultation regarding consequences of plan freeze and defined contribution plan implementation	
• 12/19/11 – Review of considerations regarding Fire Plan negotiations; consultation regarding effect on UAAL if plan is funded, payroll growth rate assumption, and effect on normal cost if assumed retirement age were raised by one year	
• 7/20/12 - Review of IAFF letter proposal for presentation to City Commission; consultation regarding cost risk issue	
• 7/30/12 – Consultation regarding proposed parameters for hybrid plan using 6% assumed earnings	

- 8/8/12 – Consultation regarding correlation of costs
- 8/8/12 – Consultation regarding frozen benefits and early retirement option
- 8/10/12 – Review of outline for presentation at IAFF impasse; suggested edits
- 9/5/12 – Review of letter from City to IAFF bargaining unit regarding executed MOU pertaining to impasse issues resolved by the City Commission
- 9/14/12 – Consultation regarding eligibility requirements under frozen old defined benefit plan and the new defined benefit plan
- 9/18/12 – Review of draft ordinance for Jim Linn

For professional services rendered	----- \$30,946.40
Balance due	----- \$30,946.40 =====

November 1, 2012

Invoice submitted to:
Ms. Elaine Edmunds
City of St. Pete Beach

City of St. Pete Beach - General Plan
June 2010 through September 2012

	Amount

SPECIAL STUDIES	
• Actuarial analysis to determine cost savings:	\$7,000
1. Freeze current plan and adopt new pension plan for future accruals	
2. Revise current plan for future accruals and mesh with current earned multiplier	
• 6/9/10 – Preparation of outline of current provisions for the plan and items proposed to change for new plan	
• 8/6/10 – Study results documenting normal cost, amortization payment, employee contribution and City contribution comparisons	
• Actuarial analysis to determine cost impact if investment return is 7.5% rather than 8.5%; email 10/18/10	580
• 2/21/11 - Actuarial analysis to determine cost savings:	1,800
1. Freeze current plan and adopt new pension plan for future accruals; new plan provisions including changes to normal retirement, multiplier, earnings, COLA, DROP, early retirement vesting, employee contributions	
• 8/12/11 - Development of unfunded liability amortization alternatives and their impact on contribution requirements	850
• Development of updated database as of 9/30/10 to provide accrued benefit calculations and projection studies	375
• 9/1/11 - Calculation of accrued benefit amounts for each active member as of 10/1/11	720
• 9/7/11 - Actuarial projections of estimated future contribution impact over next 20 years of proposed reforms:	3,500
1. Multiplier lowered to 1.75% for future service	
2. Normal retirement raised to 62 + 10 or 55 + 30	
3. Early retirement raised to 55 + 10	
4. No DROP	
5. No COLA	
6. 10 year vesting	
7. Employee contribution 7.6% of base pay	

- 9/23/11 - Projection of proposed 8% DC plan to current plan as well as reformed plan based on updated census information 1,200
- 10/28-31/11 - Actuarial analysis to determine projected unfunded balance under several scenarios; valuation projections of future estimated contributions 2,750
Development of charts presenting the results of the projections
 1. Current plan vs. frozen plan at 6% and 8%
 2. Net city contributions of 10% 401(k)-type plan vs. current plan at 6% and 8%
 3. Total savings of 10% 401(k)-type plan vs. current plan at 6% and 8%
- Development of updated database as of 9/30/11 375
- 8/13/12 - Actuarial analysis to determine projected unfunded balance under several scenarios using updated database; development of projection charts 1,700
 1. Current plan vs. frozen plan at 5%
 2. Total savings of 2.5% 401(k)-type plan vs. current plan at 5%
 3. Net city contributions of 2.5% 401(k)-type plan vs. current plan at 5%

CONSULTATION 870

- 10/18/10 – Estimated impact if plan is closed and a defined contribution plan for new employees is installed
- 10/19-20/10 – Explanation of impact on UAAL of lowering investment return
- 10/21/11 – Review of final proposal to unions
- 10/25/11 Telephone consultation regarding pension negotiations including freezing defined benefit plan and creating defined contribution plan
- 9/20/12 – Consultation with plan actuary regarding issues pertaining to completion of Actuarial Impact Statement
- 9/25/12 – Consultation with plan actuary regarding determination of normal cost for Actuarial Impact Statement

For professional services rendered ----- \$21,720

Balance due ----- \$21,720

=====

**St. Pete Beach City Commission
Agenda Report**

Issue Considered: Waive the bid requirement and authorize the City Manager to enter into a purchase agreement with Kloote Contracting for \$18,783 for Alley Rehabilitation.

Date: 11/13/12

Prepared By: Renee Cooper, CIP Construction Manager

Through: Steven J. Hallock, Public Services Director

Summary of Issue: As a result of TS Debby flooding, nine (9) alleys, recently rehabbed in shell, are in need of re-shelling. These alleys have been approved by FEMA for installation of an average of 3" of shell to return the alleys to their pre-storm condition.

Kloote Contracting had previously completed our Alley Rehabilitation Projects and FEMA is allowing us to use their bid pricing. The alley locations are 2nd – 3rd Ave (west), 4th – 5th alley (east), 6th – 7th Ave (east), 6th – 7th Ave (west), 10th – 11th Ave (east), 14th – 15th Ave (east), 14th – 15th Ave (west), 16th – 17th Ave and 21st – 22nd Ave. Other alleys were submitted as well but were not approved by FEMA for funding because they had not been recently re-shelled.

Requested Motion: "I move to waive the bid requirement and authorize the City Manager to enter into a purchase agreement with Kloote Contracting for \$18,783 for Alley Rehabilitation."

Attachments: Purchase Agreement

**Reviewed by
City Manager:**

MB

CITY OF ST. PETE BEACH, FLORIDA
PURCHASING AGREEMENT
Alley Rehabilitation – TS Debby

THIS AGREEMENT is hereby executed this 13 day of November, 2012, between the CITY OF ST. PETE BEACH, FLORIDA (hereinafter "CITY") and Kloote Contracting, Inc. (hereinafter "VENDOR"), as follows:

WHEREAS, City is desirous of purchasing from Vendor the goods or services described in this agreement; and

WHEREAS, Vendor is in the business of providing the goods or services described herein, and has submitted an appropriate proposal to the City to provide the same; and

WHEREAS, this agreement has been properly approved by the appropriate authority of the City and the Vendor.

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. City hereby agrees to purchase, and Vendor hereby agrees to sell or provide, the goods or services described in the proposal attached hereto and incorporated herein.

2. Vendor shall deliver the goods, or provide the services, described herein no later than December 15th, 2012.

3. Time is of the essence in the performance of this contract. City shall be entitled to liquidated damages in the amount of \$500 per day, for each day subsequent to the date set forth in paragraph 2 hereof that Vendor has failed to properly and completely deliver all of the goods or provide all of the services herein specified. Vendor specifically acknowledges that the foregoing sum is reasonable and does not constitute a penalty.

4. Upon Vendor's satisfactory delivery of the goods, or full performance of the services, or in accordance with the payment schedule provided in the attached proposal, City shall pay Vendor the sum of \$18,783, as full consideration for the goods or services provided hereunder.

5. Vendor fully warrants the title to any goods provided hereunder, and agrees to defend the same against all claims whatsoever. At the time of delivery, Vendor shall furnish to the City a bill of sale absolute, with full warranties, or other evidence of title transfer satisfactory to the City, for the goods specified herein.

6. Vendor expressly warrants that all goods delivered hereunder are of merchantable quality and fit for the purpose for which the City has purchased the same. Vendor further warrants that any defects in the goods shall be properly repaired by Vendor for a period of 18 months from final delivery, including all parts and labor associated with said repairs.

7. City reserves the right to reject any defective goods, notwithstanding City's payment of the purchase price provided herein.

8. Vendor fully warrants that all services provided hereunder have been provided in a

good and workmanlike manner. Vendor guarantees said services for a period of 18 months from the date of final performance. Vendor shall provide all labor and materials necessary to repair any defective workmanship reported to Vendor within said guarantee period.

9. To the extent that this agreement requires Vendor to provide any services of any kind, Vendor and all of Vendor's subcontractors shall maintain public liability insurance in a single combined limit for bodily injury and property damage in the amount of not less than \$1,000,000.00, satisfactory to the City Manager of City, naming the City as additional insured and providing coverage up through and including the final performance of any services provided hereunder. Vendor and all of Vendor's subcontractors shall maintain in full force and effect a policy of worker's compensation insurance for all of Vendor'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. Vendor shall present City with a certificate for all of the foregoing insurance, at the time of executing this agreement and at such other times requested by the City.

10. In consideration of the payment of ten dollars as part of the above purchase price, Vendor shall indemnify, defend and hold the City harmless for itself, its employees, agents and assigns, from and against any and all losses, claims, damages, suits, actions, 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.

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

12. This document embodies 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 may be modified only in writing executed by all parties. This agreement shall be construed according to the laws of Florida, and venue for any action arising herefrom shall be in Pinellas County, Florida.

13. The prevailing party in any action to enforce or interpret this agreement shall be entitled to reasonable attorneys fees incurred through all appellate proceedings.

14. Vendor hereby acknowledges that the person executing this agreement on behalf of Vendor has the full authority to do so and to bind Vendor to the terms hereof.

15. Any notices provided hereunder shall be sent to the parties at the following addresses and shall be considered properly delivered when placed in the U.S. mail, postage prepaid, certified return receipt requested:

As to Vendor:

Kloote Contracting, Inc.
P.O. Box 339
Palm Harbor, FL 34682

As to City:

City Manager
City of St. Pete Beach, Florida
155 Corey Avenue
St. Pete Beach, Florida 33706

16. 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.

17. The following sections, paragraphs or provisions of the attached proposal are hereby deleted from this agreement and shall be of no force or effect:

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed on the day and year first above written.

Kloote Contracting
Vendor

BY

David C. Kloote, President
NAME, TITLE (typed or printed)

APPROVED AS TO FORM:

CITY ATTORNEY

CITY OF ST. PETE BEACH, FLORIDA

BY

CITY MANAGER

ATTEST:

CITY CLERK

10/1/2004

**St. Pete Beach City Commission
Agenda Report**

Issue Considered: Request from Carl and Jacqueline Hollenback to waive permit fees related to the relocation of the historic Zephaniah Phillips house from 608 Pass-A-Grille Way to 103 8th Avenue

Date: November 13, 2012

Prepared By: George Kinney, AICP, Community Development

Summary of Issue: Mr. and Mrs. Hollenbeck are in the process of moving a historic home to 8th Avenue in Pass-A-Grille. This relocation will require applications to the Historic Commission and Board of Adjustment. Fees related to these applications total \$553.30 for Board of Adjustment consideration and \$50 for Historic Commission consideration. Total waiver request is \$603.30 and the applicant will be present to formally make the request and answer questions.

Requested Motion: I move to waive the Board of Adjustment and Historic Commission fees related to the relocation of the Zephaniah Phillips in Pass-A-Grille.

Attachments: Written email request.

Reviewed by City Manager: MB

-----Original Message-----

From: jacqueline hollenback [mailto:jhemmsu@tampabay.rr.com]

Sent: Monday, October 29, 2012 5:05 PM

To: George Kinney

Subject: Request for waiver of fees for variance

October 29, 2012

Dear Mr. Kinney,

Please accept this email as a formal request for a waiver of fees for applications for variances pertaining to the moving of the Zephaniah Phillips house to our property at 103 8th Avenue, St. Pete Beach, FL 33706, for the purpose of it's preservation as an historic building.

Sincerely,

Carl and Jacqueline Hollenback

**St. Pete Beach City Commission
Agenda Report**

Issue Considered: Authorization for the City Manager to enter into an Interlocal Agreement with the Pinellas County Sheriff's Office to provide law enforcement services to the City of St. Pete Beach from 1/6/13 through 9/30/13 in the amount of \$1,520,436.34.

Date: November 13, 2012

Prepared By: Michael P. Bonfield, City Manager MB

Summary of Issue: On Tuesday, November 6th the voters of St. Pete Beach voted to repeal Section 4.06 of the City Charter which provides that the St. Pete Beach Police Department shall be established as a Charter Department. This change now allows the City Commission to contract with the Pinellas County Sheriff's Office to provide law enforcement services in the City of St. Pete Beach.

The attached agreement outlines the key duties and responsibilities of the parties. The language in Section 14 is still being finalized by our pension attorney and Section 20 is still being finalized by the PCSO. Both will be available prior to the meeting. The contract amount is pro-rated from that previously provided with an effective date of 7:00am on January 6, 2013.

Requested Motion: "I move to authorize the City Manager to enter into an Interlocal Agreement with the Pinellas County Sheriff's Office to provide law enforcement services to the City of St. Pete Beach from 1/6/13 through 9/30/13 in the amount of \$1,520,436.34."

Attachments: Interlocal Agreement

INTERLOCAL AGREEMENT

THIS AGREEMENT is made and entered into by and between the CITY OF ST. PETE BEACH, FLORIDA, a municipal corporation of the State of Florida, hereinafter referred to as "CITY"; and BOB GUALTIERI, as Sheriff of Pinellas County, Florida, hereinafter referred to as "SHERIFF".

W I T N E S S E T H:

WHEREAS, the PARTIES enter into this AGREEMENT pursuant to the provisions of Sections 163.01, et seq., the Florida Interlocal Cooperation Act of 1969; and

WHEREAS, the CITY is a municipality within the boundaries of Pinellas County, Florida, and wishes to provide municipal law enforcement services for that area of land within its municipal boundaries; and

WHEREAS, the CITY is desirous of providing a high level of competent law enforcement service in conjunction and in harmony with its fiscal policies of sound, economical management; and

WHEREAS, the CITY has requested that the SHERIFF furnish law enforcement protection to its inhabitants and citizens; and

WHEREAS, the CITY desires that the SHERIFF furnish law enforcement protection on a full-time basis and duly perform any and all necessary and appropriate functions, actions, and responsibilities of a law enforcement force for the CITY; and

WHEREAS, the SHERIFF has indicated his desire and willingness to accept and fulfill the responsibilities hereinbefore mentioned; and

WHEREAS, the CITY desires to retain its ability to determine whether law enforcement services shall be provided by a City police department, by contract with another law enforcement agency or otherwise; and

WHEREAS, the SHERIFF is an independent constitutional officer of the State of Florida; and

WHEREAS, it is further the desire of the CITY that the full, complete and entire responsibility for law enforcement within the CITY be transferred to and be performed by the SHERIFF;

NOW, THEREFORE, in consideration of the mutual promises contained herein and given by each party to the other, the parties do hereby covenant and agree as follows:

1. That the recitations set forth above are incorporated herein by reference in their entirety.

2. **PURPOSE:** The purpose of this Agreement is to provide the citizens of the CITY with high quality law enforcement services by the Sheriff's Office. The parties agree that the CITY'S determination to provide law enforcement services by transfer of its law enforcement function to the SHERIFF is an exercise of the legislative planning function of the CITY and that at no time will the CITY exercise any specific operational control over the activities of any of the employees of the SHERIFF or shall it perform or undertake any acts that are over and above a planning level function with regard to the administration of the Agreement.

3. **POWER OF THE CITY TO DIRECT SERVICES:** The SHERIFF shall confer with the Mayor and the City Commission and/or City Manager regarding law enforcement problems within the CITY and shall accept from the City Commission general policy direction on how law enforcement services are delivered and to what portion of the municipality a particular type or level of service shall be delivered to counteract law enforcement problems within the CITY. The SHERIFF shall comply with the request of the CITY regarding such matters unless such decisions will represent a danger to the deputies providing such service or to other members of the Sheriff's Office, will be violative of the law, good law enforcement practices, the rules and regulations of the Pinellas County Sheriff's Office, or detrimental to the citizens of the CITY or the County. In the event that such concern arises, the SHERIFF will meet and confer with the City Manager, Mayor and the City Commission, as is appropriate, on policy matters regarding the delivery of services and attempt to resolve any dispute or misunderstanding between them.

4. **NO PLEDGE OF AD VALOREM TAXES:** The parties agree that this Agreement does not constitute a general indebtedness of the CITY within the meaning of any constitutional, statutory, or charter provision or limitation and it is expressly agreed by the parties that the SHERIFF does not have the right to require or compel the exercise of ad valorem taxing power of the CITY or taxation of any real or personal property therein for the payment of any monetary obligations due under the terms of this Agreement, and it is further agreed between the parties that this Agreement and any funds called for to be paid hereunder shall not constitute a lien upon any real or personal property of the CITY, or any part thereof, and that the obligation for monetary payments called for to be made hereunder shall be deemed to exist for less than a year at any point in time and shall be entirely subject to the legislative budgetary discretion of the CITY.

It is expressly acknowledged and agreed that all services provided by the SHERIFF under the terms of this Agreement are completely paid for by the consideration paid by the CITY under the terms of this Agreement and are completely separate and in addition to any and all ad valorem taxes or any other revenues paid by or received on behalf of the citizens of the CITY to Pinellas County. In light thereof, the SHERIFF shall continue to have the obligation to provide normal services to the same degree that such services are provided to the rest of Pinellas County and the CITY is not to be charged extra for these normal services.

5. **INDEPENDENT CONTRACTOR:** The SHERIFF, for the purposes of this Agreement, is and shall remain an independent contractor, provided, however, such independent contractor status shall not diminish the power and authority vested in the SHERIFF and his sworn deputies.

6. **SOVEREIGN IMMUNITY:** The parties hereto agree that nothing contained herein shall in any way waive the sovereign immunity that both parties enjoy presently under the Constitution and statutes of the State of Florida and particularly with respect to Chapter 768, Florida Statutes.

7. **INDEMNIFICATION OF THE CITY:** The SHERIFF will defend and pay any litigation or judgment against the CITY, its agents or employees, arising out of the acts or omissions of the SHERIFF, his deputy sheriffs, or other members of the Sheriff's Office performing services under this Agreement. Lawsuits and claims that may be filed from time to time hereunder shall be handled by the SHERIFF in accordance with normal procedures. The SHERIFF shall defend such lawsuits or claims and pay judgments or settlements in accordance with law.

Nothing contained herein shall be construed to limit or modify the provisions of Florida Statute 768.28 as it applies to the CITY and the SHERIFF. Nothing herein shall abrogate or expand the sovereign immunity enjoyed by the SHERIFF and the CITY pursuant to the provisions of Chapter 768, Florida Statutes, nor shall any third party receive any benefit whatsoever from the indemnification provided herein.

8. **TRANSITION/LIABILITY:** The CITY will be responsible for all, liability, including but not limited to liability in both tort and workers' compensation, arising out of acts or omissions of its employees which acts or omissions occur prior to the transfer of the law enforcement function to the SHERIFF including pending lawsuits, administrative proceedings, and claims as well as those filed after the transfer of the law enforcement function to the SHERIFF provided that such lawsuits, claims or administrative proceedings arise out of such acts or omissions which occurred prior to such transfer of the law enforcement function to the SHERIFF. Attachment 2 shows outstanding claims as of November 7, 2012.

9. **SERVICE LEVEL:** The SHERIFF hereby agrees to provide all necessary and appropriate law enforcement services in and for the CITY by providing personnel as more particularly described in Attachment 1, attached hereto and incorporated herein by reference. The services to be provided by the Sheriff under the terms of this agreement include but are not limited to routine patrol, marine patrol on the intracoastal and beach waterways, and periodic beach patrol. This service also includes one (1) deputy position titled as Community Policing Deputy to provide community-oriented policing as directed by the Patrol Bureau Commander or his designee in conjunction and after consultation with the City Manager. Additional deputies can be added at any time by mutual agreement, and the City may choose to utilize secondary employment deputies to supplement the personnel provided in Attachment 1 as special circumstances or situations might temporarily warrant. Said use of secondary employment deputies shall be in accordance with Sheriff's Office policy and procedures, with the charges per hour provided in Attachment 2.

10. **COMMUNITY POLICING DEPUTY:** The community policing deputy shall be provided five (5) days per week for eight (8) hours per day excepting holiday leave, vacation leave, required training, court appearances, authorized sick leave, and such other absences as may be authorized by the SHERIFF or his designee. The specific hours of work of the

community policing deputy shall be determined by his/her supervisor after consultation with the City Manager. The community policing deputy will perform interactive and proactive foot and bicycle patrols whenever transportation by a patrol vehicle is not necessary, will actively make personal contacts with both citizens and businesses to solve community crime problems, and meet with community leaders to explain crime prevention techniques. The community policing deputy shall utilize business cards, voice mail, and cellular phone to ensure citizen contact regarding public safety concerns.

11. **PROVISION OF SERVICE:** The SHERIFF shall provide each deputy who serves in the CITY pursuant to this Agreement with a patrol automobile and all other necessary or appropriate equipment, as determined by the SHERIFF.

12. **OFFICE SPACE.** The CITY, at no cost to the SHERIFF, will provide the SHERIFF office space in the CITY, the location and size of which is to be mutually agreed upon, for the purpose of allowing deputy sheriffs, particularly the community policing deputy and detective assigned to the CITY, to carry out their law enforcement responsibilities, including meeting with citizens.

13. **PERSONNEL:** The SHERIFF shall be responsible for the appointment, training, assignment, discipline and dismissal of all of his law enforcement personnel performing services under this Agreement. The SHERIFF shall also be legally responsible for the actions of his law enforcement personnel performing services under this Agreement in accordance with law. The parties shall mutually cooperate to carry out the terms and conditions of this Agreement. Should the CITY or its designee believe that any deputy assigned to the CITY pursuant to the terms of this Agreement is failing to perform in a satisfactory manner, the CITY or its designee shall notify the Commander of the Patrol Operations Bureau of the Pinellas County Sheriff's Office. The parties shall work together to reach a mutually satisfactory resolution of the matter. However, it is understood that under this Agreement, the SHERIFF shall retain sole authority to transfer, counsel, or discipline any deputy or other member of the Pinellas County Sheriff's Office.

14. **PERSONNEL TRANSITION:** [reference option of continued Chapter 185 pension issue here if inclusion of language needed in agreement, and City/S.O. responsibilities as relate to workers' compensation issues] [TO COME FROM THE CITY'S LABOR/PENSION COUNSEL].

15. **ENFORCEMENT OF LAWS:** The SHERIFF shall discharge his responsibility under this Agreement by the enforcement of all state laws, county ordinances applicable within the CITY and the ordinances of the CITY. The SHERIFF shall bring appropriate charges for violations of all laws and ordinances. The SHERIFF shall ensure that deputies assigned to the CITY will have a general familiarity with the code of ordinances of the CITY. The CITY will provide adequate copies of its ordinances for this purpose at no cost to the SHERIFF.

16. **FINES AND FORFEITURES:** All fines and forfeitures rendered in any court as a result of charges made by the SHERIFF shall be distributed according to general law and the

rules of the court, and the CITY shall be paid the funds derived from fines due it within a reasonable time of receipt by the SHERIFF.

17. RECORDS: The SHERIFF shall maintain Uniform Crime Reporting records regarding crimes committed within the CITY. These records shall include the number and type of crimes committed, the number of arrests made for each type of crime, and any other information as required by law. A computer printout reflecting a summary of overall activity by event type shall be furnished to the CITY each month. Additionally, the SHERIFF shall maintain an electronic dispatch log with respect to calls for assistance. The dispatch log shall reflect the time a call is received, the time a call is dispatched, the deputy's arrival time, the time the assignment is completed and the geographical location of the incident.

