



**FINANCE AND BUDGET REVIEW COMMITTEE BUDGET  
WORKSHOP #2  
CITY OF ST. PETE BEACH  
COMMISSION CHAMBERS**

155 Corey Avenue  
St. Pete Beach, FL 33706

Friday, May 29, 2026  
2:30 PM

Call to Order  
Pledge of Allegiance  
Roll Call

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**BUDGET WORKSHOP**

1. Presentations -
  - a. **Operating Fee Study - Raftelis**
  - b. **Updated Capital Improvement Plan and Operating Assumptions**
2. Discussion Items -
3. Adjournment -

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

**The public is cordially invited to attend this meeting.  
All agenda material is available for review at City Hall or [www.stpetebeach.org](http://www.stpetebeach.org).**



# City of St. Pete Beach

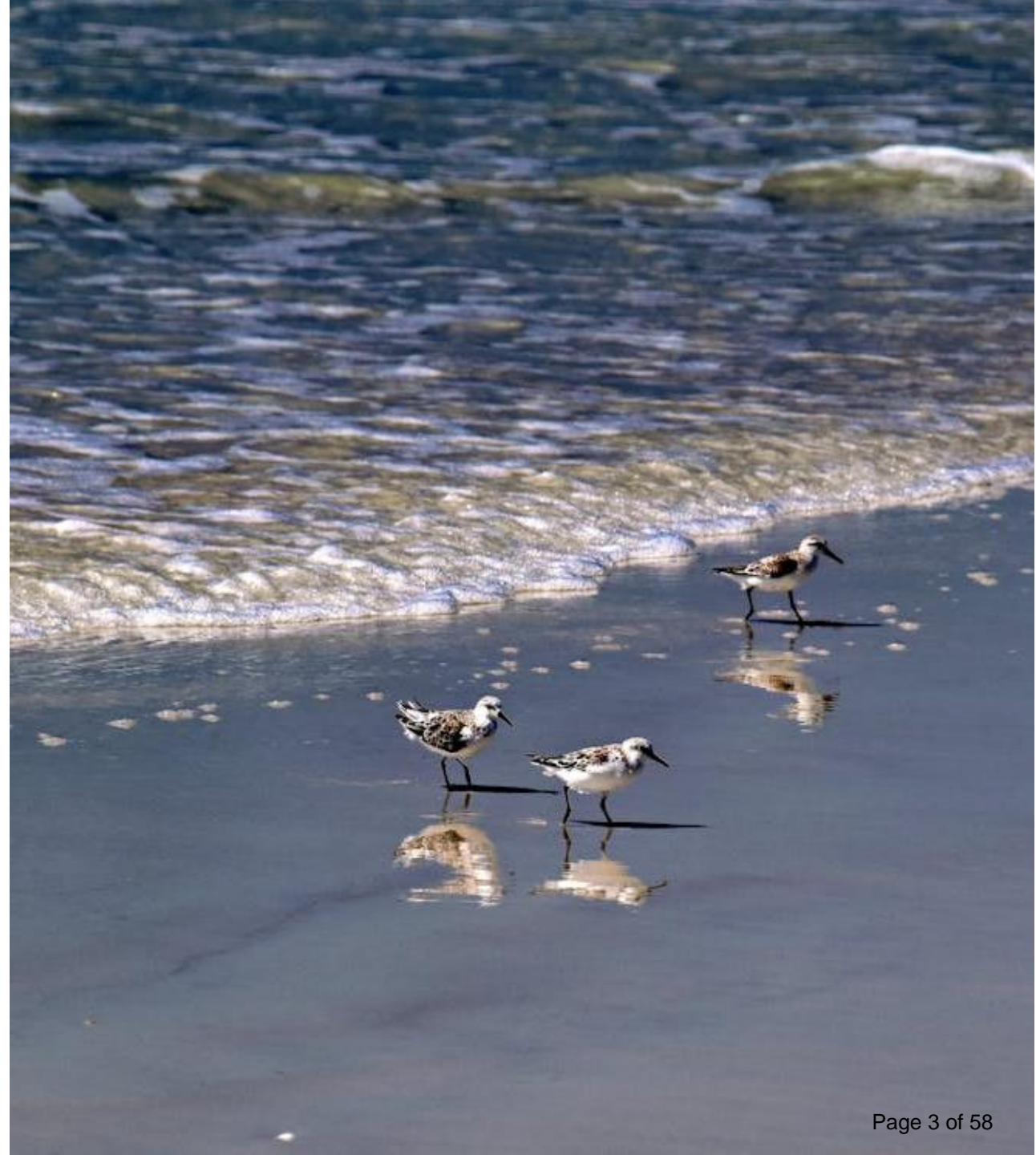
Operating Fee Study – Finance &  
Budget Review Committee

May 29, 2026

# Agenda

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1. Study Overview
2. Benchmarking
3. Current Fees
4. Cost Recovery
5. Fee Recommendation Framework
6. Revenue Projections
7. Q&A



# Study Overview



# Study Overview

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Raftelis was engaged by the City of St. Pete Beach to complete a comprehensive Operating Fee Study reviewing municipal operating fees with the following goals:

1. Align costs of public services with users of those services
2. Adjust existing fees to reflect the true costs of service
3. Generate additional revenue to fund some municipal operations
4. Review existing fees against neighboring communities
5. Create a plan for adjusting fees as necessary in relation to the peer review and target cost recovery analysis

# Study Approach

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- Raftelis followed a seven-step approach:
  1. Initial Engagement: Kick-off meeting to categorize fees as high priority or low priority and define study scope
  2. Policy Review: Evaluated current fee structures alignment with study goals; identified consolidation and new fee opportunities
  3. Data Gathering and Staff Insights: Collected usage data, conducted interviews with Parks and Recreation and Finance staff
  4. Service Area and Growth Analysis: Reviewed population projections, seasonal and tourist demographics, and development trends
  5. Market Benchmarking: Compared fees against 10 peer Florida communities plus Suncoast YMCA
  6. Cost Recovery Analysis: Determined current cost recovery levels by fee category and calculated target cost recovery percentages for each department
  7. Fee Schedule Updates: Developed recommended fee adjustments across multiple scenario options to reach cost recovery targets