18. LIAISON: A close liaison shall be maintained between the CITY and the SHERIFF. The SHERIFF agrees to make available to the CITY a specific member or members of the command staff who shall be available twenty-four (24) hours per day to act as liaison between the CITY and the SHERIFF. The City Manager, Mayor and Commissioners and the SHERIFF, or their designees, shall meet and confer with each other on a regularly scheduled basis to discuss the administration of this Agreement. The SHERIFF or his designee shall, upon request of the City Commission, be present at City Commission meetings for discussion of the provision of law enforcement services within the CITY, for budget preparation purposes, or for any other purpose as the City Commission shall request from time to time. The SHERIFF, or his designee, shall be responsible for submitting appropriate staffing or other information to the City Commission as is necessary for it to conduct its legislative business. Any request for the presence of the SHERIFF or his designee, or for the production of any information or staffing, shall be communicated solely through the Mayor and Commissioners or the City Manager.

19. CONTRACT COSTS: The CITY shall pay to the SHERIFF, as payment in full for all of the services herein agreed to be performed by the SHERIFF, the sum of ONE MILLION FIVE HUNDRED TWENTY THOUSAND FOUR HUNDRED THIRTY-SIX DOLLARS AND THIRTY-FOUR CENTS (\$1,520,436.34). Payment shall be made in nine monthly installments of ONE HUNDRED SIXTY-EIGHT THOUSAND NINE HUNDRED THIRTY-SEVEN DOLLARS AND THIRTY-SEVEN CENTS (\$168,937.37) for the months of January through August, and ONE HUNDRED SIXTY-EIGHT THOUSAND NINE HUNDRED THIRTY-SEVEN DOLLARS AND THIRTY-EIGHT CENTS (\$168,937.38) for the month of September. Payment shall be made on the first day of each month beginning on January 1, 2013, and each month thereafter. (Worksheet attached.)

20. TRANSITION/START-UP: [\[address transfer of vehicles, equipment, etc. to the Sheriff's Office, and start-up costs versus offset here\]](#)

21. NOTICE. Notice as required to be given hereunder shall be given to the following persons:

A. Sheriff, Pinellas County, Florida: Bob Gualtieri, P.O. Drawer 2500, Largo, FL 33779-2500.

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

22. TERM. This Agreement shall take effect on January 6, 2013, and continue in effect thereafter through September 30, 2013, unless hereafter extended upon such terms and conditions as the parties hereto may later agree in writing.

23. TERMINATION. Either party may terminate this Agreement without cause or further liability to the other party, except as to the indemnification provided herein, upon written notice to the other party given not less than ninety (90) days prior to the requested termination date. The required notice is deemed delivered when a copy is delivered to the other party and a receipt therefore signed by the other party.

The parties agree that where the Agreement is not terminated as provided for herein, the terms of this Agreement shall automatically continue for 120 days beyond September 30, 2013, in the event a replacement contract has not yet been completely executed. The CITY shall continue to pay to the SHERIFF on a monthly basis the amount due per this Agreement, until such time as a replacement contract has been approved. The parties further agree that an increase, if any, in the cost of service, shall be retroactively applied for services rendered from October 1, 2013, to the approval and execution of the replacement contract, and shall be paid by the CITY to the SHERIFF immediately for the services already provided.

24. THIRD PARTIES. In no event shall any of the terms of this Agreement confer upon any third person, corporation or entity other than the parties hereto any right or cause of action or damages against the parties to this Agreement arising from the performance of the obligation and responsibilities of the parties herein or for any other reason.

25. NON-ASSIGNABILITY. The SHERIFF shall not assign or delegate the obligations, responsibilities or benefits imposed hereby or contained herein to any third party or in any manner contract for the provision of the services required to be performed herein by a third party without the express written consent of the CITY, which consent must have been agreed to by the CITY at a public meeting, and which consent may be withheld within the sole discretion of the CITY.

26. ENTIRE AGREEMENT. This Agreement reflects the full and complete understanding of the parties and may be modified or amended only by a document in writing executed by the parties hereto and with the same formality of this Agreement.

IN WITNESS WHEREOF the parties to this Agreement have caused the same to be signed by their duly authorized representatives this ____ day of _____ 2012.

ATTEST:

CITY OF ST. PETE BEACH, FLORIDA

City Clerk

City Manager

APPROVED AS TO FORM

City Attorney

DRAFT

APPROVED AS TO FORM

SHERIFF, PINELLAS COUNTY, FLORIDA

General Counsel

Bob Gualtieri, Sheriff

DRAFT

City of St. Pete Beach
Cost for Law Enforcement Services
Worksheet FY 13

A. Cost per Deputy \$ 80,191.67

B. Deputies by Post

Number		Relief Factor		Deputy	
8	x	1.68	x	\$ 80,191.67	\$ 1,077,776.03

C. Deputies ~ Special Enforcement (CPD)

Number		Relief Factor		Deputy	
1	x	1	x	\$ 80,191.67	\$ 80,191.67

D. Sergeants

Number		Relief Factor		Sergeant	
3	x	1.68	x	\$ 107,992.66	\$ 544,283.01

E. Additional Support Positions

Number		Factor		Salary	Position		
1	x	1	x	\$ 80,191.67	Detective	\$	80,191.67
1	x	1	x	\$ 65,916.91	Public Safety Telecommunicator	\$	65,916.91
0	x	1	x	\$ 6,807.17	School Crossing Guard	\$	-
						\$	146,108.58

F. Vehicle Cost

Number		# Miles		\$ per mile	Days per Yr		
8	x	45	x	0.6753	365	patrol deputy	\$ 88,734.42
3	x	20	x	0.6753	365	sergeant	\$ 14,789.07
1	x	20	x	0.6753	260	spec enforcement dep	\$ 3,511.56
0	x	100	x	0.6753	260	traffic deputy	\$ -
1	x	20	x	0.6753	260	detective	\$ 3,511.56
							\$ 110,546.61

G. Supervision

Number supv'd		Factor		Cost	Position		
5	x	2.79%	x	\$ 120,594.62	Lieutenant	\$	16,792.80
1	/	9.00	x	\$ 107,992.66	Det Sgt	\$	11,999.18
1	/	8.00	x	\$ 87,969.30	Comm Ctr Supv	\$	10,996.16
0	/	9.63	x	\$ 13,096.36	SCG	\$	-
						\$	39,788.14

H. Equipment

Number		Positions		Equip Cost	
13	/	1193	x	\$ 910,878.00	\$ 9,925.75

I. Allocated Indirect Cost

Number		Positions		AIC-CD	
13	/	1193	x	\$ 5,701,047.00	\$ 62,123.73

J. GSG Implementation G + H + I \$ 111,837.62

K. TOTAL

Yearly	\$ 2,070,743.52
effective Jan 6, 2013	\$ 1,520,436.34
monthly-Jan through Aug	\$ 168,937.37
September	\$ 168,937.38

City of St. Pete Beach
Cost for Law Enforcement Services
Worksheet FY 13

annual cost
prorated cost

Attachment 2

ACC_DATE	CLAIM_NUM	CLMNT_NAME	ADJ_NAME	CLM_STATUS	COV_CODE	WC_MED_IND
10/19/2004	010523-023307-WC-01	BAUGHER#	PLOURDE, MELISSA	OP	WC	I
08/03/2012	010523-033828-AB-01	FOWLER	BALFOUR, ANNE	OP	AB	
06/06/2011	010523-032382-AB-01	TRAMMELL	MOKHIBER, NORMAN	OP	AB	
05/14/2011	010523-032300-PP-01	NOONAN	MOKHIBER, NORMAN	OP	PP	
07/22/2011	010523-032703-PP-01	WHITE	MOKHIBER, NORMAN	OP	PP	
07/19/2012	010523-033879-EP-01	BRIEN	CZERWINSKI, MARC	OP	EP	
08/03/2012	010523-033828-AP-01	CITY OF ST. PETE BEACH	BALFOUR, ANNE	OP	AP	
08/03/2012	010523-033828-AD-01	FOWLER	BALFOUR, ANNE	OP	AD	
03/27/2007	010523-027079-WC-01	SEVERIN	TAMMI J. DESK, MAINTENANCE	OP	WC	I
06/29/2012	010523-033672-AD-01	RUSSELL	BALFOUR, ANNE	OP	AD	

LOSS_DESC

WHILE TRYING TO AFFECT ARREST LOST GRIP SUBJECT AND SLAMMED BACKWARD INTO KITCHEN COUNTERTOP
IV WAS DRIVING AND OV PULLED ON THE STREET AND IV STRUCK OV AND BOUNCED OFF OV AND STRUCK A BUILDING. IV STRUCK A UTILITY POLE.

IV IN EMERGENCY MODE ENTERED INTERSECTION AGAINST THE RED LIGHT AND STRUCK OV.

IV IN PURSUIT OF OV1, OV CROSSED OVER AND HIT ONCOMING OV2.

CLAIMANT MISIDENTIFIED AND ARREST BY CITY POLICE OFFICER.

ALLEGATIONS OF VIOLATION OF CIVIL RIGHTS, WRONGFUL TERMINATION

IV WAS DRIVING AND OV PULLED ON THE STREET AND IV STRUCK OV AND BOUNCED OFF OV AND STRUCK A BUILDING. IV STRUCK A UTILITY POLE.

IV WAS DRIVING AND OV PULLED ON THE STREET AND IV STRUCK OV AND BOUNCED OFF OV AND STRUCK A BUILDING. IV STRUCK A UTILITY POLE.

WORKING CITY CONTRACT DETAIL FOR RESORT,EE BROKE UP FIGHT BETWEEN 2 MEN ON BEACH-EE PUNCHED IN FACE W/BRASS KNUCKLES**JAW CONTUSION

IV WAS BACKING OUT OF A PARKING SPACE WHEN IT STRUCK PARKED AND OCCUPIED OV. DAMAGE TO OV. NO INJURY REPORTED.

PAYMENTS	RECOVERIES	REMAIN_RES	TOT_EXPER	UNIT_NAME	UNIT_ID
\$83,215.30	\$59.96	\$13,273.66	\$96,429.00	POLICE	048-004
\$0.00	\$0.00	\$50,000.00	\$50,000.00	POLICE	048-004
\$0.00	\$0.00	\$30,000.00	\$30,000.00	POLICE	048-004
\$6,186.08	\$0.00	\$18,813.92	\$25,000.00	POLICE	048-004
\$0.00	\$0.00	\$25,000.00	\$25,000.00	POLICE	048-004
\$0.00	\$0.00	\$25,000.00	\$25,000.00	POLICE	048-004
\$10,047.67	\$1,600.00	\$2,599.33	\$11,047.00	POLICE	048-004
\$0.00	\$0.00	\$5,505.00	\$5,505.00	POLICE	048-004
\$4,686.72	\$0.00	\$7.28	\$4,694.00	POLICE	048-004
\$3,660.04	\$0.00	\$839.96	\$4,500.00	POLICE	048-004

**St. Pete Beach City Commission
Agenda Report**

Issue Considered: Request to enter into an Interlocal Agreement with the Tampa Bay Regional Planning Commission for economic development services.

Date: November 13, 2012

Prepared By: George Kinney, AICP, Community Development

Summary of Issue: The Tampa Bay Regional Planning Council (TBRPC) will build upon previous visioning and urban planning efforts to identify catalytic actions to revitalize the economic core of the City of St. Pete Beach. Previous efforts have looked at community character, design issues, development mix and intensity. This effort will focus on determining the strengths and weaknesses of the community's economic core and what catalytic actions should be taken to invigorate the city's economy, develop community assets, and increase the tax base. The Planning Commission and staff recommend the City retain these services. This proposal and the scope of work have been reviewed by the City Attorney.

Requested Motion: "I move to authorize the City Manager to enter into an Interlocal Agreement with the Tampa Bay Regional Planning Commission for Economic Development services in the amount of \$22,500 and pursuant to the approved Scope of Work"

Attachments: Interlocal Agreement and Scope of Work.

Reviewed by City Manager: MB

**INTERLOCAL AGREEMENT
FOR PLANNING and ECONOMIC ANALYSIS SERVICES**

THIS AGREEMENT entered into on the _____ day of _____ 2012, by and between CITY OF ST. PETE BEACH, a political subdivision of the State of Florida, hereinafter referred to as the "CITY", and the TAMPA BAY REGIONAL PLANNING COUNCIL, a state agency as defined in Florida State Chapter 186, and hereinafter referred to as "TBRPC".

WITNESSETH:

WHEREAS, the parties wish to enter into an Interlocal Agreement for Services related to the preparation of a Catalyst Plan for Economic Revitalization; and

NOW THEREFORE, the parties, in consideration of the above and mutual covenants contained herein, and in accordance with Florida Statute Chapters 163 and 186, TBRPC and County hereby agree as follows:

General Description of the Project: TBRPC will conduct analysis and provide preliminary and final reports related to the development of the *Catalyst Plan for Economic Revitalization*.

Scope of Services: The Scope of Service is incorporated as Exhibit A. TBRPC and CITY responsibilities are outlined in Exhibit A.

Financial Compensation: CITY shall provide TBRPC with the sum of twenty-two Thousand Five Hundred (\$22,500.00) dollars to be used expressly for development of the St. Pete Beach Catalyst Plan. Fifty percent payment shall be due after delivery of the Preliminary Findings Report and fifty percent payment shall be due at project completion.

Primary Agreement Contacts:

CITY: Mr. George Kinney, Planning and Community Development Director
City of St. Pete Beach
155 Corey Avenue
St. Pete Beach, FL 33706
g.kinney@stpetebeach.org

TBRPC: Mr. Avera Wynne, Planning Director
Tampa Bay Regional Planning Council
4000 Gateway Center Blvd, Ste. 100
Pinellas Park, FL 33782
avera@tbrpc.org

Effective Date: This Agreement shall remain in effect up and until December 31, 2013, and may be amended upon mutual acceptance of additional tasks and funding as warranted.

IN WITNESS WHEREOF, the parties hereto have caused these present to be executed by their duly authorized officers, and their official seals hereto affixed, the day and year first above written.

CITY OF ST. PETE BEACH, FLORIDA

TAMPA BAY REGIONAL PLANNING
COUNCIL

Commissioner Larry Bustle
Chairman

ATTEST:

ATTEST:

By_____

By_____

EXHIBIT “A”

SCOPE OF SERVICES

The Tampa Bay Regional Planning Council (TBRPC) shall build upon previous visioning and urban planning efforts to identify catalytic actions to revitalize the economic core of the City of St. Pete Beach. Previous efforts have looked at community character, design issues, development mix and intensity. This effort will focus on determining the strengths and weaknesses of the community’s economic core and what catalytic actions should be taken to invigorate the city’s economy, develop community assets, and increase the tax base.

TBRPC DUTIES AND RESPONSIBILITIES:

Define Study Area / Mobilize Study - The primary study area is expected to focus on the vicinity of Corey Avenue and consist basically of the proposed CRA Area. See “Catalyst Area” map. The map depicts a ½-mile radius. This is generally considered the walkable distance from the study area centroid.

Market Analyses / Inventories - Detailed data will be collected for analysis as well as for marketing purposes. It is anticipated that the City will want to market the economic core to developers and investors. The study will provide the type of data needed for retail and development analysis. Data gathered and analyzed will include but not be limited to: Taxable value, Building age and condition, Employment data, Income data, Occupancy rates, Visitor spending characteristics, Demographics, Housing tenure, and related data. Data will be collected for the study area and the related market areas as appropriate. Currently it is proposed to conduct 5-mile, 15-mile, and 25-mile market analyses using various data sources such as the Quarterly Census of Employment and Wages (QCEW), Census, Regional Economic Models, Inc. Policy Insight (REMI) and IMPLAN. Local primary data such as surveys of merchants and lodging proprietors will be used to the extent feasible. Other primary data collection techniques such as windshield surveys and walking tours will be utilized as needed.

Economic Scenarios Analysis - TBRPC will utilize its custom econometric model (REMI Policy Insight) to analyze various local scenarios of economic change to illustrate return on investment if additional economic activity occurs in the City. Scenarios may include increased retail spending, increased food and beverage spending, increased lodging spending, etc.

GIS & Mapping - TBRPC has an advanced geographic information system and mapping capabilities. The GIS system will be used to cull data by analysis area as needed and mapped accordingly.

Focus Groups - In general, TBRPC is concerned that the residents of St. Pete Beach may suffer from “visioning fatigue.” The concept behind this proposal is not to establish a large-scale planning or visioning exercise but rather build upon past efforts and drill down to determine “what will ignite” economic activity and create community engagement. Is it the Arts? Destination Retail? An Iconic Feature such as a Pier or Ferris wheel? Property owners, business owners and civic leaders will be gathered into focus groups. TBRPC will conduct SWOT Analyses geared toward the composition of each focus group.

Strategy Development - St. Pete Beach bills itself as the Sunset Capital of Florida. In its simplest form, the strategies developed from the focus groups should build upon this and other themes.

Public Engagement - Public meetings to review the market and economic analyses and draft strategies will be held. This will provide an opportunity for feedback and review of the concepts. Strategies may be expanded or modified as necessary based on the public engagement. Tools and techniques to gather input may include the use of the Council’s Audience Response System (“clickers”) and Internet surveys. For citizens that are unable to attend meetings live, combining these techniques can provide the opportunity to provide similar input.

Present to Planning Board - TBRPC proposes to engage the St. Pete Beach Planning Board at two points during the process. The first point is during the draft strategy development stage prior to public engagement. The second point is prior to the presentation to the City Commission. It may be appropriate to present to the Historic Preservation Board as well.

Present to City Commission - The draft Final Report will be presented to the City Commission for input and appropriate board action.

Final Report - The final report will include input from the City Commission if needed.

CITY'S DUTIES AND RESPONSIBILITIES:

The City shall be responsible for Identifying and providing meeting space as needed; Assistance with identifying focus groups; Promotion of public engagement activities; Any costs related to required advertising; and Liaison to data sources as needed.

TBRPC TIMELINE AND DELIVERABLES:

The project will start in December 2012 and conclude during or before August 2013.

The tasks and services described above will result in the following deliverables: Memorandum defining study area; Draft Market Report; Preliminary Findings Report; Draft Strategy Report; and Final Report.

The attached schedule (**Exhibit A, Table 1**) depicts the schedule and deliverable milestones.

**Exhibit A, Table 1:
St. Pete Beach Catalyst Plan Schedule**

<u>Tasks</u>	<u>Dec</u>	<u>Jan</u>	<u>Feb</u>	<u>Mar</u>	<u>Apr</u>	<u>May</u>	<u>Jun</u>	<u>Jul</u>	<u>Aug</u>	<u>Deliverable</u>
Define Study Area / Mobilize	◆									Memo defining study area
Market Analyses / Inventories			◆							
Economic Scenarios Analysis				◆						
GIS & Mapping				◆						
Present to Planning Board				◆						
Focus Groups					◆					Draft Strategy Report
Strategy Development					◆					
Public Engagement						◆				
Present to Planning Board							◆			
Present to City Commission								◆		
Final Report									◆	Final Report



Proposal

City of St. Pete Beach

Catalyst Plan for Economic Revitalization

Tampa Bay Regional Planning Council
August 2012



Proposal for Catalyst Plan for Economic Revitalization City of St. Pete Beach, Florida

Objective: Build upon previous visioning and urban planning efforts to identify catalytic actions to revitalize the economic core of the City of St. Pete Beach. Previous efforts have looked at community character, design issues, development mix and intensity. This effort will focus on determining the strengths and weaknesses of the community's economic core and what catalytic actions should be taken to invigorate the city's economy, develop community assets, and increase the tax base.

The following proposal provides a summary of steps and tasks to be completed by Tampa Bay Regional Planning Council.

Define Study Area / Mobilize Study

The primary study area is expected to focus on the vicinity of Corey Avenue and consist basically of the proposed CRA Area A. See "Catalyst Area" map. The map depicts a ½-mile radius. This is generally considered the walkable distance from the study area centroid.

Market Analyses / Inventories

Detailed data will be collected for analysis as well as for marketing purposes. It is anticipated that the City will want to market the economic core to developers and investors. The study will provide the type of data needed for retail and development analysis. Data gathered and analyzed will include but not be limited to:

- Taxable value
- Building age and condition
- Employment data
- Income data
- Occupancy rates
- Visitor spending characteristics

- Demographics
- Housing tenure
- and related data.

Data will be collected for the study area and the related market areas as appropriate. Currently it is proposed to conduct 5-mile, 15-mile, and 25-mile market analyses using various data sources such as the Quarterly Census of Employment and Wages (QCEW), Census, Regional Economic Models, Inc. Policy Insight (REMI) and IMPLAN. Local primary data such as surveys of merchants and lodging proprietors will be used to the extent feasible. Other primary data collection techniques such as windshield surveys and walking tours will be utilized as needed.

Economic Scenarios Analysis

TBRPC will utilize its custom econometric model (REMI Policy Insight) to analyze various local scenarios of economic change to illustrate return on investment if additional economic activity occurs in the

City. Scenarios may include increased retail spending, increased food and beverage spending, increased lodging spending, etc.

GIS & Mapping

TBRPC has an advanced geographic information system and mapping capabilities. The GIS system will be used to cull data by analysis area as needed and mapped accordingly.

Focus Groups

In general, TBRPC is concerned that the residents of St. Pete Beach may suffer from “visioning fatigue.” The concept behind this proposal is not to establish a large-scale planning or visioning exercise but rather build upon past efforts and drill down to determine “what will ignite” economic activity and create community engagement. Is it the Arts? Destination Retail? An Iconic Feature such as a Pier or Ferris wheel?

Property owners, business owners and civic leaders will be gathered into focus groups. TBRPC will conduct SWOT Analyses¹ geared toward the composition of each focus group.

Strategy Development

St. Pete Beach bills itself as the Sunset Capital of Florida. In its simplest form, the strategies developed from the focus groups should build upon this and other themes.

Public Engagement

Public meetings to review the market and economic analyses and draft strategies will be held. This will provide an opportunity for feedback and review of the concepts. Strategies may be expanded or modified as necessary based on the public engagement.

Tools and techniques to gather input may include the use of the Council’s Audience Response System (“clickers”) and Internet surveys. For citizens that are unable to attend meetings live, combining these techniques can provide the opportunity to provide similar input.

Present to Planning Board

TBRPC proposes to engage the St. Pete Beach Planning Board at two points during the process. The first point is during the draft strategy development stage prior to public engagement. The second point is prior to the presentation to the City Commission. It may be appropriate to present to the Historic Preservation Board as well.

Present to City Commission

The draft Final Report will be presented to the City Commission for input and appropriate board action.

Final Report

The final report will include input from the City Commission if needed.

¹ Strengths, Opportunities, Weaknesses, and Threats

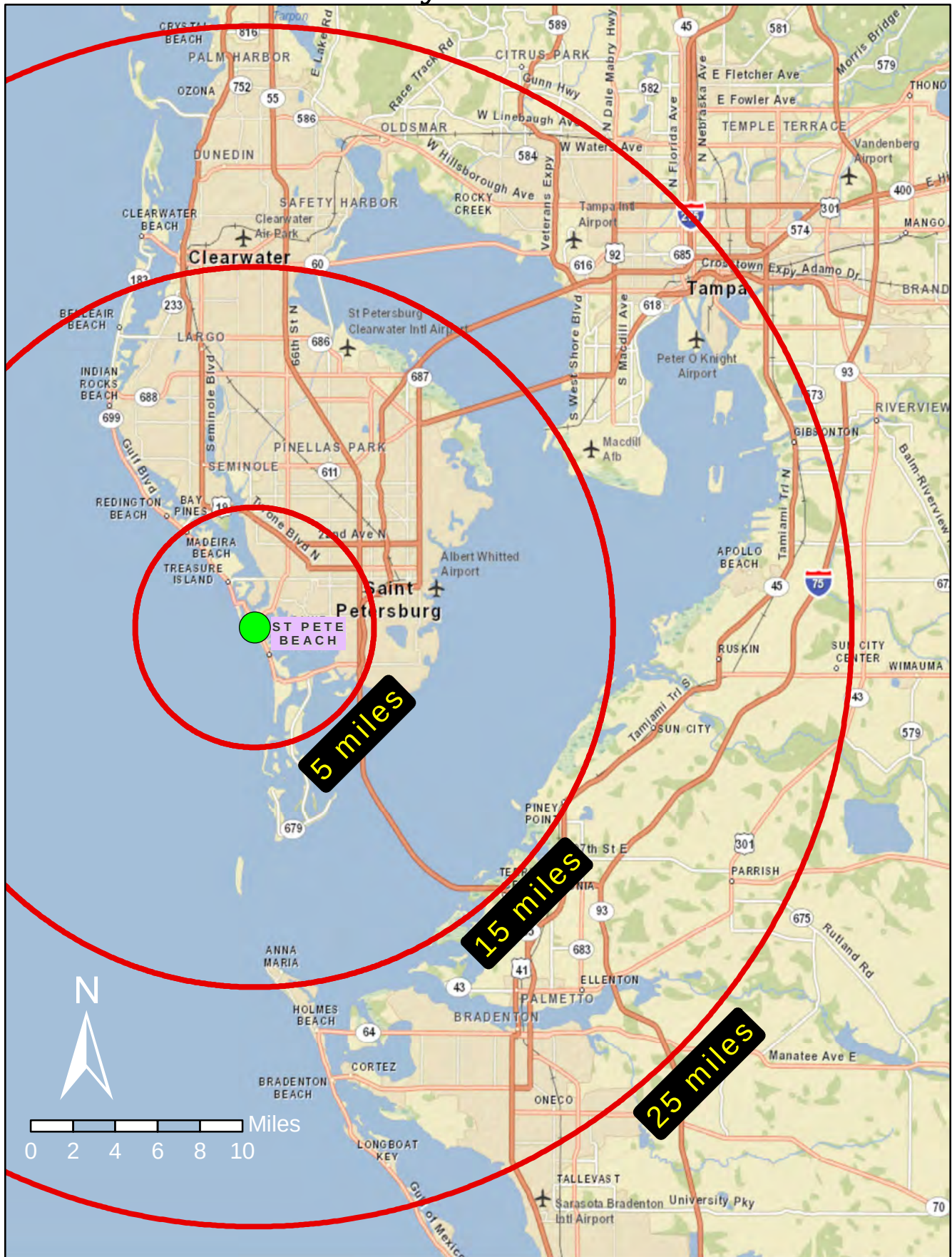
City of St. Pete Beach Catalyst Area



Map Sources: Esri, Pinellas County Property Appraiser's Office
Map Produced: August 2012

City of St. Pete Beach

Distances from Corey Avenue & Gulf Boulevard



St. Pete Beach Catalyst Plan Schedule

<u>Tasks</u>	<u>Oct</u>	<u>Nov</u>	<u>Dec</u>	<u>Jan</u>	<u>Feb</u>	<u>Mar</u>	<u>Apr</u>	<u>May</u>	<u>Jun</u>	<u>Deliverable</u>
Define Study Area / Mobilize	◆									Memo defining study area
Market Analyses / Inventories		◆								Draft Market Report
Economic Scenarios Analysis				◆						Preliminary Findings
GIS & Mapping				◆						
Present to Planning Board				◆						
Focus Groups					◆					
Strategy Development					◆					Draft Strategy Report
Public Engagement						◆				
Present to Planning Board							◆			
Present to City Commission								◆		
Final Report									◆	Final Report

TBRPC Services Total

\$22,500

Items to be provided by the City:

Meeting space;

Assistance with identifying focus groups;

Promotion of public engagement activities;

Any costs related to required advertising;

Liason to data sources as needed.

17-Sep-12

**St. Pete Beach City Commission
Agenda Report**

Issue Considered: Final Reading and Public Hearing of Ordinance 2012-21

Date: November 13, 2012

Prepared By: Catherine Hartley, AICP, CNU-A, Senior Planner

Summary of Issue: In 2011, the City amended the comprehensive plan to allow both the Activity Center and Bayou Residential Districts to allow said districts to pull from the temporary lodging density pools if the density is awarded by the City Commission. The current plan language limits residential and temporary lodging projects over 15 units per acre to have a minimum of a 2 acre site. After further review of the land use maps, it appears that no address is more than 2 acres in size. The “Hotel Zamora”, an unfinished hotel project at 3701 Gulf Boulevard, has been abandoned for many months. The most recent building permit was issued in 2008 and because the permits were not kept active and construction has been halted for some time, the change in land use and zoning has rendered this property a non-conforming use and is considered abandoned. The project was initially approved as a 36 unit hotel with a restaurant. The site is 1.26 acres MOL. As such, the existing structure cannot be used as was initially approved. The City is now proposing amendments to the Comprehensive Plan and LDC to make this and other projects feasible.

The Planning Board reviewed the proposed ordinance at their regular meeting on August 21, 2012. The Board unanimously recommended approval of the ordinance.

Requested Motion: “I move to approve Ordinance 2012-21 (read title)”

Attachments: Ordinance 2012-21.

Reviewed by City Manager: MB

CITY OF ST. PETE BEACH

ORDINANCE NO. 2012-21

AN ORDINANCE OF THE CITY OF ST. PETE BEACH, FLORIDA PROVIDING FOR AMENDMENTS TO THE COMPREHENSIVE PLAN AS THEY RELATE TO THE COMMUNITY REDEVELOPMENT DISTRICT; AMENDING THE BAYOU RESIDENTIAL SUB-DISTRICT REGARDING THE ALLOCATION OF TEMPORARY LODGING UNITS FROM THE DENSITY POOL AND THE REGULATION AND SITE REQUIREMENTS OF TEMPORARY LODGING AND MIXED USES, FURTHER ILLUSTRATED IN EXHIBIT “A”; PROVIDING FOR THE REPEAL OF ORDINANCES, OR PARTS OF ORDINANCES, IN CONFLICT HERewith, TO THE EXTENT OF SUCH CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Commission of the City St. Pete Beach adopted a large scale comprehensive plan amendment, establishing what is known as the Community Redevelopment District via Ordinance 2011-19; and

WHEREAS, changes in the economy and existing uses and parcel sizes in the Bayou Residential District have encouraged the City to re-evaluate and adjust policies in the Comprehensive Plan to allow for more flexibility in the allocation and regulation of temporary lodging units and their accessory commercial uses; and

WHEREAS, the Planning Board of the City of St. Pete Beach conducted a public hearing on August 21, 2012, noticed pursuant to Florida law and conducted pursuant to Ordinance 88-36 of the City of St. Pete Beach and found these changes to the Comprehensive Plan to be in the best interest of the citizens of the City of St. Pete Beach; and

WHEREAS, City Commission of the City of St. Pete Beach conducted public hearings on October 23, 2012 and _____, 2012, noticed pursuant to Florida law and conducted pursuant to Ordinance 88-36 of the City of St. Pete Beach; and

WHEREAS, the City Commission finds these text amendments to the Comprehensive Plan to be Consistent with the Goals, Objectives, and Policies of the Comprehensive Plan; and

NOW, THEREFORE, THE CITY COMMISSION OF THE CITY OF ST. PETE BEACH, FLORIDA, HEREBY ORDAINS:

Section 1. The Comprehensive Plan is hereby amended as shown in “Exhibit A”.

Section 2. All ordinances or parts of ordinances, in conflict herewith are hereby repealed to the extent of any conflict with this Ordinance.

Section 3. If any portion or part of this Ordinance is declared invalid by a court of competent jurisdiction, the valid remainder hereof shall remain in full force and effect.

Section 4. This Ordinance shall become effective 30 days from the date of adoption.

STEVE MCFARLIN, MAYOR

LPA NOTICE PUBLISHED: 8/11/2012

LPA PUBLIC HEARING: 8/21/2012

FIRST READING: 10/23/2012

PUBLISHED: 10/10/2012

SECOND READING/ADOPTION HEARING:

PUBLISHED:

I, Rebecca Haynes, 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 _____, 2012

Rebecca Haynes, City Clerk

“Exhibit A”

Proposed text amendments to the Comprehensive Plan

Bayou Residential

Permitted Uses and Standards

- (a) Primary uses – Residential and Temporary Lodging Uses.
- (b) Secondary uses -Commercial ~~uses and office~~ only as a component of a mixed use residential or temporary lodging development.
- (c) Density/Intensity and Height Standards.

1. Residential and Temporary Tourist Lodging use – shall not exceed:

a. 15 dwelling units per acre for an exclusively residential use ~~_on a buildable site less than two acres; or~~

~~b. 18 dwelling units per acre for an exclusively residential use on a minimum parcel buildable site of two acres; or~~

be. 18 dwelling units per acre for multifamily residential mixed with a commercial use. The maximum floor area ratio for the commercial portion of the mixed use project is 0.3; or

c. 40 temporary lodging units per acre not to exceed the density pool allocated,. The temporary lodging use can be mixed with a commercial use. The maximum floor area ratio for the commercial portion of a mixed use project is 0.3

~~or 40 temporary lodging units per acre not to exceed a total of 50 units per project nor the density pool allocated, plus an additional bonus of no less than 0.2 and no more than 0.3 floor area ratio, for the development of a primary residential or tourist lodging project mixed with a secondary retail commercial on a minimum buildable site of two acres; and~~

~~ed.~~ Variances to exceed the maximum density or intensity above as established in this Future Land Use Plan shall be prohibited.

2. Height shall not exceed, and shall be permitted up to the following, subject to any height limitations contained in the City’s LDC:

a. Thirty-five (35) feet above base flood elevation for an exclusively residential use ~~_ 15 dwelling units per acre or less located on less than a two acre buildable site with a minimum setback of twenty (20) feet from Gulf Boulevard; or~~

~~b. Forty-five (45) feet above base flood elevation for an exclusively residential use exceeding 15 dwelling units per acre located on a minimum two (2) acre buildable site with a minimum setback of thirty (30) feet from Gulf Boulevard; or~~

c. Fifty-four (54) feet above base flood elevation for all other uses. ~~a mixed-use residential, or temporary lodging project with a secondary retail component exceeding 15 residential dwelling units or 20 temporary lodging units per acre located on a minimum parcel size of two acres with a minimum setback of forty (40) feet from Gulf Boulevard; and~~

~~d. Any increases to, including variances to increase, any of the maximum heights set forth above for this Bayou Residential character district shall be prohibited, unless approved by voter referendum, if required by the City Charter.~~

3. The maximum impervious surface ratio shall not exceed:

a. 0.70 for ~~exclusively residential uses~~all development; Maximum impervious surface ratio (ISR) for all other uses: 0.85; and

b. Variances to exceed the maximum impervious surface ratio above are prohibited.

4. Temporary Lodging Unit Density Pool ("TLU Density Pool") -The City shall establish a TLU Density Pool not to exceed a total of 325 units for the entire TC-2, Bayou Residential, and Activity Center districts and the following shall govern the allocation of density from the TLU Density Pool:

a. The TLU Density Pool shall be allocated to individual projects by ordinance of the City Commission upon request of an individual property owner; and

~~b. Such allocation may be up to but shall not exceed twenty (40) temporary lodging units per acre and further, the cumulative allocation shall not exceed sixty (50) units per development project; and~~

b. The number of available temporary lodging units remaining after such project allocation shall be specified in each City Commission ordinance allocating such units and each such ordinance shall provide that no units beyond those TLU Density Pool units remaining ~~available to the TC-2 and Activity Center districts shall be allocated to any subsequent temporary lodging use project; and~~

~~d. This limitation shall be absolute and shall apply regardless of the proposed size or density of the project requesting such allocation. Such units shall be established exclusive of any other use provided for in the District.~~

**St. Pete Beach City Commission
Agenda Report**

Issue Considered: Final Reading and Public Hearing of Ordinance 2012-22

Date: November 13, 2012

Prepared By: Catherine Hartley, AICP, CNU-A, Senior Planner

Summary of Issue: In 2011, the City amended the comprehensive plan to allow both the Activity Center and Bayou Residential Districts to allow said districts to pull from the temporary lodging density pools if the density is awarded by the City Commission. The current plan language limits residential and temporary lodging projects over 15 units per acre to have a minimum of a 2 acre site. After further review of the land use maps, it appears that no address is more than 2 acres in size. The “Hotel Zamora”, an unfinished hotel project at 3701 Gulf Boulevard, has been abandoned for many months. The most recent building permit was issued in 2008 and because the permits were not kept active and construction has been halted for some time, the change in land use and zoning has rendered this property a non-conforming use and is considered abandoned. The project was initially approved as a 36 unit hotel with a restaurant. The site is 1.26 acres MOL. As such, the existing structure cannot be used as was initially approved. The City is now proposing amendments to the Comprehensive Plan and LDC to make this and other projects feasible.

The Planning Board reviewed the proposed ordinance at their regular meeting on August 21, 2012. The Board unanimously recommended approval of the ordinance.

Requested Motion: “I move to approve Ordinance 2012-22 (read title)”

Attachments: Ordinance 2012-22.

Reviewed by City Manager: MB

CITY OF ST. PETE BEACH

ORDINANCE NO. 2012-22

AN ORDINANCE OF THE CITY OF ST. PETE BEACH, FLORIDA PROVIDING FOR AMENDMENTS TO THE LAND DEVELOPMENT CODE AS THEY RELATE TO THE COMMUNITY REDEVELOPMENT DISTRICT; AMENDING THE BAYOU RESIDENTIAL ZONING DISTRICT REGARDING THE ALLOCATION OF TEMPORARY LODGING UNITS FROM THE DENSITY POOL AND THE REGULATION AND SITE REQUIREMENTS OF TEMPORARY LODGING AND MIXED USES, FURTHER ILLUSTRATED IN EXHIBIT “A”; PROVIDING FOR THE REPEAL OF ORDINANCES, OR PARTS OF ORDINANCES, IN CONFLICT HERewith, TO THE EXTENT OF SUCH CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Commission of the City St. Pete Beach adopted a large scale comprehensive plan amendment, establishing what is known as the Community Redevelopment District via Ordinance 2011-19; and

WHEREAS, 163.3202 Florida Statutes, requires local governments to adopt land development regulations consistent with its adopted comprehensive plan; and

WHEREAS, changes in the economy and existing uses and parcel sizes in the Bayou Residential District have encouraged the City to re-evaluate and adjust regulations in the Comprehensive Plan and Land Development Code to allow for more flexibility in the allocation and regulation of temporary lodging units and their accessory commercial uses; and

WHEREAS, the Planning Board of the City of St. Pete Beach conducted a public hearing on August 21, 2012, noticed pursuant to Florida law and conducted pursuant to Ordinance 88-36 of the City of St. Pete Beach and found these changes to the Comprehensive Plan to be in the best interest of the citizens of the City of St. Pete Beach; and

WHEREAS, City Commission of the City of St. Pete Beach conducted public hearings on and noticed pursuant to Florida law and conducted pursuant to Ordinance 88-36 of the City of St. Pete Beach and Section 3.4 of the Land Development Code; and

WHEREAS, the City Commission finds this text amendment to the Land Development Code to be Consistent with the Goals, Objectives, and Policies of the Comprehensive Plan; and

NOW, THEREFORE, THE CITY COMMISSION OF THE CITY OF ST. PETE BEACH, FLORIDA, HEREBY ORDAINS:

Section 1. The Land Development Regulations are hereby amended as shown in “Exhibit A”.

Section 2. All ordinances or parts of ordinances, in conflict herewith are hereby repealed to the extent of any conflict with this Ordinance.

Section 3. If any portion or part of this Ordinance is declared invalid by a court of competent jurisdiction, the valid remainder hereof shall remain in full force and effect.

Section 4. This Ordinance shall become effective 30 days from the date of adoption.

STEVE MCFARLIN, MAYOR

LPA NOTICE PUBLISHED: 8/11/2012

LPA PUBLIC HEARING: 8/21/2012

FIRST READING: 10/23/2012

PUBLISHED: 10/10/2012

SECOND READING/ADOPTION HEARING:

PUBLISHED:

I, Rebecca Haynes, 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 _____, 2012.

Rebecca Haynes, City Clerk

“Exhibit A”

Text amendments to the Land Development Code

Sec. 42.1. - Purpose and intent.

The BR Bayou Residential District is intended to support multi-family residential or temporary lodging projects with limited non-residential uses mixed with the residential uses.

Sec. 42.2. - Permitted primary and secondary uses.

Subject to the provisions or restrictions contained in this section and elsewhere in this Code, permitted primary and secondary uses and structures in the Bayou Residential District are as follows:

Primary Uses:

- (a) Residential uses - Attached single family, two family, and multi-family.

Secondary Uses:

- (a) Commercial ~~or retail~~ uses as a mixed-use component with multi-family residential. ~~(minimum 2 acre site).~~

Sec. 42.3. - Permitted accessory uses and structures.

- (a) Uses and structures, as regulated in sections 6.12 and 6.13, which are customarily accessory and clearly incidental and subordinate to permitted or permissible uses and structures and are not of a nature prohibited. ~~under section 42.5~~
- (b) Home occupations, subject to the conditions set forth in section 6.5 of this Code;
- (c) Temporary structures under the provisions of section 6.11 of this Code;
- (d) Electric vehicle charging stations.

Sec. 42.4. - Allowable conditional uses.

Subject to the provisions or restrictions contained in this section and elsewhere in this code, allowable conditional uses in the Bayou Residential District are as follows.

- (a) Residential docks

~~(b) (a)~~ Docks, commercial—Class A
~~(a)(c)~~ Docks, commercial: Class B

~~(cb)~~ Temporary Lodging with or without a commercial component, awarded on a first come, first serve basis, to come from the density pool established in the Comprehensive Plan (325 available units for potential use in the Town Center Core Corey Circle, Coquina West, Activity Center, and Bayou Residential Districts).

Sec. 42.5. - Prohibited uses and structures.

All uses and structures not of a nature specifically or provisionally permitted herein are hereby prohibited in the Bayou Residential District.

Sec. 42.6. - Density and intensity.

- (a) Exclusive rResidential uses shall not exceed 15 units per acre. ~~on a site less than two (2) acres.~~
- ~~(b) Residential uses shall not exceed 18 units per acre on a buildable site two (2) acres or more.~~
- (c) Residential density of up to 18 units per acre ~~on a buildable site of two (2) acres or more only~~ mixed with a commercial non-residential mixed use component with a ~~minimum of 0.2 FAR and~~ a maximum Floor Area Ratio of 0.3. ~~FAR.~~
- (d) 40 temporary lodging units per acre not to exceed ~~a total of 50 units per project nor the~~ density pool allocated. The temporary lodging use can be mixed with a commercial use. The maximum floor area ratio for the commercial portion of a mixed use project is 0.3.

Sec. 42.7. - Height and setbacks.

For the Bayou Residential District, height and setbacks are regulated as follows: ~~front yard setbacks for exclusively residential and temporary loading uses are based on height per the Comprehensive Plan and as follows:~~

Use	Height and Front Yard Setbacks
<u>Exclusive</u> Residential on less than 2 acres	35 feet with a minimum setback of 20 feet from Gulf Blvd.

Residential uses mixed with commercial uses Residential on 2 acres or greater	5445 feet with a minimum setback of 30 feet from Gulf Blvd.
Tourist Lodging <u>with or without a mixed use commercial component</u>	54 feet with a minimum setback of 40 feet from Gulf Blvd.

Other Setback Requirements:

Front Yard for Commercial Mixed with Residential	The Commercial portion of a mixed use development shall be set back a minimum of 15 feet.
Secondary Front:	20 Feet
Side yard:	10 percent of lot width per side; 10 foot minimum setback required.
Rear yard	20 feet. No setback shall be required for any structural pedestrian facilities adjacent to any body of water. Outdoor seating areas for permitted commercial uses may be placed within the required rear yard setback.

Section 42.8. Maximum impervious surface ratio.

Maximum impervious surface ratio (ISR) for ~~exclusively residential uses~~ ~~all uses~~: 0.70

Maximum impervious surface ratio (ISR) for all other uses: 0.85

Section 42.9. Minimum Off-Street Parking Requirements

Shall be in accordance with the requirements of Division 23 of the Land Development Code, Off Street Parking and Loading.

Section 42.10 Landscaping

Shall be in accordance with the requirements of Division 22 of the Land Development Code, Landscaping and Tree Protection.

Section 42.11 Design Standards

Design standards shall be in accordance with Division 39.

Section 42.12 Signs

Shall be in accordance with Division 26.

**St. Pete Beach City Commission
Agenda Report**

ISSUE CONSIDERED: Ordinance 2012-26 providing for an increase in budgeted monies in the general, wastewater and reclaimed water funds for fiscal year ending September 30, 2012 and providing for funding.

DATE: November 13, 2012

PREPARED BY: Elaine Edmunds, Finance Director

SUMMARY OF ISSUE: First reading of Ordinance 2012-26 provides for an increase and reallocation of funds between departments for the general fund and an increase in the amount budgeted for the reclaimed water fund. For the general fund, departments over budget are as follows:

1. City Manager: The City received an invoice dated November 10, 2012 from Actuarial Concepts for all actuarial work performed to date on the Police, Fire and General Pension plans. The work was performed from June 2010 thru September 2012. Cost for actuarial work performed on all three plans totaled \$74,656.40. Projected budget shortfall for this department is \$64,000.
2. Legal: Total legal costs exceeded the amount budgeted by \$72,000. This is mainly attributable to extra legal cost for labor issues and settlement costs paid during fiscal year 2012.
3. Information Technology: This department exceeded the amount budgeted by \$25,000 due to final payouts of sick/vacation plus severance to two employees in the department.
4. Finance Department – Parking Division: During fiscal year 2012, the city commission authorized the installation of fifty additional parking meters. The costs associated with the installation totaled \$17,000.
5. Recreation: This department exceeded the amount budgeted by \$25,000. Recreation was originally a division of public services. During fiscal year 2012, recreation was made a department and a recreation director was hired at a higher pay grade to replace the former recreation administrator. Additionally, there was a two month overlap of the positions to facilitate the transition.

Monies are available in the following departments to cover the above overages:

1. City Clerk – Election expense was less than budgeted due to the change in the election to coincide with primaries. Vacancies in the department resulted in overall personnel costs being below the amount budgeted. Amount available to transfer is \$32,000.
2. Community Development Department – Personnel costs are lower than budgeted due to a vacancy in the Community Development Director position for five months. Amount available to transfer \$30,000.
3. Police Department – There was heavy turnover in the police department during fiscal year 2012. Although some of this turnover resulted in additional overtime being worked, personnel costs are lower due to the vacancies and officers being hired at a lower hourly rate. Amount available to transfer is \$141,000.

Revenue from fire insurance premium tax and casualty insurance premium tax were \$21,867 and \$18,536 higher than the amount budgeted. This is a pass thru revenue and is required to be transferred to the firefighter and police pension funds.