# Service Area Context



# Service Area Context:

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- Key demographics and characteristics affecting fee development:
  - › Population Fluctuations:
    - Permanent population: 8,879 (2020 Census), projected 9,243 by 2045
    - Seasonal population: 2,601 (2020), projected 2,707 by 2045
    - Tourist population: 1,392 (2020), projected 1,673 by 2045
    - Nearly two-thirds of residential units serve as secondary or seasonal residences



# Service Area Context Cont'd:

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- Other Key demographics and characteristics affecting fee development:
  - › Development Status:
    - Largely built-out community with only about 1% vacant and undeveloped acreage
    - Median age of 65.8 years (2020)
    - Comprehensive Plan emphasizes redevelopment over new construction
  - › Hurricane Vulnerability:
    - Entire City lies within Evacuation Zone A
    - Approximately 80% of homes required repair after Hurricanes Milton and Helene (2024)
    - Revenue fluctuations in building fees due to storm-related waivers and reductions

# Benchmarking



# Benchmarking

- Compared St. Pete Beach rates against 10 Peer Communities + YMCA:
  1. Treasure Island
  2. Clearwater
  3. Largo
  4. Gulfport
  5. St. Augustine
  6. Dunedin
  7. Pinellas Park
  8. Tarpon Springs
  9. Madeira Beach
  10. Belleair
  11. Suncoast YMCA (For Parks and Recreation Fees Only)
- Purpose: Consider proposed rate adjustments within the broader context of other peer communities and make sure that the adjusted fees remain competitive.
- Findings: Proposed rates are designed to stay within the market range of similar Florida coastal communities.

# Current Fees



# Current Fees: Parks and Recreation

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- Two Fee Types:
  1. Appendix A fees
  2. Contractor Set Fees
- Fee Structure: Distinction between Residents and Non-Residents.
- Methodology Considerations:
  - › Maintain the existing ratio of resident vs. non-resident rates
  - › Prioritize benefits for St. Pete Beach taxpayers
  - › Apply fee adjustments consistently

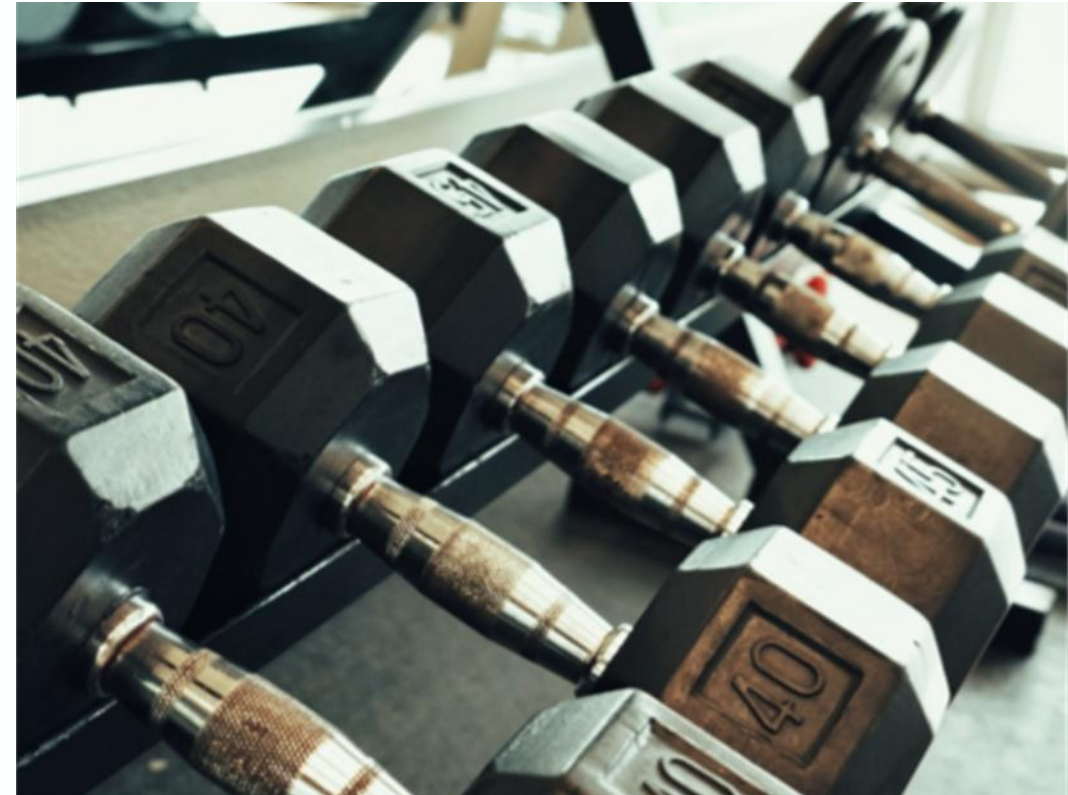


Image Credit: <https://www.stpetebeach.org/Facilities/Facility/Details/Fitness-Facility-23>

# Cost Recovery – Parks and Recreation Fees



# Current Cost Recovery Calculation Methodology: Parks and Recreation Fees

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- Collaborated with City Staff to bridge budget expenditures to generated revenues.
- Assigned % of department expenses to each category to establish the "Cost to Provide."
- Calculated current cost recovery =  $\frac{\text{Total Allocated Revenue}}{\text{Total Allocated Expense}}$ .

# Cost Recovery Analysis: Parks and Recreation Fees

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- Every fee was categorized into one of seven service areas for the purposes of a cost recovery analysis:
  1. Pool
  2. Recreation Programs
  3. Camp
  4. Gym
  5. Facility Rentals
  6. Special Events
  7. Beach Weddings

# Target Cost Recovery Determination: Parks and Recreation Fees

- Industry Standards: Based on American Planning Association & National Recreation and Park Association models.
- The Benefit Principle: Fees are tiered based on who benefits from the service.
  - Tier 1: Community Benefit (Parks, Trails, Open Space)
    - Target: 0–20% recovery (Primarily Tax Funded)
  - Tier 2: Mixed Benefit (Youth Sports, Classes, Camps)
    - Target: 70% recovery (Shared Cost)
  - Tier 3: Individual Benefit (Facility Rentals, Adult Leagues, Private Lessons)
    - Target: 100% recovery (Fully User Funded)