The wastewater fund experienced significant emergency repairs predominately to the force main in the area of Gulf Blvd. and 55th Avenue. Total emergency repair costs exceeded the amount budgeted by \$180,000. A portion of this overage is covered by lower treatment costs. The total amount necessary to balance the wastewater budget is \$110,000. This amount can be covered by additional revenue from service charges which exceed the amount budgeted.

The reclaimed water fund experienced significant repair costs in fiscal year 2012. Total repair costs exceeded the amount budgeted by \$133,000. A portion of this overage is covered by the fund not making a scheduled repayment to the general fund during fiscal year 2012 of \$71,176. The total amount necessary to balance the reclaimed budget is \$20,000. This amount can be covered by additional revenue from service charges which exceeded the amount budgeted.

REQUESTED MOTION: “I move to approve on first reading, Ordinance 2012-26, (read title)...

ATTACHMENTS: Ordinance 2012-26

**REVIEWED BY
CITY MANAGER:** MB

ORDINANCE 2012-26

AN ORDINANCE OF THE CITY OF ST. PETE BEACH, FLORIDA PROVIDING FOR A SUPPLEMENTAL APPROPRIATION TO THE GENERAL FUND, WASTEWATER FUND AND RECLAIMED WATER FUND FOR FISCAL YEAR ENDING SEPTEMBER 30, 2012; PROVIDING FOR FUNDING; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, notice of this ordinance has been provided in accordance with applicable law; and

WHEREAS, estimated revenues and expenditures are provided in Ordinance 2011-24, Budget Ordinance; and

WHEREAS, the authority for appropriation amendments is provided in Article III, Section 3.13 (a) of the City Charter; and

WHEREAS, a reallocation of monies between departments is necessary to balance the departments; and

WHEREAS, additional monies are necessary for the transfer payments to the firefighter and police pension funds to be funded by revenue received from the State of Florida collected thru the fire insurance premium tax and casualty insurance premium tax; and

WHEREAS, additional monies are necessary to balance the wastewater budget due to emergency repairs; and

WHEREAS, additional monies are necessary to balance the reclaimed water budget due to higher maintenance costs.

NOW, THEREFORE, THE CITY COMMISSION OF THE CITY OF ST. PETE BEACH, PINELLAS COUNTY, FLORIDA, HEREBY ORDAINS:

Section One. For the General Fund, an increase in the City Manager budget of \$64,000, City Attorney budget of \$72,000, the Information Technology budget of \$25,000, the Finance Department budget of \$17,000 and the Recreation budget of \$25,000 to be funded by a decrease in the City Clerk's budget of \$32,000, the Community Development budget of \$30,000 and a the Police Department budget of \$141,000.

Section Two. For the General Fund, an increase of \$21,867 in Fire Insurance Premium Tax Revenue to fund the Fire Department, Fire Suppression Division for the additional transfer required to the Firefighter's Pension Fund of \$21,867.

Section Three. For the General Fund, an increase of \$18,536 in Casualty Insurance Premium Tax Revenue to fund the Police Department for the additional transfer required to the Police Pension fund of \$18,536.

Section Four. For the Wastewater Fund, an increase in operating costs of \$110,000 to be funded by an increase in charges for services of \$110,000.

Section Five. For the Reclaimed Water Fund, an increase in operating costs of \$20,000 to be funded by an increase in charges for services of \$20,000.

Section Six. This ordinance shall become effective upon final passage.

Steve McFarlin, MAYOR

FIRST READING : _____
PUBLISHED : _____
SECOND READING : _____
PUBLIC HEARING : _____

I, Rebecca Haynes, 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 _____, 2012.

Rebecca Haynes, City Clerk

**St. Pete Beach City Commission
Agenda Report**

Issue Considered: Resolution 2012-16

Date: November 13, 2012

Prepared By: Catherine Hartley, AICP, CNU-A, Senior Planner

Summary of Issue: Margaret Perez, owner of the property located at 104 7th Avenue, requests a historic preservation ad valorem tax exemption for a term of no less than 10 years in the amount of 100% of the increased assessed value of the structure improved according to the Certificate of Appropriateness granted by the Historic Preservation Board in 2010.

Requested Motion: “I move to approve Resolution 2012-16 (read title)”

Attachments: Resolution 2012-16; support documentation

Reviewed by City Manager: MB

RESOLUTION NO. 2012-16

A RESOLUTION BY THE CITY OF ST. PETE BEACH, PINELLAS COUNTY, FLORIDA, APPROVING A HISTORIC PROPERTY TAX EXEMPTION FOR THE PROPERTY LOCATED AT 104 7TH AVENUE, A CONTRIBUTING STRUCTURE WITHIN THE PASS-A-GRILLE NATIONAL REGISTER HISTORIC DISTRICT AND A LOCALLY DESIGNATED HISTORIC RESOURCE; APPROVING THE EXECUTION OF A HISTORIC PRESERVATION PROPERTY TAX EXEMPTION COVENANT; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, The City Commission of the City of St. Pete Beach is the governing body of the City of St. Pete Beach; and

WHEREAS, The City Commission values the historic resources located in the City; and

WHEREAS, the protection of such historic resources is in the public interest of the City and its citizens; and

WHEREAS, the adopted Comprehensive Plan of the City of St. Pete Beach encourages the preservation of historic resources; and

WHEREAS, The City was designated by the State of Florida as a Certified Local Government in 2005; and

WHEREAS, The City Commission adopted the Historic Preservation Ordinance (Section 28 of the Land Development Code) in 2006; and

WHEREAS, The City adopted a Historic Preservation Tax Exemption Ordinance in 2004 (Chapter 74 of the Code of Ordinances); and

WHEREAS, the owner of the property received a Certificate of Appropriateness granted by the Historic Preservation Board on February 4th, 2010 for the exterior modifications to the structure;

WHEREAS, the owner has completed the work as approved by the Historic Preservation Board.

Now therefore, be it resolved by the City Commission of the City of St. Pete beach, Florida, hereby:

1. The improvements to the property at 104 7th Avenue meet the criteria for ad valorem tax exemption as described in Chapter 74 of the Code of Ordinances, and
2. Approves a historic property tax exemption for a period of 10 years from January 1, 2013, to December 31, 2023 for the improvements to the property at 104 7th Avenue

subject to receipt of a recorded covenant within 30 days of City Commission Approval, and

3. Approves and authorizes the Mayor to sign and execute the historic preservation tax exemption covenant.

Exterior Improvements:

- Replace deteriorated windows;
- Replace deteriorated shingle and lap siding;
- Replace roof;
- Remove porch enclosure and replace with porch railing;
- Move structure 5 feet to the east off the side property line;
- Add a small addition to rear 2nd story.

STEVE MCFARLIN, MAYOR

I, Rebecca Haynes, City Clerk of the City of St. Pete Beach, Florida, do hereby certify that the foregoing Resolution was adopted in accordance with the provisions of applicable law this _____ day of _____, 2012.

Rebecca Haynes, City Clerk

Page Two – Historic Preservation Property Tax Exemption Application

Property Identification Number 193216589320070070

Property Address 104 7th Avenue St. Pete Beach, Florida 33706

4. Owner Attestation: I hereby attest that the information I have provided is, to the best of my knowledge, correct, and that I own the property described above or that I am legally the authority in charge of the property. Further, by submission of this Application, I agree to allow access to the property by representatives of the Division of Historical Resources or the Local Historic Preservation Office, where such office exists, and appropriate representatives of the local government from which the exemption is being requested, for the purpose of verification of information provided in this Application. I also understand that, if the requested exemption is granted, I will be required to enter into a Covenant with the local government granting the exemption in which I must agree to maintain the character of the property and the qualifying improvements for the term of the exemption.

Margaret Perez
Name

Margaret Perez
Signature

10/05/12
Date

Complete the following if signing for an organization or multiple owners:

Title

Organization name

EVALUATION OF PROPERTY ELIGIBILITY

(To be completed only for properties in historic or archaeological districts):

5. Description of Physical Appearance: One and 1/2 story frame vernacular; lap siding on 1st story; Cedar shingles on 1/2 story shed dormer. (lap siding covered w/ asbestos shingles)
Style is based on New England "Salt Box"

Date of Construction 1920 Date(s) of Alteration(s) 2011

Has building been moved? (☒) Yes () No If so, when? 7/2011 - same site.
yes. 2011 - same site, moved 5 feet to east, off side property line.

6. Statement of Significance:

Noted for its scale and materials.

Page Three – Historic Preservation Property Tax Exemption Application

Property Identification Number 193216589320070070

Property Address 104 7th Avenue St. Pete Beach, Florida

7. Photographs and maps:

Attach photographs and maps to application.

Please see attachments:

1. photo of property prior to rehabilitation
2. photo of property post rehabilitation
3. map of property

Map of 104 7th Ave. 2009 Aerial Photo





7. Photos of property:

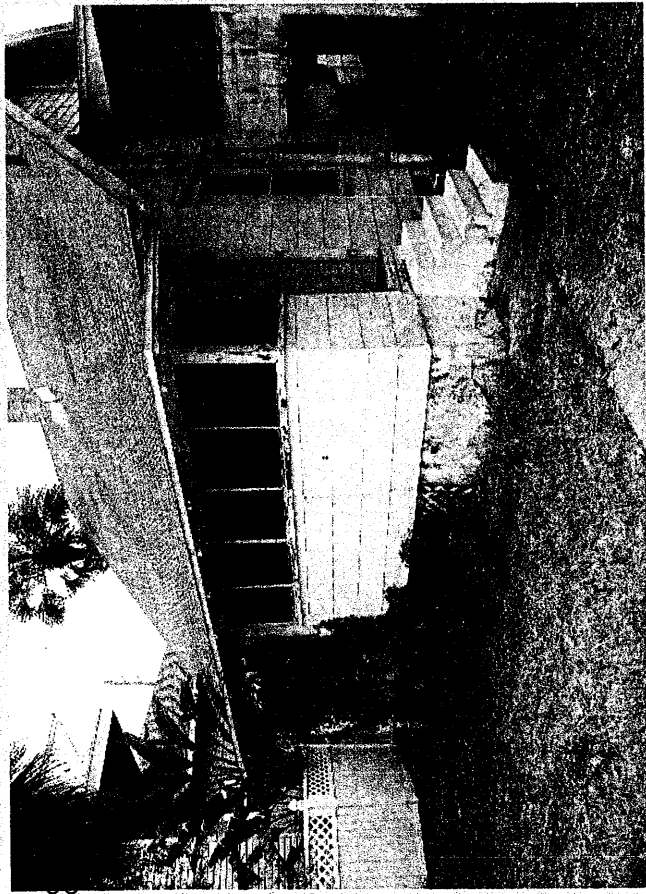
104 7th Avenue pre- rehabilitation, July 2011.



2009-12-10 (12).JPG



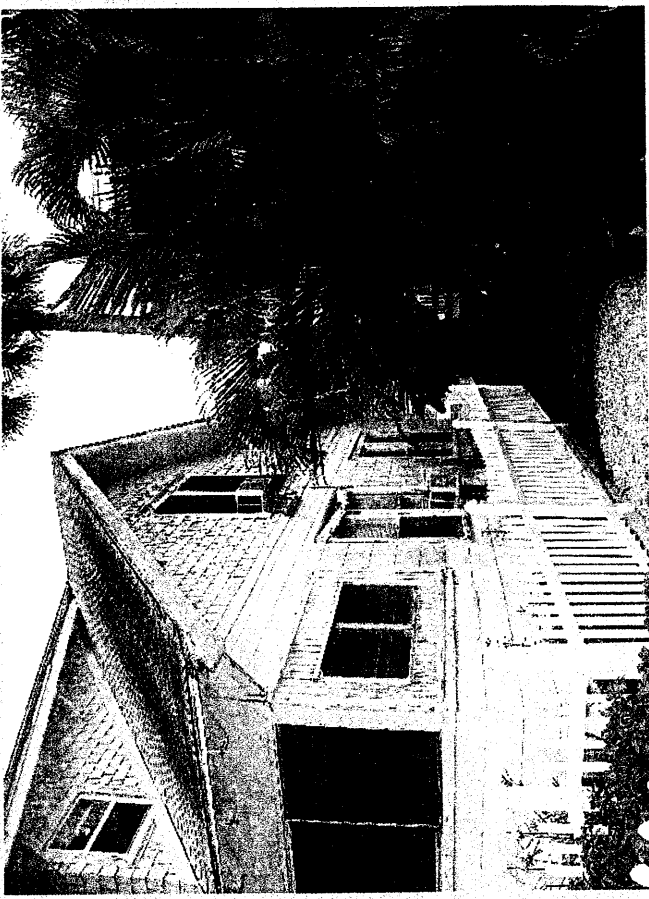
2009-12-10 (13).JPG



2009-12-10 (14).JPG



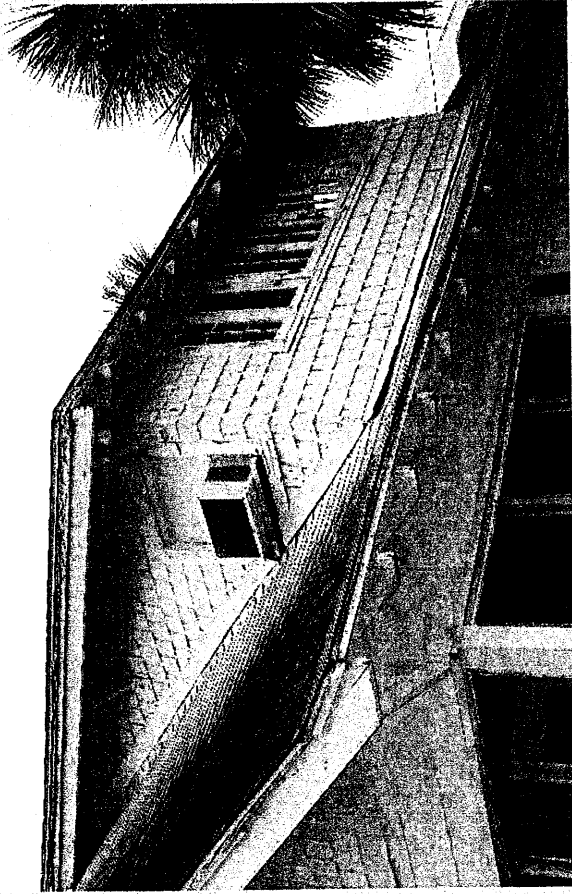
2009-12-10 (15).JPG



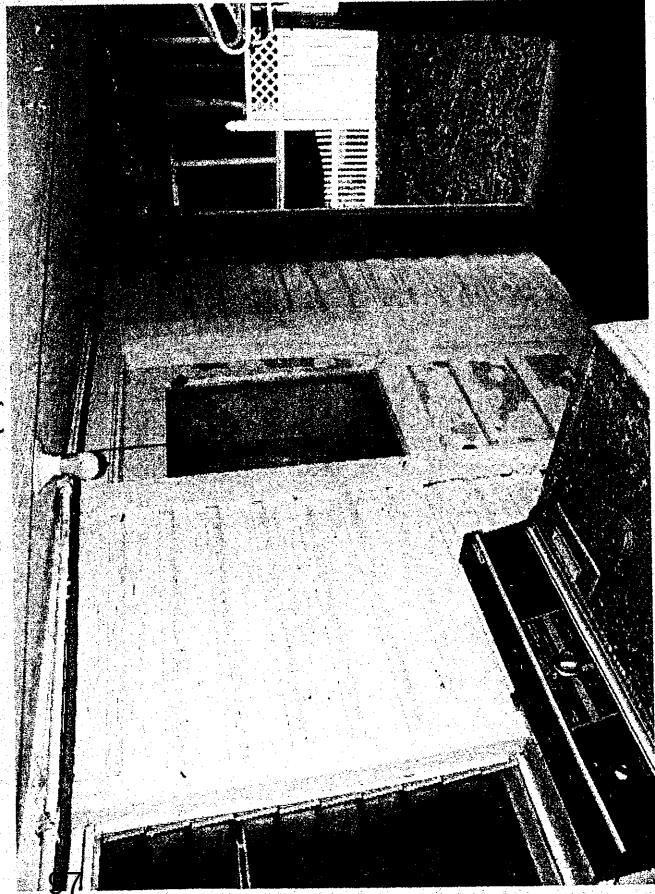
2009-12-10 (3).JPG



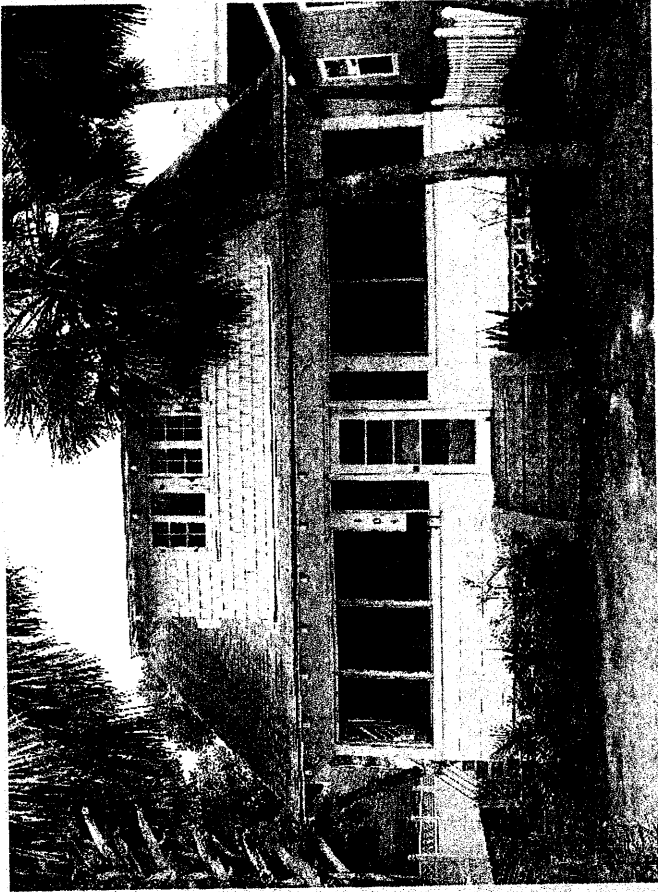
2009-12-10 (2).JPG



2009-12-10 (20).JPG



2009-12-10 (19).JPG



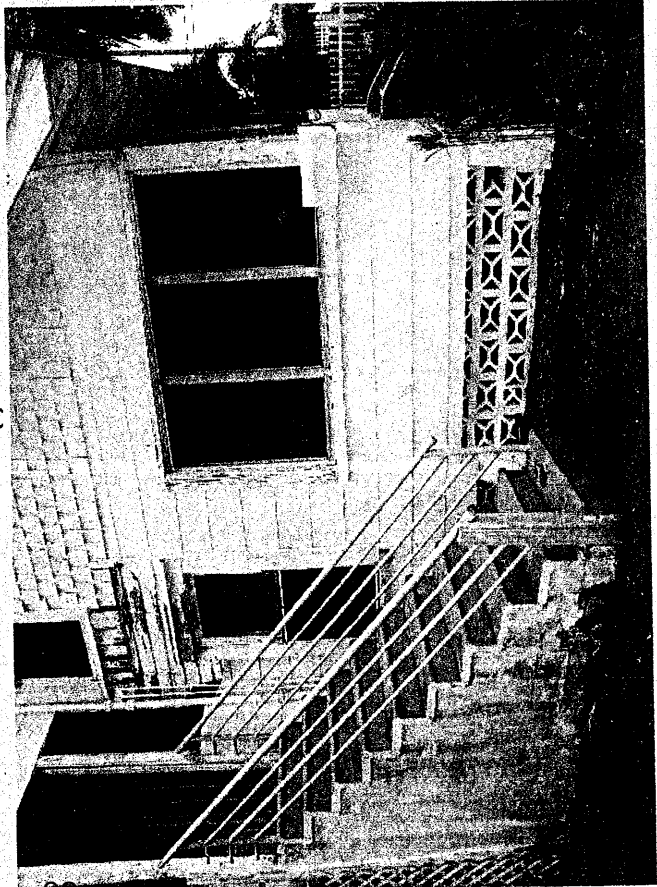
2009-12-10 (1).JPG



2009-12-10 (11).JPG



2009-12-10 (0).JPG



2009-12-10 (10).JPG



7. Photos of property:

104 7th Avenue post rehabilitation, August 2012.

Historic Preservation Property Tax Exemption Application

Part 2 – Description of Improvements

(To be completed by all applicants):

Complete the blocks below. Include site work, new construction, alterations, etc.

Property Identification Number 193216589320070070

Property Address 104 7th Ave St Pete Beach, Florida

Feature 1

Feature Siding

Approx. date of feature 1920

Describe existing feature and its condition:

Cedar shake shingles
above 1st story;
poor condition

Photo no. _____ Drawing no. _____

Describe work and impact on existing feature:

Replacement shingles :
cementitious, similar
profile of existing.
Limited impact to
structure

Feature 2

Feature Siding

Approx. date of feature _____

Describe existing feature and its condition:

Original lap siding
extant

Photo no. _____ Drawing no. _____

Describe work and impact on existing feature:

Asbestos siding removed and cementitious
siding added.

Asbestos siding is inappropriate and new
siding is more appropriate.

Feature 3

Feature Windows

Approx. date of feature 1920

Describe existing feature and its condition:

Photo no. _____ Drawing no. _____

Describe work and impact on existing feature:

Deteriorated windows removed and
replaced with 1/1 single hung custom
windows. Little impact to structure.

Page Five – Historic Preservation Property Tax Exemption ApplicationProperty Identification Number 193216589320070070Property Address 104 7th Avenue**Feature 4**Feature RoofApprox. date of feature unknown

Describe existing feature and its condition:

Original shingles extant.

Photo no. _____ Drawing no. _____

Describe work and impact on existing feature:

Remove deteriorated shingles, replace with new shingles.

Little impact to structure; original shingles were not there.

Feature 5Feature Enclosed porch

Approx. date of feature _____

Describe existing feature and its condition:

Original porch railing extant

Photo no. _____ Drawing no. _____

Describe work and impact on existing feature:

Original open porch had been enclosed; Alteration includes removing enclosure and adding porch railing.

No negative impact to structure.

Feature 6

Feature _____

Approx. date of feature _____

Describe existing feature and its condition:

Photo no. _____ Drawing no. _____

Describe work and impact on existing feature:

Page Seven – Historic Preservation Property Tax Exemption ApplicationProperty Identification Number 193216589320070070Property Address 104 7th Avenue St. Pete Beach, Florida 33706**Property Use (To be completed by all applicants):**1. Use(s) before improvement: Two-family residential2. Proposed use(s) after improvement: Single family residential**Special Exemption (Complete only if applying for exemption under s. 196.1998, F.S. (property occupied by non-profit organization or government agency and regularly open to the public):***NOTE: Applicants should check with local officials to determine whether or not the exemption program offered by their municipal government and/or county allows the special exemption provided by s. 196.1998, F.S.*1. Identify the governmental agency or non-profit organization that occupies the building or archaeological site:
N/A

2. How often does this organization or agency use the building or archaeological site? _____

3. For buildings, indicate the total useable area of the building in square feet. (For archaeological sites, indicate the total area of the upland component in acres) _____ square feet() acres()

4. How much area does the organization or agency use? _____ square feet() acres()

5. What percentage of the usable area does the organization or agency use? _____ %

6. Is the property open to the public ()Yes ()No If so, when? _____

7. Are there regular hours? ()Yes ()No If so, what are they? _____

8. Is the property also open by appointment? ()Yes ()No

9. Is the property open only by appointment? ()Yes ()No

Page Eight – Historic Preservation Property Tax Exemption Application**PART 1 APPLICATION REVIEW
For Local Historic Preservation Office or Division Use Only**Property Identification Number 193216589320070070Property Address 104 7th Avenue

The (X) Local Preservation Office () Division has reviewed the Historic Preservation Property Tax Exemption Application for the above named property and hereby:

- ☒ Certifies that the above referenced property qualifies as a historic property consistent with the provisions of s. 196.1997 (11), F.S.
- () Certifies that the above referenced property does not qualify as a historic property consistent with the provisions of s. 196.1997 (11), F.S.
- () Certifies that the above referenced property qualifies for the special exemption provided under s. 196.1998, F.S., for properties occupied by non-profit organizations or government agencies and regularly open to the public.
- () Certifies that the above referenced property does not qualify for the special exemption provided under s. 196.1998, F.S.

Review Comments: _____

Additional Review Comments attached? Yes() No()

Signature

Catherine M. Hartley

Typed or printed name:

Catherine Hartley

Title:

Senior Planner

Date

9/11/12

PART 2 APPLICATION REVIEW
For Local Historic Preservation Office or Division Use Only

Property Identification Number 193216589320070070Property Address 104 7th Avenue St. Pete beach, Florida 33706

The (X) Local Preservation Office () Division has reviewed the Historic Preservation Property Tax Exemption Application for the above named property and hereby:

- (X) Determines that improvements to the above referenced property **are consistent** with the Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, and the criteria set forth in Chapter 1A-38, F.A.C.
- () Determines that improvements to the above referenced property **are not consistent with the Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings**, and the criteria set forth in Chapter 1A-38, F.A.C. All work not consistent with the referenced Standards, Guidelines and criteria are identified in the Review Comments. *Recommendations to assist the applicant in bringing the proposed work into compliance with the referenced Standards, Guidelines and criteria are provided in the Review Comments.*

Review Comments: _____

Additional Review Comments attached? Yes() No()

Signature

Typed or printed name:

Title:

Date

Catherine M. Hartley
Catherine Hartley
Senior Planner
9/11/12

Historic Preservation Property Tax Exemption Application

Part 3 – Request for Review of Completed work

Upon completion of the restoration, rehabilitation or renovation, return this form with photographs of the completed work (views of site improvements, exterior and interior work for buildings) to the Division of Historical Resources or the Local Historic Preservation Office, as applicable. These photographs must provide a comprehensive description of the completed work. They should be the same views as the *before* photographs included in Part 2 of the application. Type or print clearly in black ink. The final recommendation of the Division of Historical Resources or the Local Historic Preservation Office, as applicable, with respect to the requested historic preservation property tax exemption is made on the basis of the descriptions in this Request for Review of Completed Work.

1. Property identification and location:

Property Identification Number: 193216589320070070

Address of property: Street 104 7th Avenue

City St. Pete Beach County Pinellas Zip Code 33706

2. Data on restoration, rehabilitation, or renovation project:

Project starting date _____ Project completion date: _____

Estimated cost of entire project: \$ _____

Estimated costs attributed solely to work on historic buildings or archaeological site: \$ _____

3. Owner Attestation: I hereby apply for the historic preservation property tax exemption for the restoration, rehabilitation or renovation work described above and in Part 2 of the Historic Preservation Property Tax Exemption Application (Application) submitted for this project. I attest that the information provided is, to the best of my knowledge, correct, and that in my opinion the completed project conforms to The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, and is consistent with the work described in Part 2 of the Application. I also attest that I am the owner of the property described above or, if the property is not owned by an individual, that I am the duly authorized representative of the owner. Further, by submission of this Application and Request for Review of Completed Work (Request), I agree to allow access to the property by representatives of the Division of Historical Resources or the Local Historic Preservation Office, where such office exists, and appropriate representatives of the local government from which the exemption is being requested, for the purpose of verification of information provided in the Application and this Request. I understand that, if the requested exemption is granted, I will be required to enter into a Covenant with the local government granting the exemption in which I must agree to maintain the character of the property and the qualifying improvements for the term of the exemption. I also understand that falsification of factual representations in this Application or Request is subject to criminal sanctions pursuant to the Laws of Florida.

Margaret Perez Margaret Perez 10/05/12
Name Signature Date

Complete the following if signing for an organization or multiple owners (See next page for additional owners):

Title Organization name

Mailing Address _____

City _____ State _____ Zip Code _____

Daytime Telephone Number (____) _____

Page Eleven – Request for Review of Completed Work

List Additional Owners:

Name _____

Street _____

City _____ State _____ Zip Code _____

Name _____

Street _____

City _____ State _____ Zip Code _____

Name _____

Street _____

City _____ State _____ Zip Code _____

If there are additional owners, provide the indicated information for each on a separate sheet of paper.

REVIEW OF COMPLETED WORK
For Local Historic Preservation Office or Division Use Only

Property Identification Number 193216589320070070

Property Address 104 7th Avenue

The (X) Local Historic Preservation Office () Division has reviewed Part 3 (Request for Review of Completed Work) of the Historic Preservation Property Tax Exemption Application for the above named property and hereby:

(X) Determines that the completed improvements to the property **are consistent with the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings**, and other criteria set forth in Chapter 1A-38, F.A.C., and, therefore, **recommends approval** of the requested historic preservation tax exemption.

() Determines that the completed improvements to the above referenced property **are not consistent with the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings**, and other criteria set forth in Chapter 1A-38, F.A.C., and, therefore, **recommends denial** of the requested historic preservation tax exemption for the reasons stated in the Review Comments below.

Review Comments: Improvements consistent with
Certificate of Appropriateness granted by
Historic Preservation Board 2/2010.

Page Twelve – Request for Review of Completed Work

Additional Review Comments attached? Yes() No(☒)

Signature

Catherine M. Hartley

Typed or printed name:

Catherine Hartley

Title:

Senior Planner

Date

9/11/12



PAM DUBOV, CFA, CAE

Pinellas County Property Appraiser

www.pcpao.org

pam@pcpao.org

PEREZ, MANUEL III
11204 HIDDEN VALLEY DR
TAMPA FL 33618-5331

28 Aug 2012

19-32-16-58932-007-0070

104 7TH AVE ST PETE BEACH 33706-

For the purpose of applying for a building permit, the value of the structure(s) on the referenced parcel is \$13,606, the value of the extra features is \$816, and the value of the land is \$261,120. These values are the Just Values prepared for property tax purposes, which differ from replacement cost values.

\$ 14,422

This value is effective as of the 2012 Preliminary Property Value Roll and does not include the value of any improvements completed after January 1st of 2012. Extra Feature values include improvements such as screen porches, patios, fences, pools, fireplaces or docks, etc.

This information is provided solely for the purpose of satisfying requirements pursuant to Florida Statute 553.844: Windstorm loss mitigation; requirements for roofs and opening protection. It is invalid for any other purpose.

☒ **MAIN BRANCH- COURTHOUSE**
315 Court St. - 2nd Floor
Clearwater, FL 33756
MAIL: PO Box 1957
Clearwater, FL 33757
TEL: (727) 464-3207
FAX: (727) 464-3448
HEARING IMPAIRED: (727) 464-3370

EXEMPTIONS:
TEL: (727) 464-3294
FAX: (727) 464-3408
COMMERCIAL APPRAISALS:
TEL: (727) 464-3284
RESIDENTIAL APPRAISALS:
TEL: (727) 464-3643 (CW)

☐ **NORTH COUNTY**
29269 US Highway 19 N
Clearwater, FL 33761
TEL: (727) 464-8780
FAX: (727) 464-8794

☐ **TYRONE (SOUTH)**
1800 66th St. N
St. Petersburg, FL 33710
TEL: (727) 582-7652
FAX: (727) 582-7610

☐ **MID-COUNTY**
CUSTOMER SERVICE CENTER - WALK-IN
13025 Starkey Rd., Largo (Tax Collector)
TANGIBLE PERSONAL PROPERTY
TPP TEL: (727) 464-8484
TPP FAX: (727) 464-8488
MAIL: PO Box 1957 - Clearwater, FL 33757

Application for Local Historic Designation

General Information:

Site Name (Property Name): 104 7th Avenue

Site Address: 104 7th Avenue St Pete Beach, FL 33706

Legal Description: See attached Legal Description

Florida Site File Number (if applicable): PI 11272

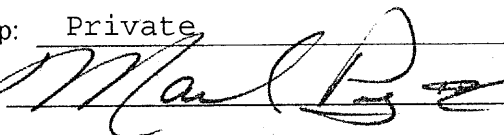
Florida Site File Recorder:
(Name and Title, if applicable): Gladys Cook Historic Preservation Consultants, Inc.

Property Owner(s): Manuel Perez III

Owner Address: 11204 Hidden Valley Drive Tampa, FL 33618-5331

Type of Ownership: Private

Owner Signature



Conditions of Site	Significance:
Check One ☐ Excellent ☐ Good ☒ Fair ☐ Poor	This frame vernacular residence built in Pass-a-Grille in 1920 had wood drop siding on the first floor and cedar shingles on the second floor. Existing windows are 1/1 double hung, 6 pane casement and single pane casement. The building has a gable roof with a large shed dormer on the front. This building is typical of Pass-a-Grille residences, the style is based on a New England Salt Box. The building is significant for its scale and materials and is a contributing structure to the Pass-a-Grille National Register Historic District.
Integrity of Site Check One or More ☐ Altered ☐ Unaltered ☒ Original Use ☐ Restored Use ☐ Moved/Date	
Original Use Residential Present Use Residential	
Period 1920	

Building Information:

Site Name: 104 7th Avenue Pass-a-Grille

Architect: Unknown

Builder: Unknown

Style and/or Period (include year of construction): Frame Vernacular, Constructed 1920

Floor Plan (layout & organization): Rectangular with rear addition

Exterior Fabric (major exterior materials): Wood Drop Siding, Wood Shingles

Structural System(s) (bearing wall, post and beam): Concrete piers, wood framing

Porches (yes/no; location): Yes, Enclosed Front and Screened Rear

Orientation (front door direction): North

Foundation System (slab on grade, crawl space, basement...): Concrete Piers / Crawl Space

Roof Type (hip, gable, gambrel, mansard, flat): Hip with Large Shed Dormer

Secondary Roof Structure: Shed

Roof Surface (roofing material): Asphalt Shingles

Window Type (double-hung, casement, awning, jalousie): Double Hung, 6 Pane Casement and
Single Pane Casement

Ornamentation – Exterior: Decorative Cedar Shingles

Chimney (yes/no, location): 1 Existing, to be removed.

Number of Stories: 2

Number of Dormers: 1 Existing, 1 New

Outbuildings (accessory buildings): None

(If the outbuilding is a part of the application for Local Historic Designation, please provide separate Building Information sheet(s) for those structures.)

Surroundings (location, site amenities, landscape elements): _____

Located within Pass-a-Grille National Register Historic District

the building is the only thing located on its small residential

site. The site is surrounded by residential buildings of a similar

age and scale.

Legal Description - 104 7th Avenue, St. Pete Beach

Lot 7, Block 7, Morey Beach, according to the Map or Plat thereof as recorded in Plat Book 1, Page 102, Public Records of Hillsborough County, Florida of which Pinellas County was formerly a part.



CITY OF ST. PETE BEACH

Application for Certificate of Appropriateness

FOR OFFICE USE ONLY

Date 1/22/10 Application Number 2010 0002
Bldg. Permit No. n/a Date _____
Other _____
PIN: 193210 58932 007 0070

GENERAL INFORMATION (filled out by applicant)

Owner: Manuel Perez III

Representative: Renker Eich Parks Architects

11204 Hidden Valley Drive

1609 Dr M L King Jr St N

Tampa, FL 33618

St. Petersburg, FL 33704

813-961-1421

727-821-2986

Phone _____

Phone _____

Property Address and Legal Description

104 7th Avenue, St. Pete Beach, FL 33706 – Lot 7, Block 7, Morey Beach, according to the Map or Plat thereof as recorded in Plat Book 1, Page 102, Public Records of Hillsborough County, Florida of which Pinellas County was formerly a part.

Is the property part of a previously approved development proposal? ☐ Yes ☒ No

If yes, provide the case number _____

TYPE OF ACTIVITY

New
Construction _____
Addition _____
Demolition _____
Rehabilitation X
Relocation X

Explain what changes will be made and how they will be accomplished. Submit detailed plans and elevation drawings and specifications to support the written description.

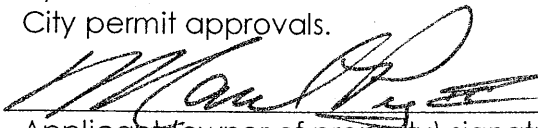
Circa 1920 Historic house to be relocated 5' to the east on the existing lot in order to resolve situation where a small portion of the house is located on the adjacent lot and to meet current side setback requirement. 1940s era exterior stair on the east side of the building to be removed. Enclosed front porch to be opened, with a new porch railing. Removal of existing 1940s asbestos board siding on first floor portion, replace with Hardi Plank lap siding. Repair /replacement existing wood shingle siding on second floor of the building. Rear addition to be extended to the west, approximately 5 feet. Addition of dormer on rear of the house to match the front and provide additional living area. Windows replaced to match existing types: 1/1 single hung sash windows, single pane casement with applied grid and single pane casement.

Please describe proposed building materials and manufacturers of materials. Attach product brochure if available.

Example: Windows- Jeldwen "Tradition Plus" wood clad, double hung, 2/2 divided lite

<i>Exterior material/siding</i> Remove asbestos siding, replace with Hardi Plank lap siding first floor/ Repair or replace existing Wood Shingles second floor
<i>Windows</i> WindPact Plus Coastal Series Vinyl 1/1 Single Hung, Single Pane Casement w applied grid to match the existing 6 Lite pattern, Single Pane Casement, series of casements at the rear porch
<i>Doors</i> Exterior Doors: Existing 1 Glass Lite over 3 Panel Wood Door
<i>Roofing</i> New Asphalt Shingles
<i>Entrances/Porches</i> Open Front Porch with new railing. See attached drawing for details. Back porch enclosed, existing screen windows to be replaced with casement windows.

Owner Attestation: The information on this application represents an accurate description of the proposed work and the undersigned has omitted nothing which might affect the decision of the Historic Preservation Board. The undersigned hereby certifies that the project described in this application, as detailed by plans and specifications enclosed, will be constructed in exact accordance with aforesaid plans and specifications. It is understood that approval of this application by the Historic Preservation Board in no way constitutes approval of building permit or other required City permit approvals.


Applicant (owner of property) signature

1/20/2010
Date



Community Development Department
155 Corey Avenue
727.363.9265
email: c.hartley@stpetebeach.org

VARIANCE 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.

M.P. 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 variance. Furthermore, the existence of a permitted use or structure in adjacent districts does not constitute grounds for a variance.

M.P. On all variances, a majority vote is required. Action on this application by the Historic Preservation Board may be continued to a later meeting.

M.P. I understand that if a variance is approved by the Historic Preservation Board, 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 Board becomes voided.

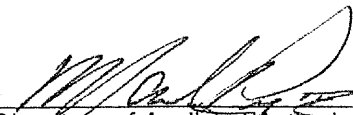
M.P. I understand that any person aggrieved by the final decision has the right to file a petition in the Pinellas County Circuit Court within 30 calendar days after the decision. Permits for construction may be granted prior to the expiration of this 30-day period, but an appeal will be grounds for revocation of the permit.

M.P. I understand that I, as the applicant, or my authorized representative must be present at all scheduled public meetings on the application.

M.P. I understand that, if a variance from Article V of Chapter 98 (Flood Hazard Mitigation) of the Code of Ordinances is approved, that:

- (1) The variance will not preclude the structure's continued designation as a historic structure.
- (2) The variance is the minimum necessary to preserve the historic character and design of the original structure.

After acknowledgement of these conditions, complete the application form on the next page.



Signature of Applicant/Authorized Agent and Date

VARIANCE APPLICATION

Case Number: 2010 0002

APPLICANT/AGENT:

Name: Renker Eich Parks Architects

Address: 1609 Dr M L King Jr St N

City: St Petersburg State: FL

Zip: 33704 Phone: 727-821-2986

PROPERTY OWNER:

Name: Manuel Perez III

Address: 11204 Hidden Valley Dr

City: Tampa State: FL

Zip: 33618 Phone: 813-961-1421

PROPERTY:

Address: 104 7th Ave St Pete Beach, FL 33706

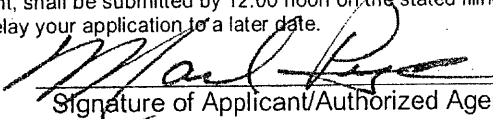
Parcel ID: 19-32-16-58932-007-0070

Current Zoning: RLM-2 Current Land Use: RM Lot Area: 4800 Sq Ft

DETAILS OF THE REQUEST: (Add additional sheets if necessary)

Variance from the substantial improvement regulations of Article V
of Chapter 98 of the Code of Ordinances as this structure is
designated as Historic.

This application, together with all required supporting document, shall be submitted by 12:00 noon on the stated filing date for the Board of Adjustment/City Commission. Failure to do so will delay your application to a later date.


Signature of Applicant/Authorized Agent and Date

For office use only:

Hearing Date: _____ Fees: _____

Board Action Taken: ☐ Approved as requested ☐ Approved with conditions ☐ Denied
☐ Continued

Sec. 28.16. Variance from floodplain management regulations.

(a) Any alteration or addition to an historic structure, designated pursuant to this division, shall be eligible to request variance from the substantial improvement and/or substantial damage regulations in Article V of Chapter 98 of the Code of Ordinances, as provided in this section if:

(1) The structure was designated by the city at the time the city was a certified local government; and

(2) The structure is listed on the National Register of Historic Places; or

(3) The structure is certified by the Secretary of the Interior of the United States as a contributing property; or

(4) The structure is listed on the State of Florida Inventory of Historic Places.

(b) The historic preservation board may grant a variance as provided in subsection (a) hereof, at a public hearing, subject to the requirements of sections 28.22 and 28.23 of this division, upon a finding that:

(1) The variance will not preclude the structure's continued designation as a historic structure.

(2) The variance is the minimum necessary to preserve the historic character and design of the original structure.

(Ord. No. 2006-01, § 1, 1-24-06)

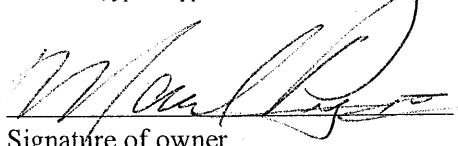


Owner's Authorization for Agent
Community Development Department
City of St. Pete Beach, Florida

I/WE **Manuel Perez III**
(print name of property owner)

hereby authorize **Renker Eich Parks Architects**
(print name of agent)

to represent me/us in an application for **Historic Preservation Variance and Certificate of Appropriateness for property located at 104 7th Avenue, St. Pete Beach, Florida 33706**
(type of application: variance, land use, zoning, etc)


Signature of owner

Signature of owner

Manuel Perez III
Print name of owner

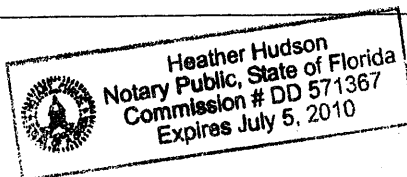
Print name of owner

The foregoing instrument was acknowledged before me this 28th day
of December 2009, by Manuel Perez III who
is personally known or produced _____ as
identification.



(Notary Signature)

My commission expires July 5, 2010



(Date)

12-28-09

RESIDENTIAL SUMMARY APPRAISAL REPORT

File No.: R1208049

Property Address: 104 7th Ave	City: St. Pete Beach	State: FL	Zip Code: 33706
County: Pinellas	Legal Description: Morey Beach Block 7, Lot 7		

Assessor's Parcel #: 19-32-16-58932-007-0070	Tax Year: 2011	R.E. Taxes: \$ 6,321	Special Assessments: \$ NoneKnmn
Current Owner of Record: PEREZ, Manuel III Estate	Occupant: ☒ Owner ☐ Tenant ☐ Vacant ☐ Manufactured Housing		
Project Type: ☐ PUD ☐ Condominium ☐ Cooperative ☐ Other (describe)	H.O.A. \$ _____	☐ per year ☐ per month	
Market Area Name: Pass-A-Grille	Map Reference: 32-16-19	Census Tract: 0280.02	

The purpose of this appraisal is to develop an opinion of: ☒ Market Value (as defined), or ☐ other type of value (describe)

This report reflects the following value (if not Current, see comments): ☐ Current (the Inspection Date is the Effective Date) ☒ Retrospective ☐ Prospective

Approaches developed for this appraisal: ☒ Sales Comparison Approach ☒ Cost Approach ☐ Income Approach (See Reconciliation Comments and Scope of Work)

Property Rights Appraised: ☒ Fee Simple ☐ Leasehold ☐ Leased Fee ☐ Other (describe)

Intended Use: The intended use is to assist the client by estimating the market value of the property as it is an asset of an estate, and for a financial matter relating to the property's historical designation.

Client: Margaret Perez	Address: 11204 Hidden Valley Dr, Tampa, FL 33618
------------------------	--

Appraiser: Tom Hockensmith, SRA, Cert Res RD1405	Address: 1100 16th Street N, St. Petersburg, FL 33705				
Location: ☐ Urban ☒ Suburban ☐ Rural	Predominant Occupancy	One-Unit Housing	Present Land Use	Change in Land Use	
Built up: ☒ Over 75% ☐ 25-75% ☐ Under 25%		PRICE \$(000)	AGE (Yrs)	One-Unit 75 % 2-4 Unit 5 % Multi-Unit 5 % Comm'l 15 %	☒ Not Likely ☐ Likely * ☐ In Process *
Growth rate: ☐ Rapid ☒ Stable ☐ Slow	☒ Owner	125	Low	4M+ High 500	
Property values: ☐ Increasing ☒ Stable ☐ Declining	☐ Tenant				
Demand/supply: ☐ Shortage ☒ In Balance ☐ Over Supply	☒ Vacant (0-5%) ☐ Vacant (>5%)				
Marketing time: ☐ Under 3 Mos. ☒ 3-6 Mos. ☐ Over 6 Mos.					

Market Area Boundaries, Description, and Market Conditions (including support for the above characteristics and trends): The overall St. Pete Beach neighborhood is residential in nature, consisting primarily of one to three level homes, with many being waterfront. Commercial use including some large hotels is primarily on Gulf Blvd, the major north/south road of the this beach community. Property maintenance is generally average to good. The subject is located in the Pass-A-Grille area of St. Pete Beach. This appealing area generally has the highest values of the beach communities of southern Pinellas County.

The Pinellas MLS median SF sale price from 6/12 was 2% higher than that of one year earlier. There are a few positive market factors including significantly decreasing inventory as well as some price stability/increase evident in some markets in 2011/12.