# Target Cost Recovery Determination: Parks and Recreation Fees – Tier 1

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- High community benefit
- Currently St. Pete Beach does not charge fees for benefits associated with this Tier
- This aligns with industry standard cost recovery for this Tier – 0 -20%
- Examples: Use of playgrounds, parks and open spaces



Image Credit: <https://www.stpetebeach.org/facilities/facility/details/Lido-Park-2>

# Target Cost Recovery Determination: Parks and Recreation Fees – Tier 2

- Mixed community benefit
- Industry standard cost recovery for this Tier – 30 -70%
- Examples of fees we assigned to Tier 2:
  - Day Passes
  - Camps
  - After School Program
  - Pool Fees
  - Youth Basketball
  - Special Events (ex. Worldwide Aquathon, Breakfast with Santa)



Image Credit: <https://www.stpetebeach.org/718/Explorers-Club---Summer-Camp>

# Target Cost Recovery Determination: Parks and Recreation Fees – Tier 3

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- Individual benefit
- Industry standard cost recovery for this Tier: 70 -100%
- Examples fees we assigned to Tier 3:
  - Facility Rentals – Ballrooms, Parks, Pools, Patios
  - Private lessons or trainers
  - Fitness lessons
  - Adult Sport Leagues



Image Credit: <https://www.stpetebeach.org/DocumentCenter/View/2834/Wedding-Prices>

# Target Cost Recovery Determination: Parks and Recreation Fees

Fee Category	Tier 3 - Increase (100%)	Tier 2 - Increase (70%)
Pool	590%	383%
Rec Programs	238%	137%
Camp	85%	29%
Gym	498%	319%
Facility Rentals	84%	29%
Special Events	60%	12%
Beach Weddings	0%	0%

# Fee Recommendation Framework



# Fee Recommendation Framework: Parks and Recreation Appendix A Fees

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Seven adjustment options available per fee for Commission consideration:

1. Full Cost Recovery: Reaches full recovery target in a single year (FY27)
2. Phased-In Cost Recovery: Spreads increase over a designated phase-in period (default 3 years)
3. Benchmark Max: Sets rate based on the maximum identified in peer community study
4. Override Rate: Allows City to enter a specific percentage increase
5. Keep Current Rate: No change to the existing fee
6. Remove or Consolidate: Streamlines fee schedule by removing unused fees or merging similar categories
7. Inflationary Increase: Inflates current rates by a specified percentage

# Fee Recommendation Framework: Parks and Recreation Contractor Fees

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- Some Parks and Recreation Classes have fees set by Outside Contractors – fee recommendations will not be in Appendix A
- At direction of City staff most contractor-based fees were increased by \$1 – Override Rate Option

# Key Recommendations: New Parks and Recreation Fees

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- New Fees Introduced:
  - Special Events fees for attendance greater than 1,000 (tiered by impact: high, medium, low)



# Key Recommendations: Consolidations and Removals

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- Consolidations:
  - Swim team lane rentals
- Removals (programs no longer offered):
  - Pass-a-Grille Patio Rental
  - Cooking Camp
  - Fishing Camp
  - Worldwide Aquathon
  - Art Classes



# Revenue Projections



# Revenue Projections

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- Parks and Recreation Fees:
  - Used available 2025 unit data provided by City Staff – assumed same usage in 2027 for projection
  - Gym was closed in 2025 – no usage data for projection
  - Aquatics actual expenses for 2025 show \$0
  - Some Recreation Programs have no attendance data
  - No report to break out sibling discount for Summer Camp or Explorer Club

# Revenue Projections

Revenue Category	FY25 Allocated Expenses	FY25 Allocated Revenues	FY27 Projected Revenues
Pool	\$ -	\$ 14,787.00	\$ 106,057.00
Rec Programs	\$ 456,134.46	\$ 57,459.00	\$ 243,271.00
Camp	\$ 131,289.22	\$ 95,549.00	\$ 206,075.00
Gym	\$ 12,743.58	\$ 1,070.00	\$ -
Facility Rentals	\$ 111,714.33	\$ 27,819.00	\$ 188,860.00
Special Events	\$ 25,487.16	\$ 12,411.00	\$ 43,005.00
Beach Weddings	\$ 10,561.60	\$ 5,713.00	\$ 39,650.00

Q + A

# Thank you!

Raftelis Contacts:

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**Norah McKinley, Consultant** [nmckinley@raftelis.com](mailto:nmckinley@raftelis.com)

CITY OF ST. PETE BEACH

# Budget Workshop #2

*Updated Capital  
Improvement Plan,  
Operating Assumptions*

FY 2027 | May 2026



# Workshop #2 — Agenda

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**01**

## **Scoring Legend & Color Key**

Green / Yellow / Red tier definitions and 10-category criteria

**02**

## **Priority Rankings — All Projects**

Green (Ranks 1–15), Yellow (Ranks 16–43), Red (Ranks 44–81) with grant flags

**03**

## **CIP Fund-by-Fund Project Status**

Capital, Resiliency, Reclaimed Water, Stormwater, Wastewater — Funded vs. Unfunded

**04**

## **Fund Balance Summaries**

General, Governmental, Enterprise, CIP, Parking, Resiliency, Stormwater, Wastewater, Reclaimed, Unfunded Gap

**05**

## **Grant Funding Summary**

Active awards, NOI submissions, and summer/fall 2026 anticipated opportunities

**06**

## **Operating Expense Assumptions/ Revenue Directions Needed**

Energy, fuel, personnel, tariffs, insurance, debt, CPI & more

**07**

## **Next Steps**

Action items and milestones

# Prioritization Scoring – Color Key & Criteria

Projects are scored 0–100 across ten weighted criteria. Score determines color tier and funding prioritization for FY 2027.

## GREEN

Score 65+ | Ranks 1–15

Critical health/safety, regulatory, or resilience need. Strong funding leverage and project readiness. Fund first.

## YELLOW

Score 50–64.9 | Ranks 16–43

Important infrastructure improvements. Some funding leverage. Design or concept underway. Fund as resources allow.

## RED

Score < 50 | Ranks 44–81

Quality-of-life, administrative, or long-range items. Limited near-term funding alignment. Defer pending resources.