Dimensions: 48 x 100	Site Area: 4,800 Sq.Ft.	☐ Corner Lot ☐ Cul de Sac
Zoning Classification: RLM-2	Description: Residential Low Medium	Topography: Basically level
Zoning Compliance: ☒ Legal ☐ Legal nonconforming (grandfathered) ☐ Illegal ☐ No zoning		Size: Average
Utilities	Off-site Improvements	Shape: Rectangular
Electricity ☒ Public ☐ Other	Street Asphalt	Drainage: Appears adequate
Gas ☐	Curb/Gutter Concrete	View: Residential
Water ☒	Sidewalk Yes	Landscaping: Average
Sanitary Sewer ☒	Street Lights Yes	
Storm Sewer ☒	Alley Yes	
FEMA Spec'l Flood Hazard Area ☒ Yes ☐ No FEMA Flood Zone AE	FEMA Map # 12103C0286G	FEMA Map Date 09/03/2003

Highest & Best Use as improved: ☒ Present use, or ☐ Other use (explain) Use as appraised in this report: Same

Actual Use as of Effective Date: Single Family Home

Summary of Highest & Best Use: The subject property consists of a single family home in a residential area. The highest and best use of the property is continued use as the current use.

Site Comments: There are no known adverse easements or encroachments. The subject is near the middle of its block, 1/2 block away from the beach/Gulf, and 1/2 block away from the Intracoastal Waterway.

General Description	Exterior Description	Foundation	Basement	Heating
# of Units One ☐ Acc. Unit	Foundation	Slab No	Area Sq. Ft. N/A	Type Central
# of Stories Two	Exterior Walls FR/Hardi	Crawl Space Yes	% Finished	Fuel Elect
Type ☒ Det. ☐ Att. ☐	Roof Surface Shingle	Basement N/A	Ceiling	
Design (Style) 2 Story	Gutters & Dwnspnts. None	Sump Pump ☐	Walls	Cooling
☒ Existing ☐ Proposed ☐ Und. Cons	Window Type Vinyl SH	Dampness ☐	Floor	Central Yes
Actual Age (Yrs.) 1920	Storm/Screens	Settlement None known	Outside Entry	Other None
Effective Age (Yrs.) 5		Infestation None known		
Interior Description	Appliances	Attic	Amenities	Car Storage
Floors HW, Tile	Refrigerator ☒	None ☐	Fireplace(s) # _____	Garage # of cars (4 Tot.) ☐ None
Walls Drywall	Range/Oven ☒	Stairs ☐	Patio	Attach. _____
Trim/Finish Wood	Disposal ☒	Drop Stair ☐	Deck	Detach. _____
Bath Floor Tile	Dishwasher ☒	Scuttle ☒	Porch Entry	Bit-In _____
Bath Wainscot Tile	Fan/Hood ☐	Floor ☐	Fence	Carport _____
Doors Wood	Microwave ☒	Heated ☐	Pool	Driveway 4
	Washer/Dyer ☐	Finished ☐		Surface shell
Finished area above grade contains: 8 Rooms		3 Bedrooms	3 Bath(s)	1,560 Square Feet of Gross Living Area Above Grade
Additional features: Entry porch with composite decking, exterior shower, impact windows, cement board siding.				

Describe the condition of the property (including physical, functional and external obsolescence): The subject has been extensively renovated and most surfaces appear as new. The home has new siding, roof, windows, paint, interior drywall, flooring, trim, baths, cabinet. No significant functional or external obsolescence was noted.

SUMMARY APPRAISAL REPORT

File No.: R1208049

did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.
Analysis of Sale/Transfer History: The subject has not sold in the last three years. The subject is not known to be currently listed for sale.

Source(s):
Date:
Price:
Source(s):

SALES COMPARISON APPROACH TO VALUE (if developed)

FEATURE	SUBJECT	COMPARABLE SALE # 1	COMPARABLE SALE # 2	COMPARABLE SALE # 3
---------	---------	---------------------	---------------------	---------------------

Address 104 7th Ave St. Pete Beach, FL 33706 106 4th Ave St. Pete Beach, FL 33706 105 10th Ave St. Pete Beach, FL 33706 105 12th Ave St. Pete Beach, FL 33706

Proximity to Subject 0.13 miles S 0.16 miles N 0.26 miles N

Sale Price \$ 252.29 /sq.ft. \$ 690,000 \$ 414.13 /sq.ft. \$ 545,000 \$ 248.59 /sq.ft. \$ 575,000

Sale Price/GLA \$ /sq.ft. \$ 690,000 \$ 414.13 /sq.ft. \$ 545,000 \$ 248.59 /sq.ft. \$ 575,000

Data Source(s) Inspected Extnspl/PubRcrds/MLS Extnspl/PubRcrds/MLS Extnspl/PubRcrds/MLS

Verification Source(s) Public Records ORB 17612-2185 ORB 17397-1432 ORB 17515-1907

VALUE ADJUSTMENTS DESCRIPTION +(-) \$ Adjust. DESCRIPTION +(-) \$ Adjust. DESCRIPTION +(-) \$ Adjust.

Sales or Financing N/A Conv, no known concessions concessions Cash, no known concessions

Rights Appraised Fee Simple Fee Simple Fee Simple Fee Simple

Date of Sale/Time As of 7/12 5/12 10/11 3/12

Location Pass A Grille Pass A Grille Pass A Grille Pass A Grille

Site 4,800sf/48' 4,100sf/41' 4,700sf/47' 3,999sf/43'

View Residential Residential Res/Park Bungalow & Apt Average

Design (Style) 2 Story 3 Story Average Built 1923

Quality of Construction Average Built 1979 Avg/Good Built 1952

Actual Age 1920 Avg/Good Built 1923

Condition Good Avg/Good Built 1923

Above Grade Total Bdrms. Baths Total Bdrms. Baths Total Bdrms. Baths

Room Count 8 3 3 9 3 3 7 3 3 8 3 2

Gross Living Area 1,560 sq.ft. 2,735 sq.ft. 1,316 sq.ft. 2,313 sq.ft.

Basement & Finished Rooms Below Grade None Average None Average

Functional Utility Average Central H/A Average Central H/A

Heating/Cooling Central H/A Average Central H/A

Energy Efficient Items Typical Est. Similar Est. Similar

Garage/Carport Open Parking 1 Car Garage Open parking

Porch/Patio/Deck Entry Porch Porches EP 184sf, Util 80sf

Pool/Spa, 2 FP -25,000 Brick patio -1,000

sale in prior year none none none none

Net Adjustment (Total) none none none none

Adjusted Sale Price \$ -75,800 \$ 23,700 \$ -37,700

Summary of Sales Comparison Approach The four Comps are the most similar and recent sales found in the Pass-A-Grille neighborhood, all having similar proximity to the beach and Intracoastal as the subject.

The adjusted sale prices (rounded) of the four comparables are \$614K, \$569K, \$537K and \$593K. Considering all data including the overall appeal of this home, being a renovated/rebuilt 2 story home, and considering the current availability in the Pass-A-Grille neighborhood, a rounded upper-range figure of \$610,000 is used as the final value estimate of the Sales Comparison Approach.

Estimated Value by Sales Comparison Approach \$ 610,000

RESIDENTIAL

Copyright© 2007 by a la mode, inc. This form may be reproduced unmodified without written permission, however, a la mode, inc. must be acknowledged and credited.

Form GPRES — "WinTOTAL" appraisal software by a la mode, inc. — 1-800-ALAMODE

1/2007

COMPARABLE SALE # 4				COMPARABLE SALE # 5				COMPARABLE SALE # 6			
109 3rd Ave St. Pete Beach, FL 33706											
0.15 miles S											
ft. \$		267.39 /sq.ft.		615,000							
Extinsp/PubRcds/MLS											
ORB 17510-1620											
DESCRIPTION	+	-	\$ Adjust.	DESCRIPTION	+	-	\$ Adjust.	DESCRIPTION	+	-	\$ Adjust.
Conv, no known concessions											
Fee Simple											
2/12											
Pass A Grille											
4,100sf/41'			+7,000								
Residential											
Ranch/Apt, 2 Story											
Average											
Built 1954											
Good, SI Inferior			+10,000								
Total	Bdms.	Baths		Total	Bdms.	Baths		Total	Bdms.	Baths	
9	4	3									
2,300 sq.ft.			-37,000	sq.ft.				sq.ft.			
None											
Average											
Central H/A											
Est. Similar											
1 Car Carport											
Patios, utility											
none											
☐ + ☒ - \$ -22,500				☐ + ☐ - \$				☐ + ☐ - \$			
\$ 592,500				\$				\$			

Work, Assumptions, & Limiting Conditions

File No.: R1208049

AS: 104 7th Ave

Address: 11204 Hidden Valley Dr, Tampa, FL 33618

State: FL Zip Code: 33706

Margaret Perez

City: St. Pete Beach
Address: 1100 16th Street N, St. Petersburg, FL 33705

EMENT OF ASSUMPTIONS & LIMITING CONDITIONS

The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.

The appraiser may have provided a sketch in the appraisal report to show approximate dimensions of the improvements, and any such sketch is included only to assist the reader of the report in visualizing the property and understanding the appraiser's determination of its size. Unless otherwise indicated, a Land Survey was not performed.

— If so indicated, the appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in the appraisal report whether the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.

— The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand.

— If the cost approach is included in this appraisal, the appraiser has estimated the value of the land in the cost approach at its highest and best use, and the improvements at their contributory value. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used. Unless otherwise specifically indicated, the cost approach value is not an insurance value, and should not be used as such.

— The appraiser has noted in the appraisal report any adverse conditions (including, but not limited to, needed repairs, depreciation, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property, or that he or she became aware of during the normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property, or adverse environmental conditions (including, but not limited to, the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property.

— The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.

— The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice, and any applicable federal, state or local laws.

— If this appraisal is indicated as subject to satisfactory completion, repairs, or alterations, the appraiser has based his or her appraisal report and valuation conclusion on the assumption that completion of the improvements will be performed in a workmanlike manner.

— An appraiser's client is the party (or parties) who engage an appraiser in a specific assignment. Any other party acquiring this report from the client does not become a party to the appraiser-client relationship. Any persons receiving this appraisal report because of disclosure requirements applicable to the appraiser's client do not become intended users of this report unless specifically identified by the client at the time of the assignment.

— The appraiser's written consent and approval must be obtained before this appraisal report can be conveyed by anyone to the public, through advertising, public relations, news, sales, or by means of any other media, or by its inclusion in a private or public database.

— An appraisal of real property is not a "home inspection" and should not be construed as such. As part of the valuation process, the appraiser performs a non-invasive visual inventory that is not intended to reveal defects or detrimental conditions that are not readily apparent. The presence of such conditions or defects could adversely affect the appraiser's opinion of value. Clients with concerns about such potential negative factors are encouraged to engage the appropriate type of expert to investigate.

The Scope of Work is the type and extent of research and analyses performed in an appraisal assignment that is required to produce credible assignment results, given the nature of the appraisal problem, the specific requirements of the intended user(s) and the intended use of the appraisal report. Reliance upon this report, regardless of how acquired, by any party or for any use, other than those specified in this report by the Appraiser, is prohibited. The Opinion of Value that is the conclusion of this report is credible only within the context of the Scope of Work, Effective Date, the Date of Report, the Intended User(s), the Intended Use, the stated Assumptions and Limiting Conditions, any Hypothetical Conditions and/or Extraordinary Assumptions, and the Type of Value, as defined herein. The appraiser, appraisal firm, and related parties assume no obligation, liability, or accountability, and will not be responsible for any unauthorized use of this report or its conclusions.

Additional Comments (Scope of Work, Extraordinary Assumptions, Hypothetical Conditions, etc.):

In preparing this appraisal, I have personally inspected both the interior and exterior of the subject property, and have noted the characteristics of the property that are considered relevant to its valuation. I have researched market data for use in a Sales Comparison Approach. I have done research for comparable sale properties in both public records and in our local M.L.S. system. The properties that were considered similar in their physical characteristics and location are viewed from the exterior (street), and those that are most similar are used as comparables in the attached form report. Verification of sales is done with combinations of their tax roll records and M.L.S., and in some instances, conversations with either the listing or selling Realtors and buyers/sellers.

ions

File No.: R1208049

SS: 104 7th Ave

City: St. Pete Beach

State: FL

Zip Code: 33706

Margaret Perez

Address: 11204 Hidden Valley Dr, Tampa, FL 33618

Tom Hockensmith,SRA,Cert Res RD1405

Address: 1100 16th Street N, St. Petersburg, FL 33705

KAISER'S CERTIFICATION

erty that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The credibility of this report, for the stated use by the stated user(s), of the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.

- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.

— My analyses, opinions, and conclusions were developed, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.

— I did not base, either partially or completely, my analysis and/or the opinion of value in the appraisal report on the race, color, religion, sex, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property, or of the present owners or occupants of the properties in the vicinity of the subject property.

— Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.

— Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification.

DEFINITION OF MARKET VALUE *:

Market value means the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus.

Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

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

* This definition is from regulations published by federal regulatory agencies pursuant to Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act (FIRREA) of 1989 between July 5, 1990, and August 24, 1990, by the Federal Reserve System (FRS), National Credit Union Administration (NCUA), Federal Deposit Insurance Corporation (FDIC), the Office of Thrift Supervision (OTS), and the Office of Comptroller of the Currency (OCC). This definition is also referenced in regulations jointly published by the OCC, OTS, FRS, and FDIC on June 7, 1994, and in the Interagency Appraisal and Evaluation Guidelines, dated October 27, 1994.

Client Contact: _____ Client Name: **Margaret Perez**
E-Mail: _____ Address: **11204 Hidden Valley Dr, Tampa, FL 33618**

APPRAISER

**SUPERVISORY APPRAISER (if required)
or CO-APPRAISER (if applicable)**

Appraiser Name: **Tom Hockensmith,SRA,Cert Res RD1405**

Company: **Entreken Associates**

Phone: **(727) 894-1800 x212** Fax: _____

E-Mail: **thockensmith@ti-valuation.com**

Date Report Signed: **August 27, 2012**

License or Certification #: **Cert Res RD1405** State: **FL**

Expiration Date of License or Certification: **11/30/2012**

Inspection of Subject: ☒ Interior & Exterior ☐ Exterior Only ☐ None

Date of inspection: **August 24, 2012**

Supervisory or Co-Appraiser Name: _____

Company: _____

Phone: _____ Fax: _____

E-Mail: _____

Date Report Signed: _____

License or Certification #: _____ State: _____

Expiration Date of License or Certification: _____

Inspection of Subject: ☐ Interior & Exterior ☐ Exterior Only ☐ None

Date of inspection: _____

GPRESIDENTIAL

1/A
104 7th Ave
St. Pete Beach

County **Pinellas**

State **FL** Zip Code **33706**

File No. **R1208049**

RAISAL AND REPORT IDENTIFICATION

This Appraisal Report is one of the following types:

- ☐ **Self Contained** (A written report prepared under Standards Rule 2-2(a), pursuant to the Scope of Work, as disclosed elsewhere in this report.)
- ☒ **Summary** (A written report prepared under Standards Rule 2-2(b), pursuant to the Scope of Work, as disclosed elsewhere in this report.)
- ☐ **Restricted Use** (A written report prepared under Standards Rule 2-2(c), pursuant to the Scope of Work, as disclosed elsewhere in this report, restricted to the stated intended use by the specified client or intended user.)

Comments on Standards Rule 2-3

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

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no (or the specified) present or prospective interest in the property that is the subject of this report and no (or the specified) personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification (if there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report).
- Unless otherwise indicated, I have performed no services regarding the subject property within the prior three years, as an appraiser or in any other capacity.

Comments on Appraisal and Report Identification

Note any USPAP related issues requiring disclosure and any State mandated requirements:

As of the date of the appraisal, **Tom Hockensmith, SRA**, has completed the requirements of the continuing education program of the Appraisal Institute.

The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics & Standards of Professional Appraisal Practice of the Appraisal Institute, which include the Uniform Standards of Professional Appraisal Practice.

The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

The estimated exposure and marketing periods are estimated at 3-6 months each.

APPRAISER:

Signature: 
Name: **Tom Hockensmith, SRA, Cert Res RD1405**
Designation: _____
Date Signed: **August 27, 2012**
State Certification #: _____
or State License #: **Cert Res RD1405**
State: **FL**
Expiration Date of Certification or License: **11/30/2012**
Effective Date of Appraisal: **July 15, 2012**

SUPERVISORY APPRAISER (only if required):

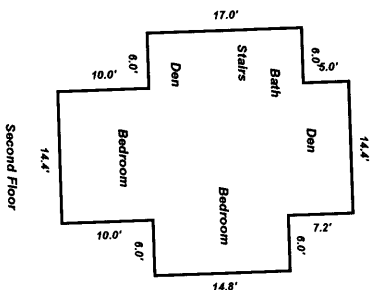
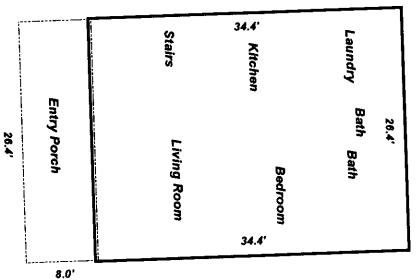
Signature: _____
Name: _____
Designation: _____
Date Signed: _____
State Certification #: _____
or State License #: _____
State: _____
Expiration Date of Certification or License: _____
Supervisory Appraiser inspection of Subject Property: ☐ Did Not ☐ Exterior-only from street ☐ Interior and Exterior

Building Sketch

Client	N/A
Address	104 7th Ave
County	Pinellas
State	FL
Zip Code	33706

St. Pete Beach

Order



Sketch by Apex I/V™

Comments:

AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
GLA1	First Floor	908.2	1559.8
	Second Floor	651.6	211.2
P/P	Entry Porch	211.2	
Net LIVABLE Area		(Rounded)	1560

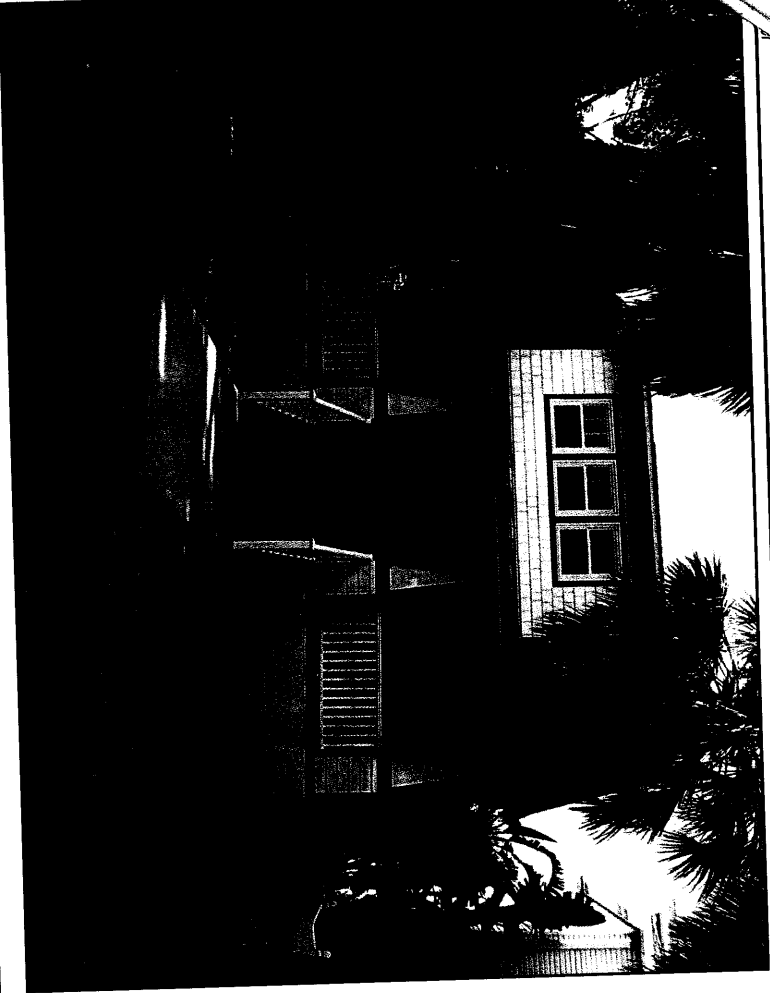
LIVING AREA BREAKDOWN			
Breakdown			Subtotals
First Floor	26.4	x	34.4
Second Floor	6.0	x	14.8
	14.4	x	32.0
	6.0	x	17.0
4 Items			(Rounded)
			1560

Subject Photo Page

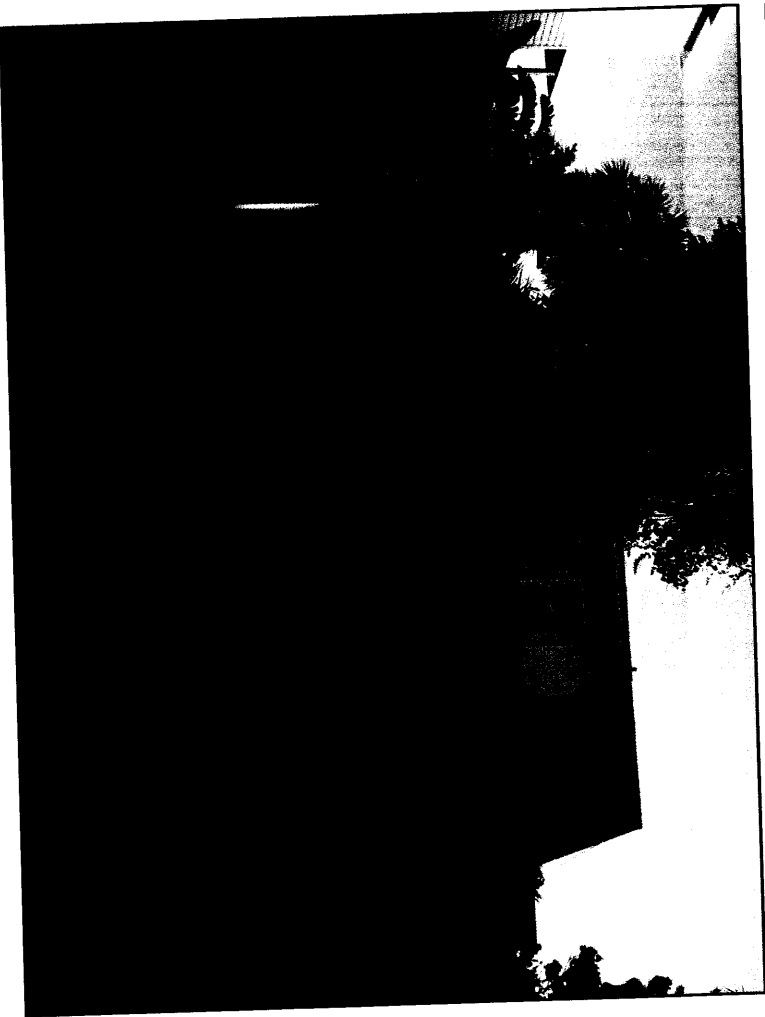
Alt	N/A		
Address	104 7th Ave	County	Pinellas
	St. Pete Beach	State	FL
		Zip Code	33706

Subject Front

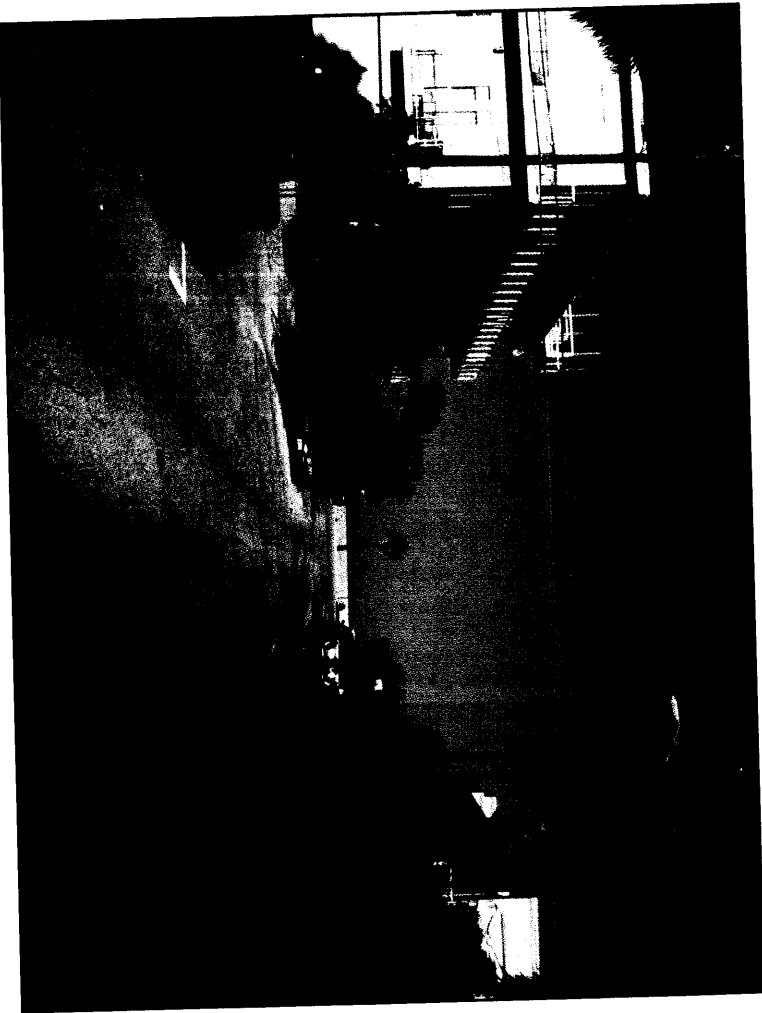
104 7th Ave	
Sales Price	
GLA	1,560
Total Rooms	8
Total Bedrms	3
Total Bathrms	3
Location	Pass A Grille
View	Residential
Site	4,800sf/48'
Quality	Average
Age	1920



Subject Rear



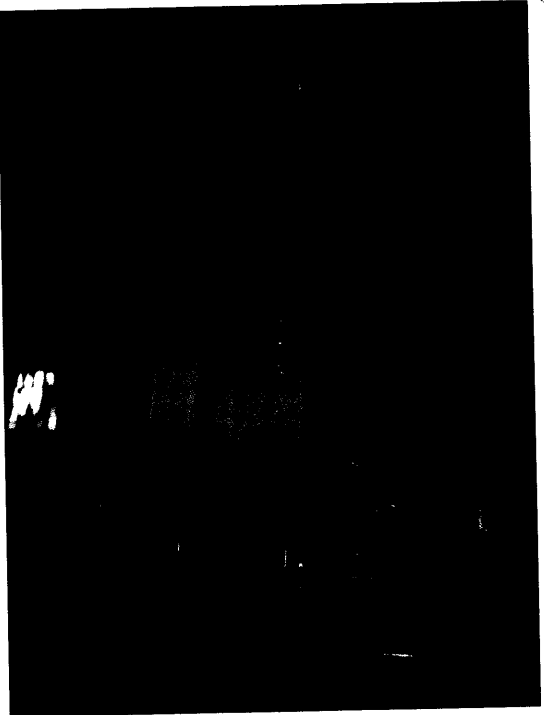
Subject Street



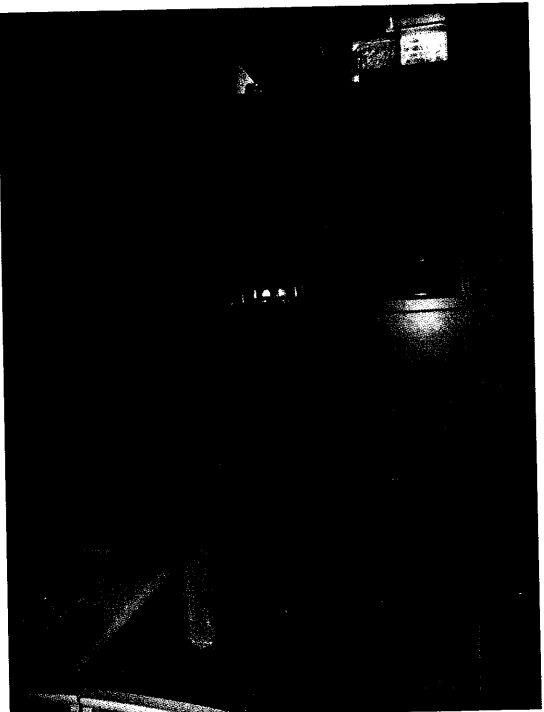
Photograph Addendum

ant	N/A		
address	104 7th Ave	County	Pinellas
	St. Pete Beach	State	FL
		Zip Code	33706

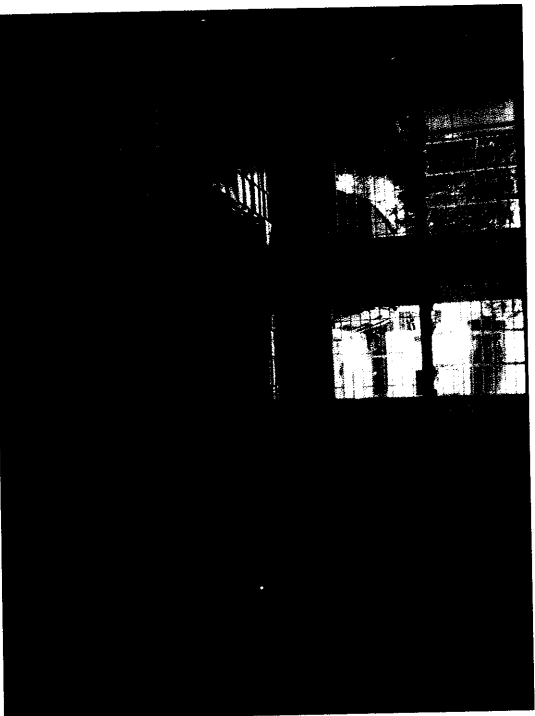
of



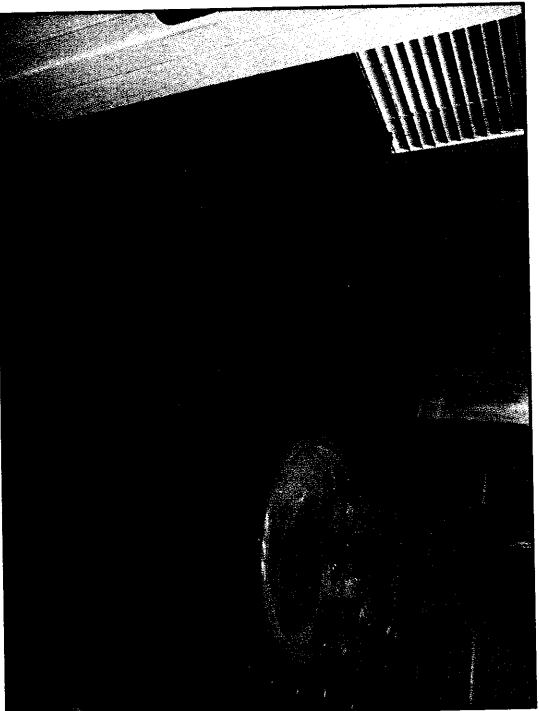
Kitchen



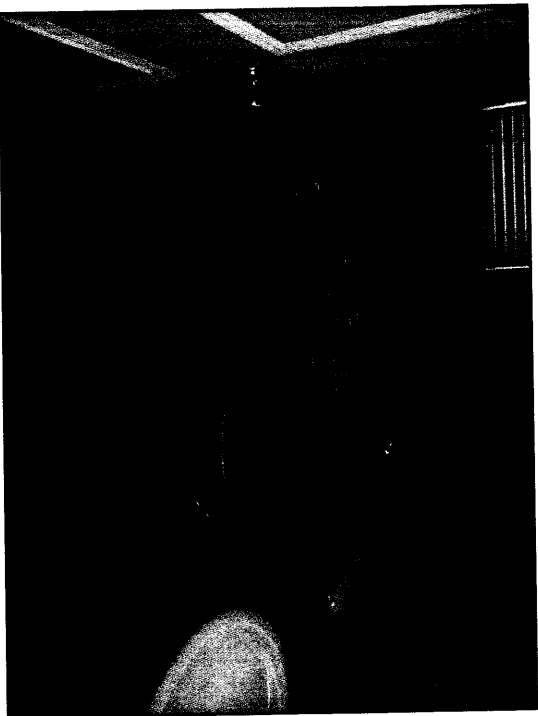
Kitchen



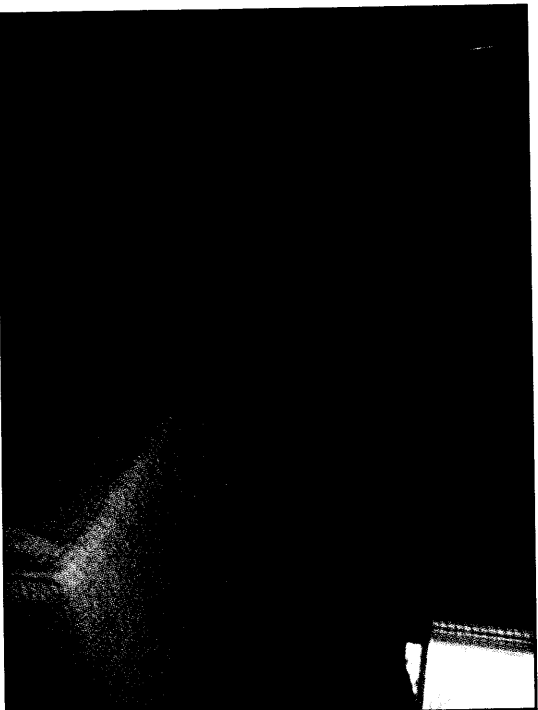
laundry room



bath



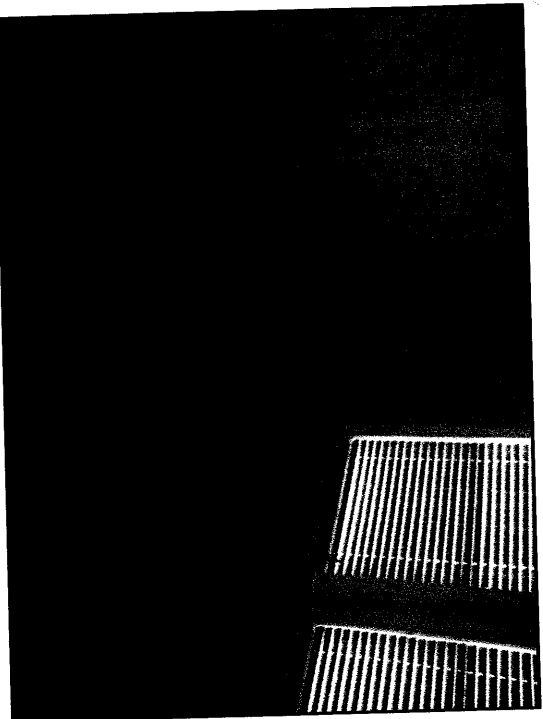
bath



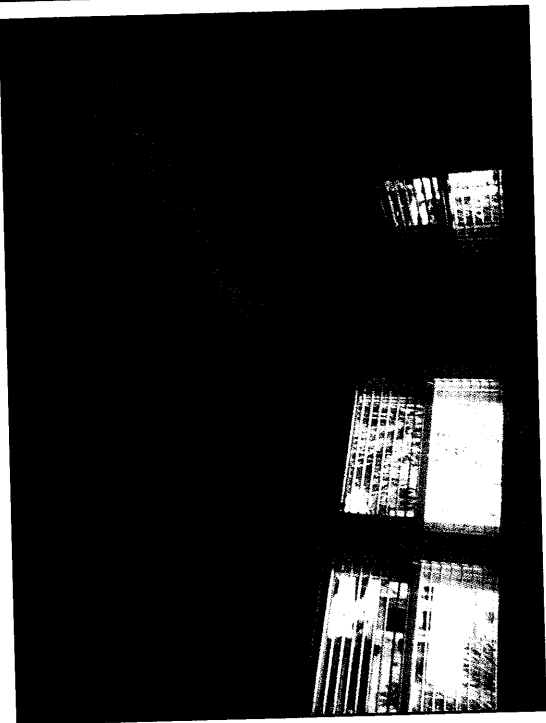
bedroom

Photograph Addendum

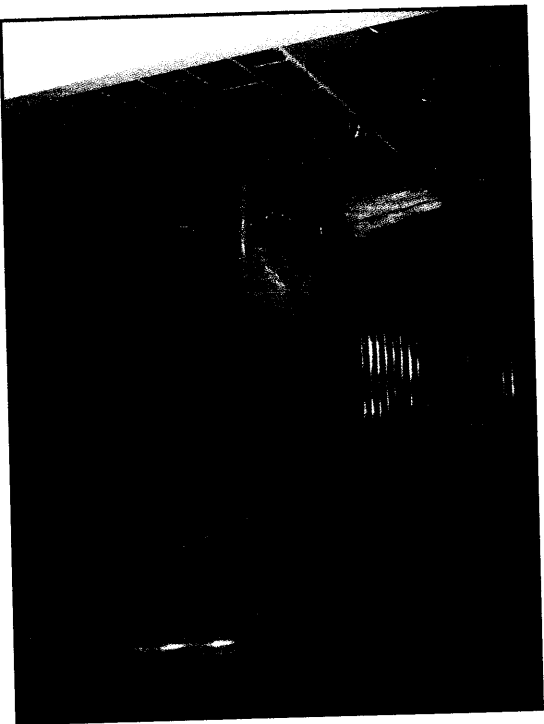
apt	N/A		
address	104 7th Ave	County	Pinellas
	St. Pete Beach	State	FL
		Zip Code	33706
at			



bedroom



bedroom



bath

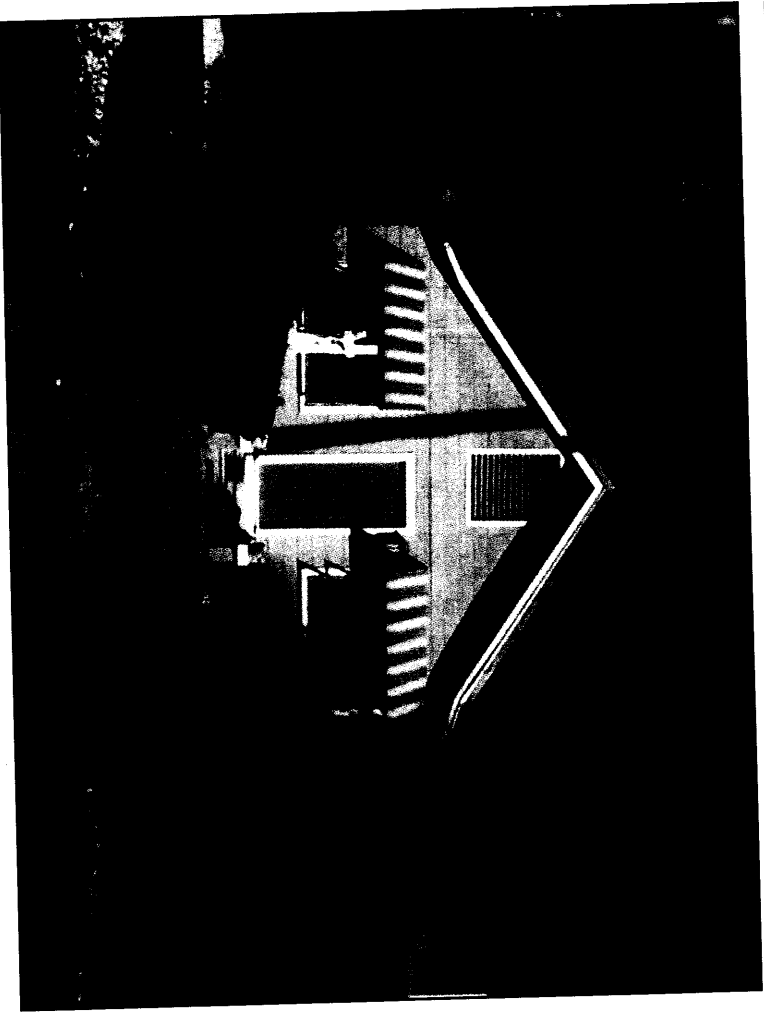
Comparable Photo Page

ent	N/A		
Address	104 7th Ave	County	Pinellas
	St. Pete Beach	State	FL
		Zip Code	33706



Comparable 1

106 4th Ave
Proximity 0.13 miles S
Sale Price 690,000
GLA 2,735
Total Rooms 9
Total Bedrms 3
Total Bathrms 3
Location Pass A Grille
View Residential
Site 4,100sf/41'
Quality Average
Age Built 1979

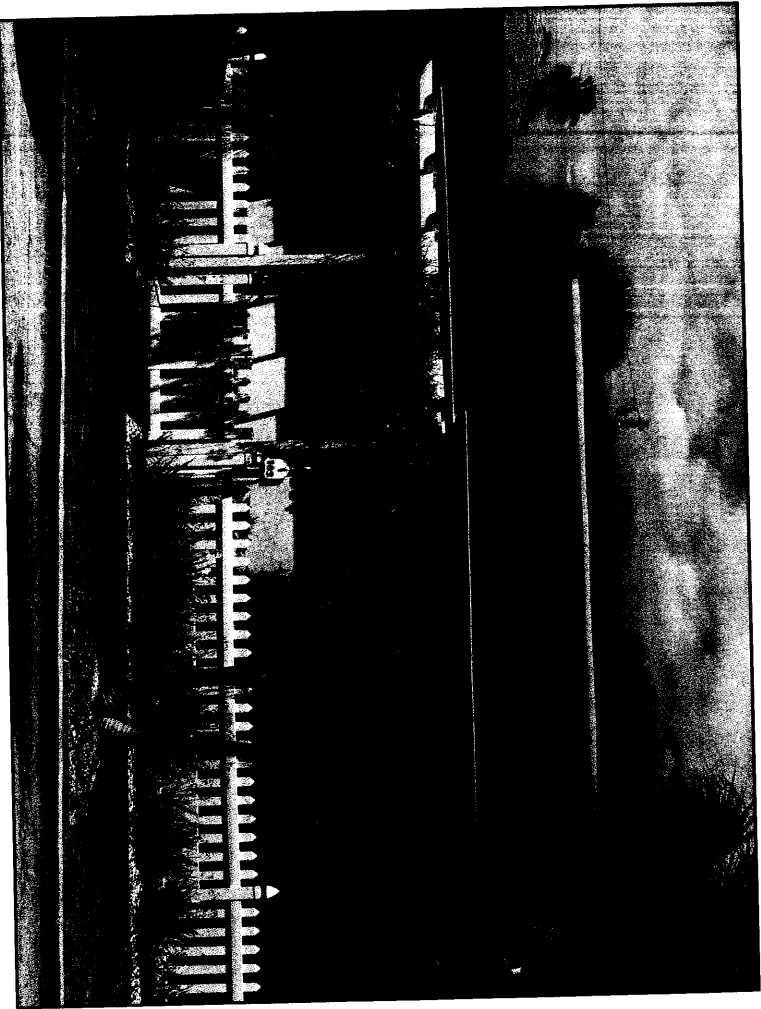


Comparable 2

105 10th Ave
Proximity 0.16 miles N
Sale Price 545,000
GLA 1,316
Total Rooms 7
Total Bedrms 3
Total Bathrms 3
Location Pass A Grille
View Res/Park
Site 4,700sf/47'
Quality Average
Age Built 1923

Comparable 3

105 12th Ave
Proximity 0.26 miles N
Sale Price 575,000
GLA 2,313
Total Rooms 8
Total Bedrms 3
Total Bathrms 2
Location Pass A Grille
View Residential
Site 3,999sf/43'
Quality Average
Age Built 1952

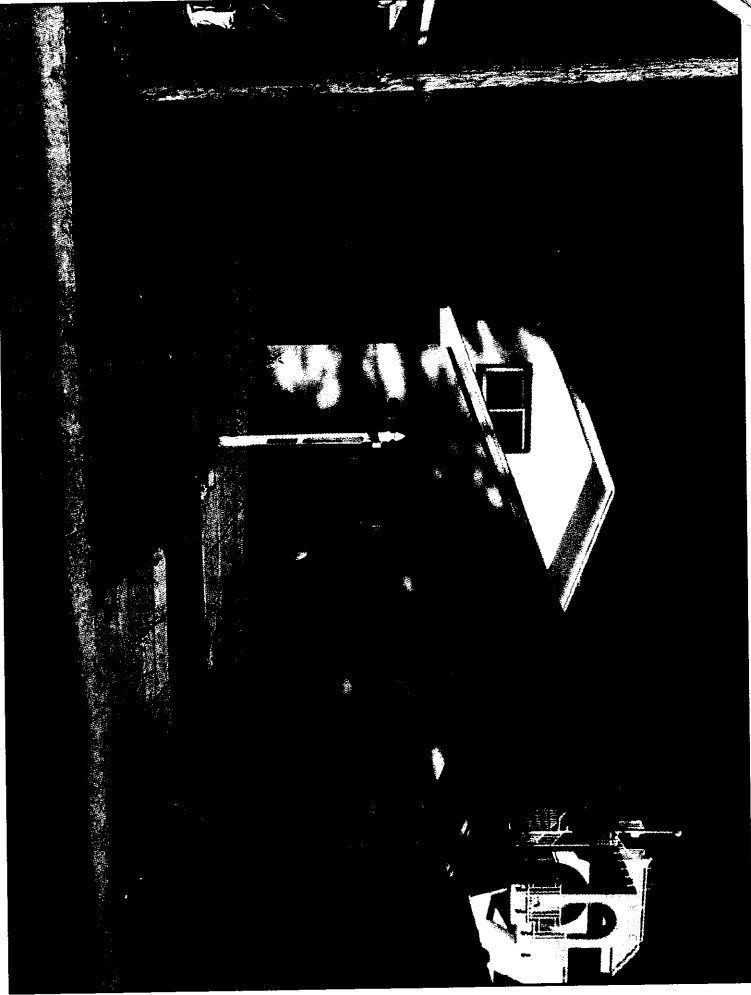


Comparable Photo Page

ant	N/A		
address	104 7th Ave	County	Pinellas
	St. Pete Beach	State	FL
		Zip Code	33706
et			

Comparable 4

109 3rd Ave
Prox. to Subj. 0.15 miles S
Sales Price 615,000
G.L.A. 2,300
Tot. Rooms 9
Tot. Bedrms. 4
Tot. Bathrms. 3
Location Pass A Grille
View Residential
Site 4,100sf/41'
Quality Average
Age Built 1954