### 10 Scoring Categories:

Health & Safety 15 pts	Regulatory / Mandate 15 pts	Asset Condition & Risk 12 pts	Community Prosperity 10 pts	Recovery & Resiliency 12 pts
Economic & Smart Growth 10 pts	Lifecycle & O&M 5 pts	Funding Leverage 5 pts	Project Readiness 5 pts	Bundling / Coordination 11 pts



# GREEN — Highest Priority | Ranks 1–15 | Score 65+

Rank	Project Name	Fund	Score	FY26 Revised Budget	FY26 Est. EOY Actuals	FY26 Reappropriation	FY27 New CIP	Project Costs	Potential Outside / Current Funding
#1	Wastewater Pump Station 1 Rehabilitation	Wastewater	80.0	\$6,250,000	\$4,157,023	\$1,000,000	–	\$1,000,000	FDEO \$2.00M (ROI Tracking)
#2	Wastewater Collection System Improvements	Wastewater	78.2	\$1,391,462	\$508,170	\$883,292	\$616,708	\$1,500,000	–
#3	Fire Station 22 Replacement	Capital	76.6	\$7,000,000	\$138,419	\$6,861,581	\$138,419	\$7,000,000	–
#3	Wastewater System Cleaning & Inspection	Wastewater	76.6	\$2,508,538	\$1,981,494	\$527,044	–	\$527,044	–
#5	Wastewater Pump & Lift Station Rehabilitations	Wastewater	75.2	\$3,160,000	\$1,571,288	\$1,446,802	\$153,198	\$1,600,000	FDEM: FMA \$2.37M (NOI Submitted)
#6	Stormwater System Cleaning & Inspection	Stormwater	73.6	\$1,835,424	\$1,485,424	\$350,000	–	\$350,000	–
#7	Stormwater System Improvements	Stormwater	72.6	–	–	–	–	\$500,000	–
#8	Wastewater Pump & Lift Station Pumps Overhaul	Wastewater	69.2	\$50,000	\$40,572	\$9,428	\$40,572	\$50,000	–
#9	Facility Elevators Rehabilitation	Capital	68.8	\$324,242	\$324,242	–	–	–	–
#10	Facility Building Repairs	Capital	66.4	\$2,100,000	\$1,554,559	\$50,000	–	\$50,000	–
#10	Facility Roof Replacements	Capital	66.4	\$2,200,000	\$465,558	–	–	–	–
#12	36th Avenue Seawall Replacement	Capital	64.8	\$715,950	\$715,950	–	–	–	–
#13	Don CeSar Outfall Improvements Phase 2	Stormwater	64.4	\$214,576	\$15,998	–	–	–	FDEP: Resilient Florida \$625K (Design)
#13	Shoreline Protection Improvements	Capital	64.4	–	–	–	–	\$1,068,368	FDEP: Resilient Florida \$625K (Design)
#14	Gulf Way Rehabilitation	Capital	62.8	\$3,000,000	\$320,000	\$2,680,000	\$1,320,000	\$4,000,000	FDEM: FMA \$2.25M (NOI Submitted)
#15	Reclaimed Water Lateral Service Pipe Replacements	Reclaimed Water	62.6	\$500,000	\$500,000	–	\$500,000	\$500,000	–

\* FY 2027 Preliminary Budget = New CIP + Reappropriated from FY26. Outside Funding = grant agency + amount + status. Source: CIP Master Summary 4\_23.



# YELLOW — Moderate Priority | Ranks 16–43 | Score 50–64.9

Rank	Project Name	Fund	Score	FY26 Revised Budget	FY26 Est. EOY Actuals	FY26 Reappropriation	FY27 New CIP	Project Costs	Potential Outside / Current Funding
#16	Pass-a-Grille Way Seawall Replacement	Capital	62.4	\$4,000,000	\$374,792	\$3,625,208	–	\$3,625,208	FDEM: FMA \$6.00M (NOI Submitted)
#17	Wastewater Supervisory Control & Data Aquisition...	Wastewater	62.2	\$200,000	–	\$200,000	\$150,000	\$350,000	–
#18	Facility Emergency Backup Power Generation	Resiliency	61.0	–	–	–	–	\$650,000	FDEM: HMGP \$1.29M (Under Review)
#19	Lido Neighborhood/45th Avenue Stormwater Pump S...	Resiliency	60.4	–	–	–	–	\$100,000	FDEM: HMGP \$143K (Under Review)
#19	Update to Vulnerability Assessment and Adaptatio...	Resiliency	60.4	–	–	–	–	\$300,000	FDEP: Resilient Florida \$300K (Awarded \$300,000)
#21	Wastewater Force Main 1 Replacement	Wastewater	60.2	\$569,924	\$418,247	\$151,677	\$201,295	\$352,972	–
#22	Watershed Management Master Plan	Stormwater	59.6	\$125,000	\$90,428	\$34,573	\$210,427	\$245,000	FDEM: HMGP Flood Control \$125K (Awarded, Awaiting Contract)
#23	Boca Ciega Drive Reconstruction	Capital	59.2	\$2,675,000	\$24,900	\$2,650,100	–	\$2,650,100	FDOT \$1.50M (Design)
#23	Roadway Rehabilitation	Capital	59.2	\$532,387	\$532,387	–	\$1,500,000	\$1,500,000	–
#23	Wastewater Force Main 17 Replacement	Wastewater	59.2	\$500,000	\$83,431	\$416,569	\$483,431	\$900,000	–
#23	Wastewater Force Main 6 Replacement	Wastewater	59.2	\$400,000	\$66,744	\$333,256	\$366,744	\$700,000	–
#27	Don CeSar & Boca Ciega Area Resiliency Adaptation	Resiliency	58.6	\$800,000	\$799,191	\$809	\$6,719,191	\$6,720,000	FDEM: HMGP \$600K (Not Cost Effective)
#28	Bunker Gear Replacement	General	58.2	\$50,000	–	–	\$31,000	\$31,000	–
#28	IT Innovation	Capital	58.2	\$20,000	–	–	\$20,000	\$20,000	–
#28	Mobile Data Terminal Replacement	General	58.2	–	–	–	–	\$10,000	–
#31	Fisherman's Park & Sunset Park Rehabilitation	Capital	57.8	–	–	–	–	\$1,500,000	–
#32	Northeast Region Resiliency Adaptation	Resiliency	57.6	–	–	–	–	–	–
#32	Northwest Region Resiliency Adaptation	Resiliency	57.6	–	–	–	–	\$250,000	–
#32	Pass-a-Grille & Vina Del Mar Resiliency Adaptation	Resiliency	57.6	–	–	–	–	–	–
#35	Wastewater Transmission System Improvements	Wastewater	57.2	\$150,000	\$69,508	\$80,492	\$19,508	\$100,000	–
#36	Gulf Boulevard Utility Undergrounding	Capital	55.2	\$5,312,220	\$4,219,196	\$1,093,024	\$2,906,976	\$4,000,000	FDOT: Highway Landscape \$186K (Design Submitted)
#37	Community Center Seawall Replacement	Capital	54.8	–	–	–	–	\$3,250,000	FDEM: HMGP / FDEP: Resilient Florida \$863K (Design and Permitting)
#38	Public Services Building Improvements	Capital	54.4	\$1,050,000	\$510,552	\$539,448	–	\$539,448	FDEM: HLMP \$250K (NOI Submitted)
#39	Blind Pass South Jetty Improvements	Capital	54.2	–	–	–	–	\$288,000	–
#40	Gulf Winds Drive Reconstruction	Capital	52.4	–	–	–	–	–	–
#40	Wastewater Model Capacity Report Update	Wastewater	52.4	\$80,076	\$80,076	–	–	–	–
#42	Reclaimed Water Pig Port Installation	Reclaimed Water	51.8	\$200,000	\$25,000	\$175,000	–	\$175,000	–
#43	Reclaimed Water Pipe Piggig	Reclaimed Water	51.6	–	–	–	–	–	–

\* FY 2027 Preliminary Budget = New CIP + Reappropriated from FY26. Outside Funding = grant agency + amount + status. Source: CIP Master Summary 4\_23.

# RED — Lower Priority | Ranks 44–81 | Score < 50

Rank	Project Name	Fund	Score	FY26 Revised Budget	FY26 Est. EOY Actuals	FY26 Reappropriation	FY27 New CIP	Project Costs	Potential Outside / Current Funding
#44	Belle Vista Baffle Structures	Stormwater	49.6	\$400,000	\$195,945	\$192,000	–	\$192,000	–
#44	Don CeSar Baffle Structures	Stormwater	49.6	\$1,000,000	\$511,363	\$488,637	\$13,363	\$502,000	–
#44	Pass-a-Grille Way Tide Check Valve Replacements	Stormwater	49.6	\$508,280	\$166,645	\$160,000	–	\$160,000	–
#47	Bridges Rehabilitation	Capital	48.6	\$200,000	\$25,000	\$25,000	\$175,000	\$200,000	–
#47	Facility HVAC System Improvements	Capital	48.6	–	–	–	–	\$1,000,000	–
#49	Belle Vista Mini Park Improvements	Capital	48.4	\$100,000	\$97,867	\$2,133	\$247,867	\$250,000	–
#49	Right-of-Way Median Improvements	Capital	48.4	\$185,000	\$24,757	\$160,243	\$24,757	\$185,000	FDOT: Beautification Grant (Application Opens Summer 2026)
#51	Don CeSar Boat Ramp Replacement	Capital	48.0	\$200,000	–	\$200,000	–	\$200,000	FWCC: Boating Improvement Program \$150K (Submitted / In Progress)
#52	Right-of-Way Signage & Pavement Markings Asset M...	Capital	47.4	–	–	–	–	\$50,000	–
#53	Wastewater Pump & Lift Station Assessment	Wastewater	47.2	–	–	–	–	–	–
#54	80th Avenue Living Shoreline	Resiliency	47.0	–	–	–	–	\$200,000	NFWF: National Coastal Resilience Fund (Application Opens Summer 2026)
#55	Public Services Operations Yard Expansion	Capital	46.2	\$325,000	\$113,253	\$211,747	\$38,253	\$250,000	–
#56	Merry Pier Bait Shack Repair	Capital	46.0	–	–	–	–	\$104,999	–
#56	Merry Pier Bait Shack Replacement	Capital	46.0	–	–	–	–	\$104,999	–
#57	City Hall Interior Improvements	Capital	45.6	–	–	–	–	\$65,000	–
#57	Stormwater Drainage Manual	Stormwater	45.6	–	–	–	–	\$75,000	–
#59	Fishing Piers Rehabilitation	Capital	45.0	\$825,000	\$203,543	\$300,000	–	\$300,000	–
#60	Wastewater Service Laterals Smoke Testing	Wastewater	44.8	–	–	–	–	–	–
#61	Playground Equipment Improvements	Capital	44.2	–	–	–	–	–	–
#61	Vina Del Mar Bridge Lighting Replacements	Capital	44.2	\$85,000	\$19,815	\$65,185	\$19,815	\$85,000	–
#63	Wastewater Force Mains Assessment	Wastewater	44.0	–	–	–	–	–	–
#64	Egan Park Site Improvements	Capital	43.6	\$113,000	\$101,066	–	–	–	–
#64	Wastewater Asset Management Updates	Wastewater	43.6	\$250,000	\$61,376	\$25,000	–	\$25,000	–
#66	Dune and Beach Restoration	Capital	43.2	–	–	–	–	–	FDEP: Resilient Florida (Application Opens Summer 2026)
#67	Public Restroom Improvements	Capital	42.8	\$100,000	\$100,000	–	–	–	–
#68	Shuffleboard Clubhouse Replacement	Capital	42.6	–	–	–	–	\$170,000	–
#69	MACH Alert System	General	42.0	–	–	–	–	\$140,000	–
#70	Corey Avenue Monument Signs	Capital	41.6	–	–	–	–	\$75,000	–
#71	Horan Park Docks	Capital	41.2	–	–	–	–	–	–
#72	Facility LED Lighting Conversions	Capital	41.0	–	–	–	–	\$30,000	–
#73	Foot Shower & Drainage Improvements	Capital	40.8	–	–	–	–	\$30,000	–
#74	LPR System	Parking	40.4	–	–	–	–	\$300,000	–
#74	LPR System for Parking Enforcement	Parking	40.4	–	–	–	–	–	–
#75	Dune Walkover Replacements	Capital	40.0	\$709,000	\$483,400	–	–	–	–
#76	City-wide Camera and Security System	Capital	33.8	\$100,000	–	–	\$100,000	\$100,000	–
#77	Parking Technology Enhancements	Parking	31.8	\$300,000	–	–	–	–	–
#78	Disaster Recovery and Infrastructure Resilience	Capital	27.2	\$30,000	\$925	–	\$15,000	\$15,000	–
#79	New AV Solution City Hall	Capital	21.0	\$175,000	–	–	\$175,000	\$175,000	–
#80	Fire Station 23 Painting	Capital	19.8	–	–	–	–	\$25,000	–
#81	Permitting Process Redesign and Optimization	Capital	15.0	–	–	–	–	–	–

\* FY 2027 Preliminary Budget = New CIP + Reappropriated from FY26. Outside Funding = grant agency + amount + status. Source: CIP Master Summary 4\_23.