Comparable 5

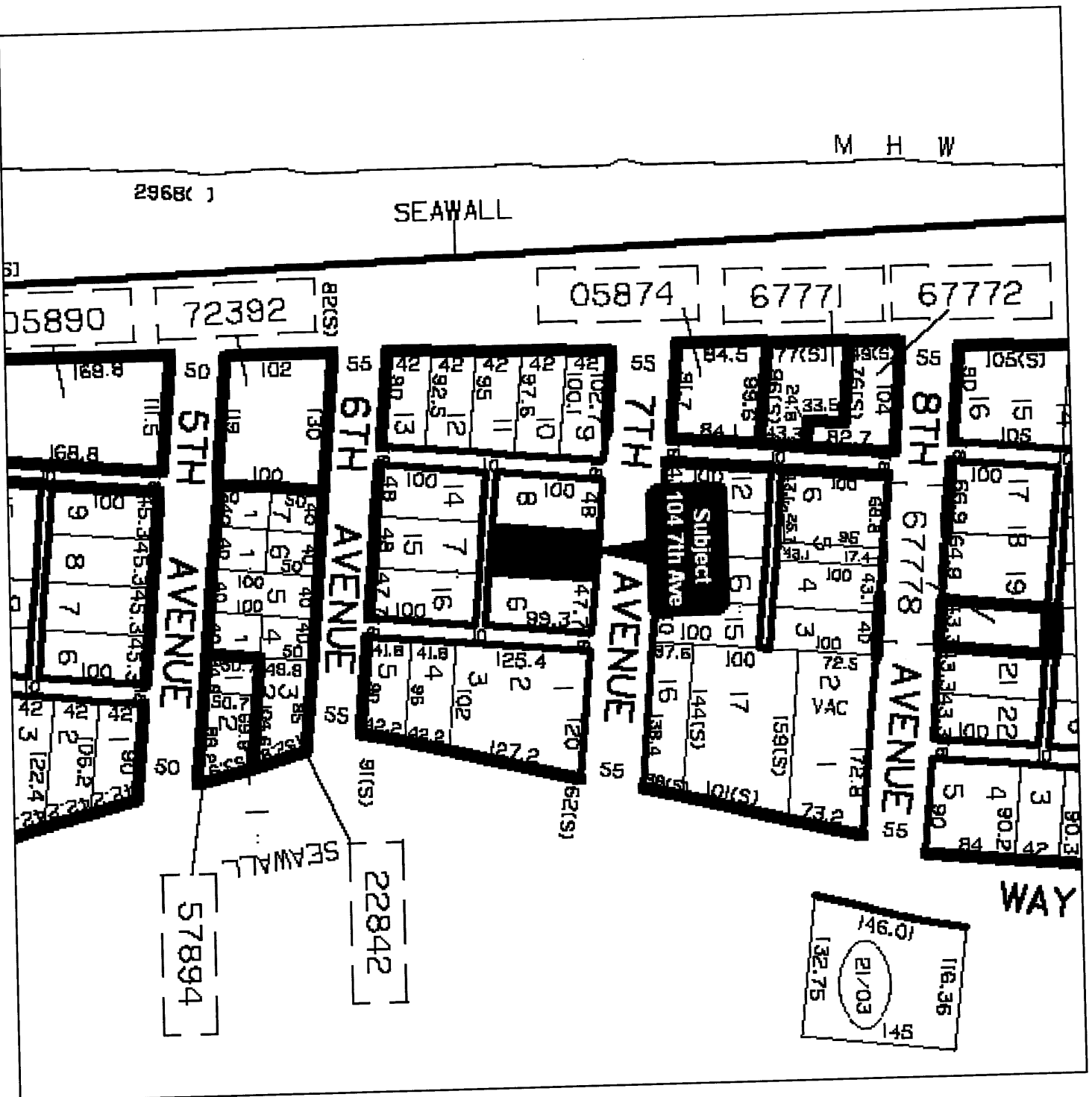
Prox. to Subj.
Sales Price
G.L.A.
Tot. Rooms
Tot. Bedrms.
Tot. Bathrms.
Location
View
Site
Quality
Age

Comparable 6

Prox. to Subj.
Sales Price
G.L.A.
Tot. Rooms
Tot. Bedrms.
Tot. Bathrms.
Location
View
Site
Quality
Age

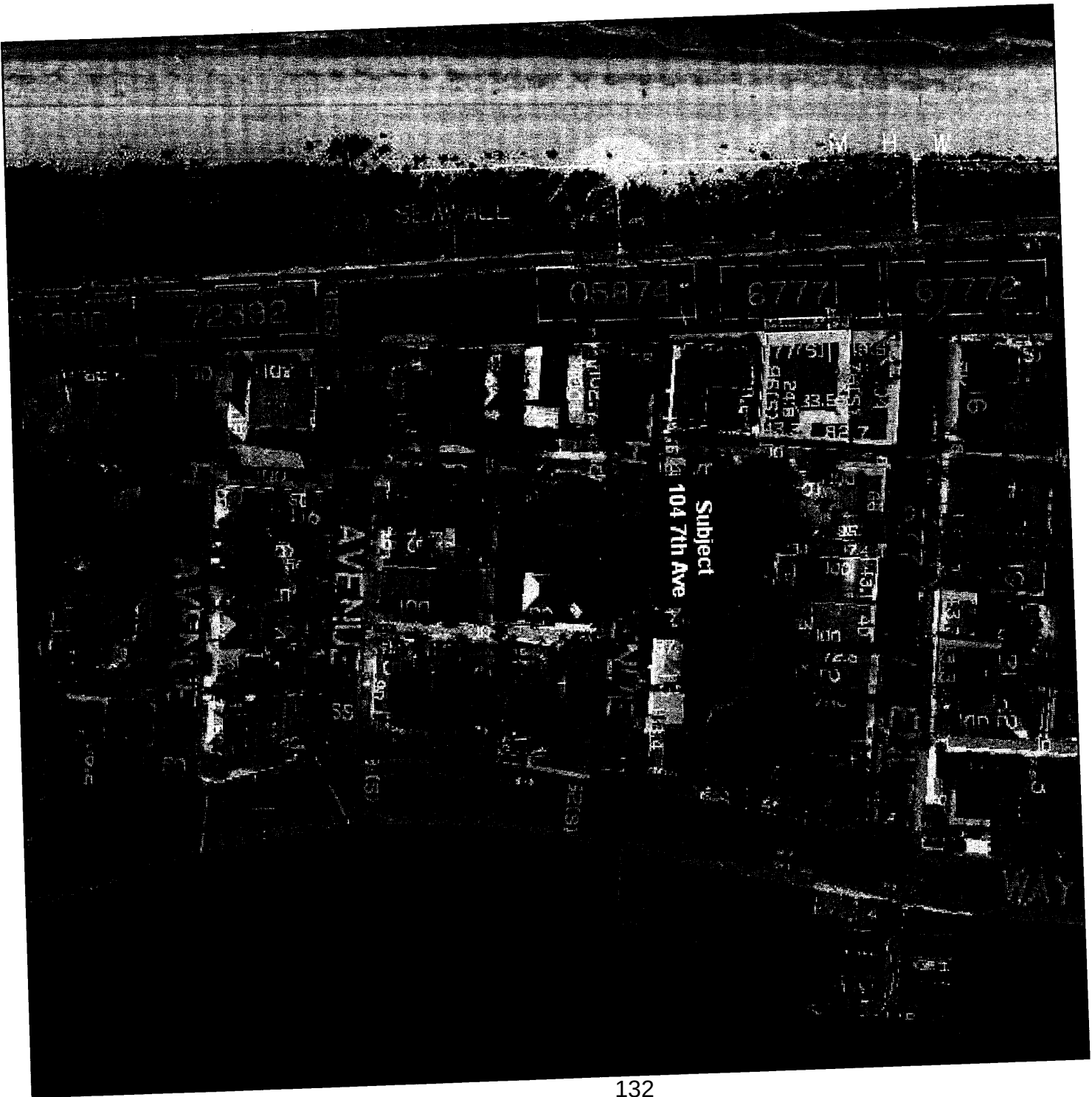
Plat Map

Agent	N/A		
Address	104 7th Ave	County	Pinellas
	St. Pete Beach	State	FL
		Zip Code	33706



Aerial Map

Agent	N/A		
Address	104 7th Ave	County	Pinellas
	St. Pete Beach	State	FL
		Zip Code	33706
Jet			

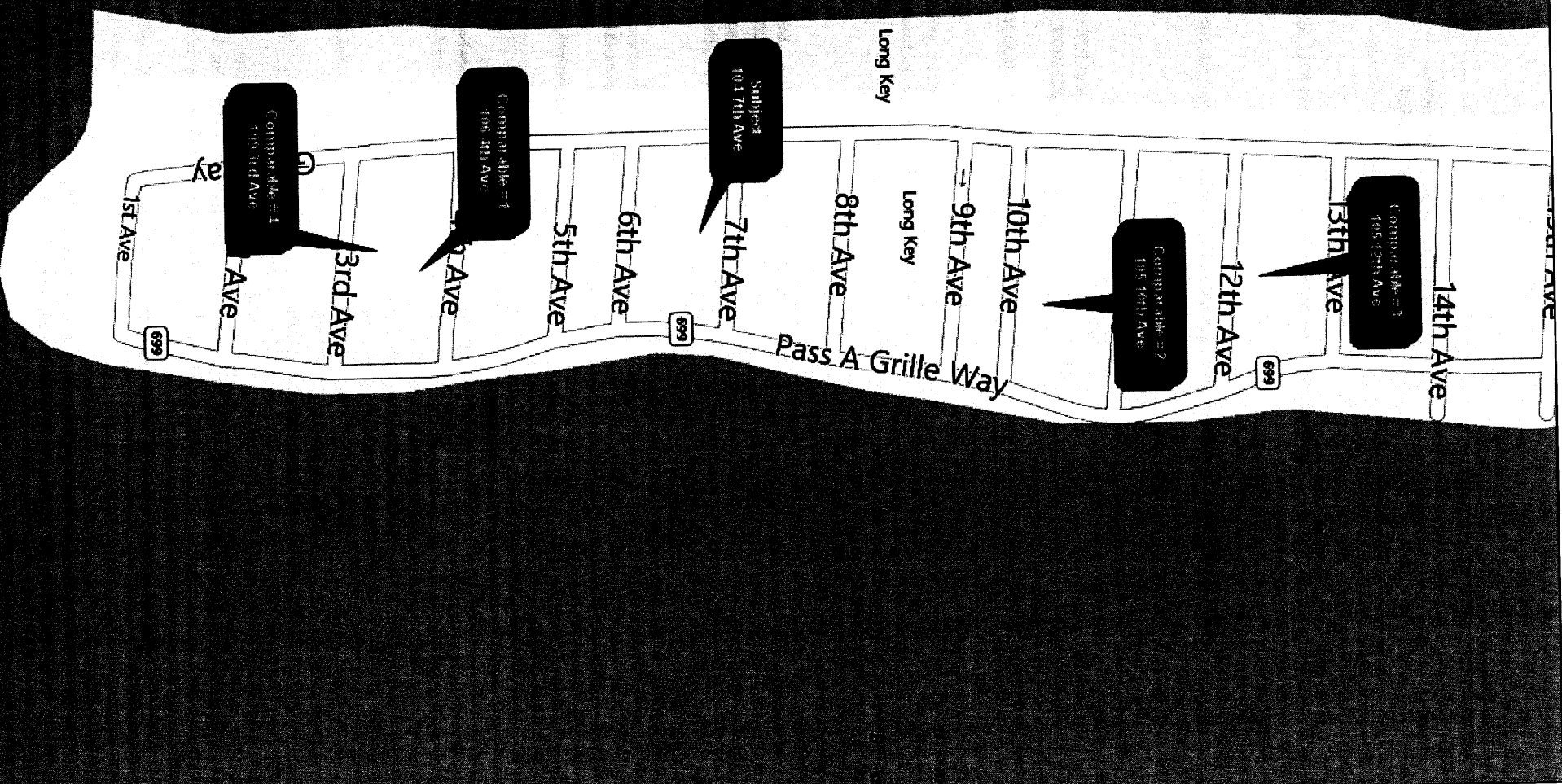


Location Map

Agent	N/A	County	Pinellas	State	FL	Zip Code	33706
Address	104 7th Ave						
	St. Pete Beach						
der							

a la mode, inc.


The leader in real estate technology



Qualifications

Client	N/A		
Address	104 7th Ave		
	St. Pete Beach	County	Pinellas
Order		State	FL
		Zip Code	33706

APPRAISER QUALIFICATIONS TOM M. HOCKENSMITH

EDUCATION:

Eckerd College, St. Petersburg, Florida, 1985 (Bachelor of Science Degree in Mathematics)

PROFESSIONAL MEMBERSHIP:

SRA Designation of The Appraisal Institute; Formed January 1, 1991 through a unification of the AIREA & SREA. Currently certified.

LICENSES

State-Certified Residential Appraiser RD1405
FL Residential Building Contractor CRC036676 (inactive)

PROFESSIONAL EDUCATION, APPRAISAL INSTITUTE COURSES (SINCE 2005)

Analyzing Operating Expenses, 2009
Residential Design & Functional Utility, 2009
Reviewing Residential Applications and Using Fannie Mae Form 2000
Business Practices and Ethics, 2009
Property Tax Assessments, 2008
Intro to GIS Applications, 2008
National USPAP Update, 2008
Analyzing Distressed Real Estate, 2008
Condominiums, Co-ops and PUDs, 2008
FL Supervisor Trainee Roles and Rules, 2008
FL State Law for Real Estate Appraisers, 2008
National USPAP, 2006
Scope of Work, 2006
Florida State Law for Real Estate Appraisers, 2006
Appraising From Blueprints and Specifications, 2006
FHA and the Appraisal Process, 2006
Professional's Guide to the Uniform Residential Appraisal Report, 2006

OTHER COURSES (Since 2000)

Appraisal Law & Rules and USPAP Update
Supervisor Trainee Roles & Relationships
USPAP/Law Update
Appraisal Research and Analysis
Sales Comparison Approach
Neighborhood & Residential Subdivision Analysis
Communicating the Appraisal
USPAP/Law Update

SPONSOR

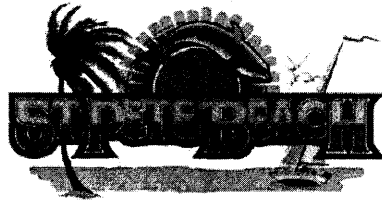
McKissock, 2010
McKissock, 2010
Bert Rodgers Schools, 2002
Bert Rodgers Schools, 2002
Bert Rodgers Schools, 2002
Bert Rodgers Schools, 2002
Bert Rodgers Schools, 2002
Real Estate Education Specialists, 2000

EXPERIENCE:

Residential department manager and principal, Entteken Associates, Inc. One hundred percent of time is devoted to preparing and/or reviewing residential appraisals for various intended uses since 1992.

Earle & Associates, St. Petersburg, Florida. Staff appraiser. One hundred percent of time was spent preparing residential appraisals. July 1989 to June 1992.

Hockensmith, Inc., St. Petersburg, Florida. Contractor/Appraiser. Approximately fifty percent of the time at this job was spent appraising residential properties; fifty percent was spent in residential construction. May 1985 to June 1989.



CITY OF ST. PETE BEACH

In Re Application of:
Manny Perez
104 7th Avenue
St. Pete Beach, Florida 33706

HISTORIC PRESERVATION BOARD DEVELOPMENT ORDERS Case No. #2011-0001

Pursuant to Section 28.16 of the LDC the Historic Preservation Board reviewed the application for a variance from Chapter 98, Article V of the Code of Ordinances floodplain management regulations.

Address: 104 7th Avenue
Legal Description: Lot 7 Block 7 Morey Beach Subdivision

IT IS HEREBY ORDERED:

1. A Variance from Article V, Chapter 98 of the Code of Ordinances from the substantial improvement requirements for a designated historic structure is **APPROVED**.

Any variance granted shall expire one (1) year from the date of the Development Order providing for such variance, unless a building permit for the construction authorized by such variance is obtained within such time and said building permit has not expired prior to the completion of construction in accordance therewith.

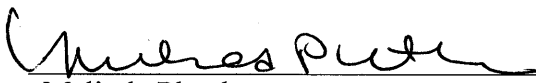
Any person aggrieved by this order may appeal the order to the circuit court on or before thirty (30) days from the date of the order.

Pursuant to 44 CFR CH 1 Section 60.6, the City is required to notify the applicant that:

- i. “The issuance of a variance to construct a structure below the base flood level will result in increased premium rates for flood insurance up to amounts as high as \$25 for \$100 of insurance coverage and
- ii. (ii) such construction below the base flood level increases risks to life and property.”

**HISTORIC PRESERVATION BOARD
DEVELOPMENT ORDERS
Case No. #2011-0001**

(pg. 2 of 2)



Melinda Pletcher
Chairman

3/3/11

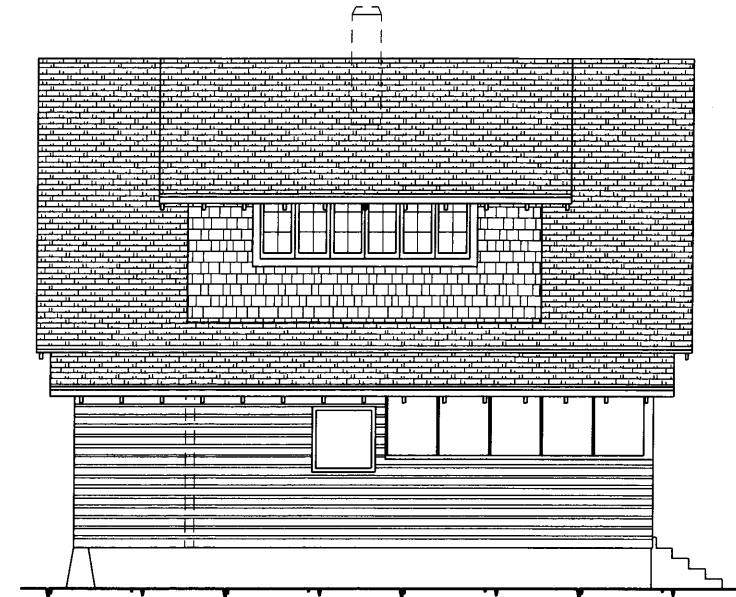
Date



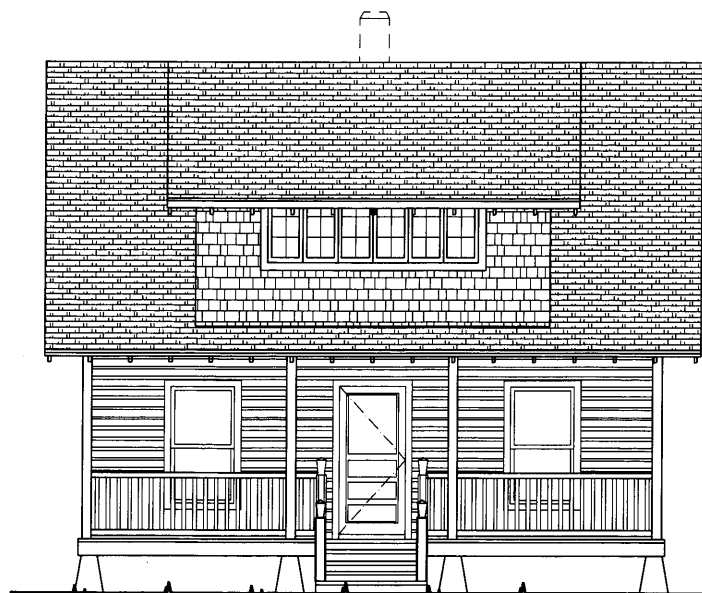
4
WEST (SIDE)
ELEVATION
SCALE: 1/4"=1'-0"



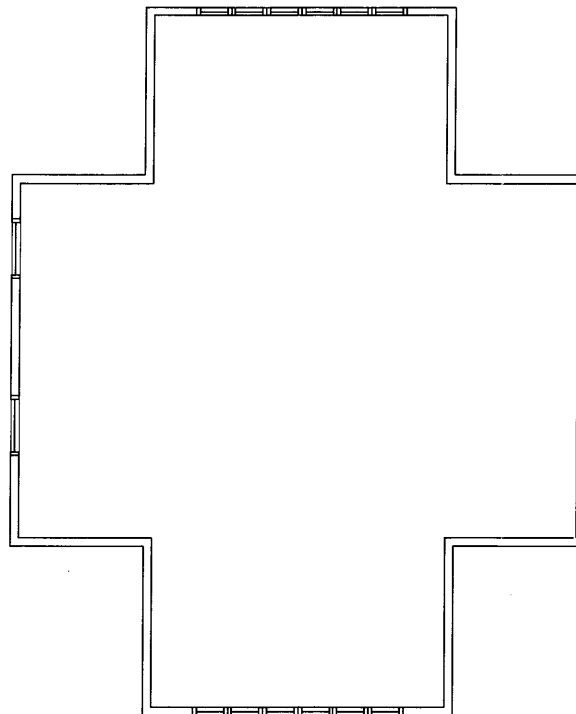
5
EAST (SIDE)
ELEVATION
SCALE: 1/4"=1'-0"



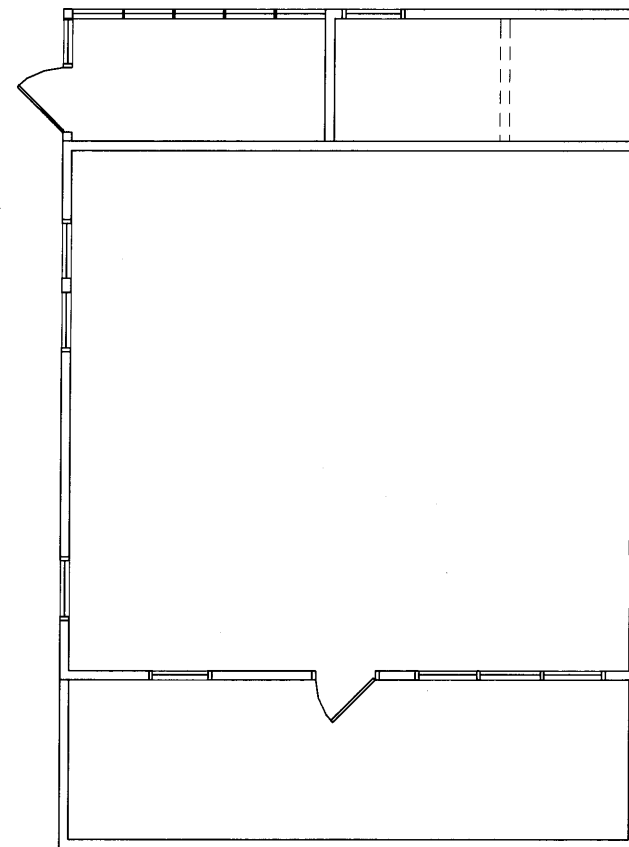
6
NORTH (REAR)
ELEVATION
SCALE: 1/4"=1'-0"



3
SOUTH (FRONT)
ELEVATION
SCALE: 1/4"=1'-0"



2
2ND FLOOR
PLAN
SCALE: 1/4"=1'-0"



1
1ST FLOOR
PLAN
SCALE: 1/4"=1'-0"



RENKER · EICH · PARKS ARCHITECTS
1009 Dr. Martin Luther King Jr. Street North St. Petersburg, Florida 33704-4203 (727-821-2886)
LIC. AA 0001447

MANUAL PEREZ
104 7TH AVENUE
PASSAGRILLE, FLORIDA
VARIANCE AND CERTIFICATE OF APPROPRIATENESS REQUEST

PROJECT NO.: 0922
DATE: 01/20/2010
DRAWN BY: KAY, SKS
REVISIONS:

SHEET TITLE:
FLOOR PLANS,
ELEVATIONS

SHEET NO.:

A1.1

OF SHEETS