# General Fund Capital Fund — Projected

\$29,203,124

Capital Outlay

15

Funded

28

Unfunded

## ✓ RECOMMEND TO FUND IN 2027 (15) | \$29,203,124

Rank	Project Name	Score	FY27 Budget
#3	Fire Station 22 Replacement	76.6	\$7,000,000
#9	Facility Elevators Rehabilitation	68.8	–
#10	Facility Building Repairs	66.4	\$50,000
#10	Facility Roof Replacements	66.4	–
#12	36th Avenue Seawall Replacement	64.8	–
#13	Shoreline Protection Improvements	64.4	\$1,068,368
#14	Gulf Way Rehabilitation	62.8	\$4,000,000
#16	Pass-a-Grille Way Seawall Replacement	62.4	\$3,625,208
#23	Roadway Rehabilitation	59.2	\$1,500,000
#23	Boca Ciega Drive Reconstruction	59.2	\$6,000,000
#28	IT Innovation	58.2	\$20,000
#31	Fisherman's Park & Sunset Park Rehabilitation	57.8	\$1,500,000
#36	Gulf Boulevard Utility Undergrounding	55.2	\$4,000,000
#37	Community Center Seawall Replacement	54.8	\$3,250,000
#38	Public Services Building Improvements	54.4	\$539,448

## ✗ RECOMMEND TO NOT FUND IN 2027 (28) | \$3,597,999

Rank	Project Name	Score	Cost
#39	Blind Pass South Jetty Improvements	54.2	\$288,000
#40	Gulf Winds Drive Reconstruction	52.4	–
#47	Bridges Rehabilitation	48.6	\$200,000
#47	Facility HVAC System Improvements	48.6	\$1,000,000
#49	Belle Vista Mini Park Improvements	48.4	\$250,000
#49	Right-of-Way Median Improvements	48.4	\$184,000
#51	Don CeSar Boat Ramp Replacement	48.0	\$200,000
#52	Right-of-Way Signage & Pavement Markings Asset Management	47.4	\$50,000
#55	Public Services Operations Yard Expansion	46.2	\$250,000
#56	Merry Pier Bait Shack Replacement	46.0	\$104,999
#57	City Hall Interior Improvements	45.6	\$65,000
#59	Fishing Piers Rehabilitation	45.0	\$300,000
#61	Vina Del Mar Bridge Lighting Replacements	44.2	\$85,000
#61	Playground Equipment Improvements	44.2	–
#64	Egan Park Site Improvements	43.6	–
#66	Dune and Beach Restoration	43.2	–
#67	Public Restroom Improvements	42.8	–
#68	Shuffleboard Clubhouse Replacement	42.6	\$170,000
#70	Corey Avenue Monument Signs	41.6	\$75,000
#71	Horan Park Docks	41.2	–
#72	Facility LED Lighting Conversions	41.0	\$30,000
#73	Foot Shower & Drainage Improvements	40.8	\$30,000

# General Fund Capital Fund — FY 2027 Projected

FY27 Balance (Awarded): \$0.46M

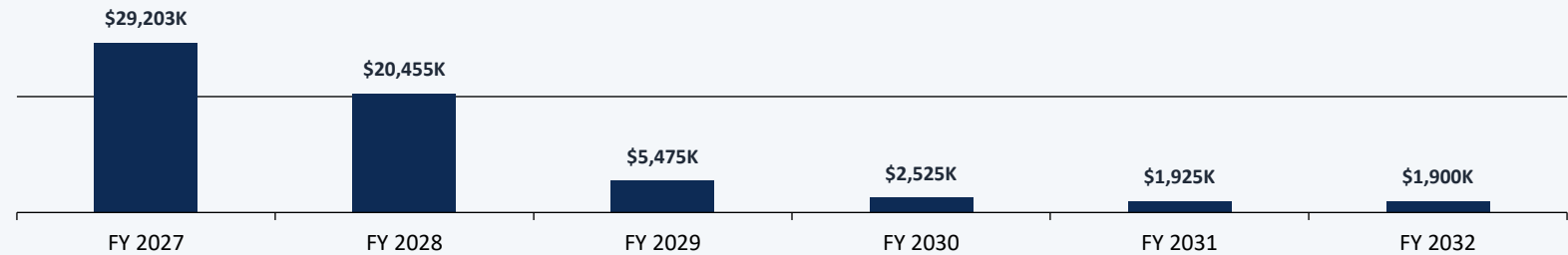
If pending: \$9.11M

	FY 2026	FY 2027
<b>REVENUES</b>		
31 Taxes	\$1.54M	\$1.58M
33 Intergovernmental Revenue	\$0	\$8.17M
<i>⌚ Pending grants (not in budget)</i>		<b>\$8.65M</b>
36 Misc. Revenues	\$205.0K	\$246.0K
38 Other Sources	\$8.09M	\$10.17M
<b>TOTAL REVENUES</b>	<b>\$9.83M</b>	<b>\$20.17M</b>
<b>EXPENSES</b>		
30 Operating Expenses	\$225.9K	\$225.9K
70 Debt Service	\$749.2K	\$749.2K
<b>60 Capital Outlay</b>	<b>\$39.01M</b>	<b>\$29.20M</b>
<b>TOTAL EXPENSES</b>	<b>\$39.76M</b>	<b>\$29.95M</b>
<b>FUND BALANCE</b>		
Beginning of Year	\$13.35M	\$10.24M
Net Position	(\$29.93M)	(\$9.78M)
FY26 Ending / FY27 Beginning	\$457.0K	\$457.0K
<b>FUND BALANCE END OF FY 2027</b>	(Awarded)	<b>\$0.46M</b>

INTERGOVERNMENTAL REVENUE — GRANTS	
<b>✓ AWARDED / ACTIVE — Included in FY27 IGR Total</b>	
<b>FDOT</b>	<b>\$1.50M</b>
<i>Boca Ciega Drive Rehabilitation — Design Phase</i>	
<b>FDOT: Hwy Landscape</b>	<b>\$186.3K</b>
<i>Landscape: SR 699/Gulf Blvd — Design Submitted</i>	
<b>State of Florida</b>	<b>\$5.00M</b>
<i>Fire Station 22 — State Appropriation — State Appropriation</i>	
<b>Awarded IGR Subtotal</b>	<b>\$8.17M</b>
<b>⌚ PENDING — NOT in FY27 Budget Total</b>	
<b>FDEM: FMA</b>	<b>\$2.25M</b>
<i>Gulf Way Rehabilitation — NOI Submitted</i>	
<b>FDEM: FMA</b>	<b>\$6.00M</b>
<i>Pass-a-Grille Way Seawall Replacement — NOI Submitted</i>	
<b>FDEM: HLMP</b>	<b>\$250.0K</b>
<i>Building &amp; Doorway Storm Hardening — NOI Submitted</i>	
<b>FFWCC: BIP</b>	<b>\$150.0K</b>
<i>Don CeSar Boat Ramp Phase I — Submitted</i>	
<b>Pending IGR Subtotal</b>	<b>\$8.65M</b>

FY 2027 CAPITAL OUTLAY PROJECTS	( \$29.20M total )
Fire Station 22 Replacement	<b>\$7.00M</b>
Facility Building Repairs	<b>\$50.0K</b>
Shoreline Protection Improvements	<b>\$1.07M</b>
Gulf Way Rehabilitation	<b>\$4.00M</b>
Pass-a-Grille Way Seawall Replacement	<b>\$3.63M</b>
Boca Ciega Drive Reconstruction	<b>\$6.00M</b>
Roadway Rehabilitation	<b>\$1.50M</b>
IT Innovation	<b>\$20.0K</b>
Fisherman's & Sunset Park Rehab	<b>\$1.50M</b>
Gulf Blvd Utility Undergrounding	<b>\$4.00M</b>
Community Center Seawall Replacement	<b>\$3.25M</b>
Public Services Building Improvements	<b>\$539.4K</b>

Capital — Capital Project Costs FY 2027–2032



# Resiliency Fund — FY 2027 Projected

**\$1,050,000**

Capital Outlay

**3**

Funded

**5**

Unfunded

## ✓ RECOMMEND TO FUND IN 2027 (3) | \$1,050,000

Rank	Project Name	Score	FY27 Budget
#18	Facility Emergency Backup Power Generation	61.0	\$650,000
#19	Update to Vulnerability Assessment and Adaptation Plan	60.4	\$300,000
#19	Lido Neighborhood/45th Avenue Stormwater Pump Stations	60.4	\$100,000

## ✗ RECOMMEND TO NOT FUND IN 2027 (5) | \$7,170,000

Rank	Project Name	Score	FY27 Budget
#27	Don CeSar & Boca Ciega Area Resiliency Adaptation	58.6	\$6,720,000
#32	Pass-a-Grille & Vina Del Mar Resiliency Adaptation	57.6	–
#32	Northwest Region Resiliency Adaptation	57.6	\$250,000
#32	Northeast Region Resiliency Adaptation	57.6	–
#54	80th Avenue Living Shoreline	47.0	\$200,000

# Resiliency Fund — FY 2027 Projected

FY27 Balance (Awarded): \$0.56M

If pending: \$2.60M

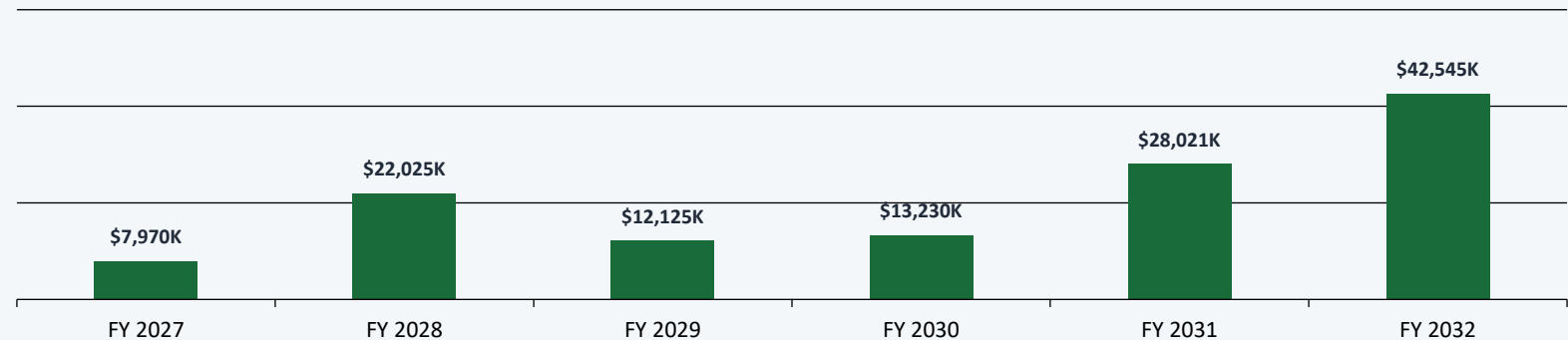
	FY 2026	FY 2027
<b>REVENUES</b>		
33 Intergovernmental Revenue	\$1.49M	\$364.0K
Pending grants (not in budget)		\$2.04M
38 Other Sources	\$5.88M	\$0
<b>TOTAL REVENUES</b>	<b>\$7.37M</b>	<b>\$364.0K</b>
<b>EXPENSES</b>		
60 Capital Outlay	\$5.72M	\$7.97M
<b>TOTAL EXPENSES</b>	<b>\$5.72M</b>	<b>\$7.97M</b>
<b>FUND BALANCE</b>		
Beginning of Year	\$1.95M	\$8.17M
Net Position	\$5.49M	(\$7.61M)
FY26 Ending / FY27 Beginning	\$8.17M	\$8.17M
<b>FUND BALANCE END OF FY 2027</b>	(Awarded)	<b>\$0.56M</b>

INTERGOVERNMENTAL REVENUE — GRANTS	
✓ AWARDED / ACTIVE — Included in FY27 IGR Total	
FDEP: Resilient Florida <i>Shoreline Master Plan &amp; Vulnerability Assessment — Awarded \$300,000</i>	\$300.0K
FDEP: Resilient Coastlines <i>Phase II Vulnerability Assessment Update — Closeout</i>	\$64.0K
<b>Awarded IGR Subtotal</b>	<b>\$364.0K</b>

⏸ PENDING — NOT in FY27 Budget Total	
FDEM: HMGP <i>Backup Generators: Public Services / City Hall / Fire Station</i>	\$1.29M
FDEM: HMGP <i>Lido / 45th Ave Stormwater Pump Stations — Under Review</i>	\$143.3K
FDEM: HMGP <i>Don CeSar &amp; Boca Ciega Resiliency Adaptation — Not Cost Effective</i>	\$600.0K
<b>Pending IGR Subtotal</b>	<b>\$2.04M</b>

FY 2027 CAPITAL OUTLAY PROJECTS		( \$7.97M total )
Facility Emergency Backup Power Generation	\$650.0K	
Lido/45th Ave Stormwater Pump Stations	\$100.0K	
Lido/45th Ave Stormwater Pump Stations	\$100.0K	
Update to Vulnerability Assessment	\$300.0K	
Update to Vulnerability Assessment	\$300.0K	

Resiliency — Capital Project Costs FY 2027–2032



# Reclaimed Water Fund — FY 2027 Project Status

**\$675,000**

Capital Outlay

**3**

Funded

**0**

Unfunded

## ✓ RECOMMEND TO FUND IN 2027 (3) | \$675,000

Rank	Project Name	Score	FY27 Budget
#15	Reclaimed Water Lateral Service Pipe Replacements	62.6	\$500,000
#42	Reclaimed Water Pig Port Installation	51.8	\$175,000
#43	Reclaimed Water Pipe Pigging	51.6	–

## ✓ ALL PROJECTS FUNDED

Rank	Project Name	Score	FY27 Budget
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# Reclaimed Water — FY 2027 Budget & Grant Summary

FY27 Balance (Awarded): \$0.39M

	FY 2026	FY 2027
<b>REVENUES</b>		
32 Permits & Fees	\$3.8K	\$0
33 Intergovernmental Revenue	\$10.0K	\$10.3K
34 Charges for Services	\$1.10M	\$1.13M
36 Misc. Revenues	\$78.2K	\$80.6K
38 Other Sources	\$455.4K	\$0
<b>TOTAL REVENUES</b>	<b>\$1.65M</b>	<b>\$1.22M</b>
<b>EXPENSES</b>		
10 Personnel Services	\$101.6K	\$104.6K
11 Personnel Benefits	\$30.0K	\$30.9K
30 Operating Expenses	\$751.0K	\$773.6K
90 Other Uses	\$188.0K	\$193.7K
<b>60 Capital Outlay</b>	<b>\$700.0K</b>	<b>\$675.0K</b>
<b>TOTAL EXPENSES</b>	<b>\$1.77M</b>	<b>\$1.78M</b>
<b>FUND BALANCE</b>		
Beginning of Year	\$123.3K	\$175.0K
Net Position	\$51.7K	\$219.6K
FY26 Ending / FY27 Beginning	\$175.0K	\$175.0K
<b>FUND BALANCE END OF FY 2027</b>	(Awarded)	<b>\$394.6K</b>

INTERGOVERNMENTAL REVENUE — GRANTS
No active or pending grants for this fund.

FY 2027 CAPITAL OUTLAY PROJECTS	(\$675.0K total)
Reclaimed Water Lateral Service Pipe Replacements	\$500.0K
Reclaimed Water Pig Port Installation	\$175.0K

Reclaimed Water — Capital Project Costs FY 2027–2032



# Stormwater Fund — FY 2027 Project Status

**\$2,268,313**

Capital Outlay

**7**

Funded

**0**

Unfunded

## ✓ RECOMMEND TO FUND IN 2027 (7) | \$2,268,313

Rank	Project Name	Score	FY27 Budget
#6	Stormwater System Cleaning & Inspection	73.6	\$350,000
#7	Stormwater System Improvements	72.6	\$500,000
#22	Watershed Management Master Plan	59.6	\$245,000
#44	Belle Vista Baffle Structures	49.6	\$192,000
#44	Don CeSar Baffle Structures	49.6	\$502,000
#44	Pass-a-Grille Way Tide Check Valve Replacements	49.6	\$160,000
#57	Stormwater Drainage Manual	45.6	\$75,000

## ✓ ALL PROJECTS FUNDED

Rank	Project Name	Score	FY27 Budget
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# Stormwater Fund — Projected FY 2027

FY27 Balance (Awarded): (\$1.64M)

	FY 2026	FY 2027
<b>REVENUES</b>		
33 Intergovernmental Revenue	\$899.0K	\$1.05M
34 Charges for Services	\$485.9K	\$500.4K
36 Misc. Revenues	\$21.4K	\$22.0K
38 Other Sources	\$300.0K	\$0
<b>TOTAL REVENUES</b>	<b>\$1.71M</b>	<b>\$1.57M</b>
<b>EXPENSES</b>		
10 Personnel Services	\$377.4K	\$388.7K
11 Personnel Benefits	\$113.3K	\$116.7K
30 Operating Expenses	\$680.9K	\$701.3K
70 Debt Service	\$256.1K	\$263.7K
90 Other Uses	\$112.9K	\$116.2K
<b>60 Capital Outlay</b>	<b>\$3.05M</b>	<b>\$2.27M</b>
<b>TOTAL EXPENSES</b>	<b>\$4.59M</b>	<b>\$3.86M</b>
<b>FUND BALANCE</b>		
Beginning of Year	\$39.4K	\$637.3K
Net Position	(\$2.88M)	(\$2.28M)
FY26 Ending / FY27 Beginning	(\$1.64M)	(\$1.64M)
<b>FUND BALANCE END OF FY 2027</b>	(Awarded)	<b>(\$1.64M)</b>

## INTERGOVERNMENTAL REVENUE — GRANTS

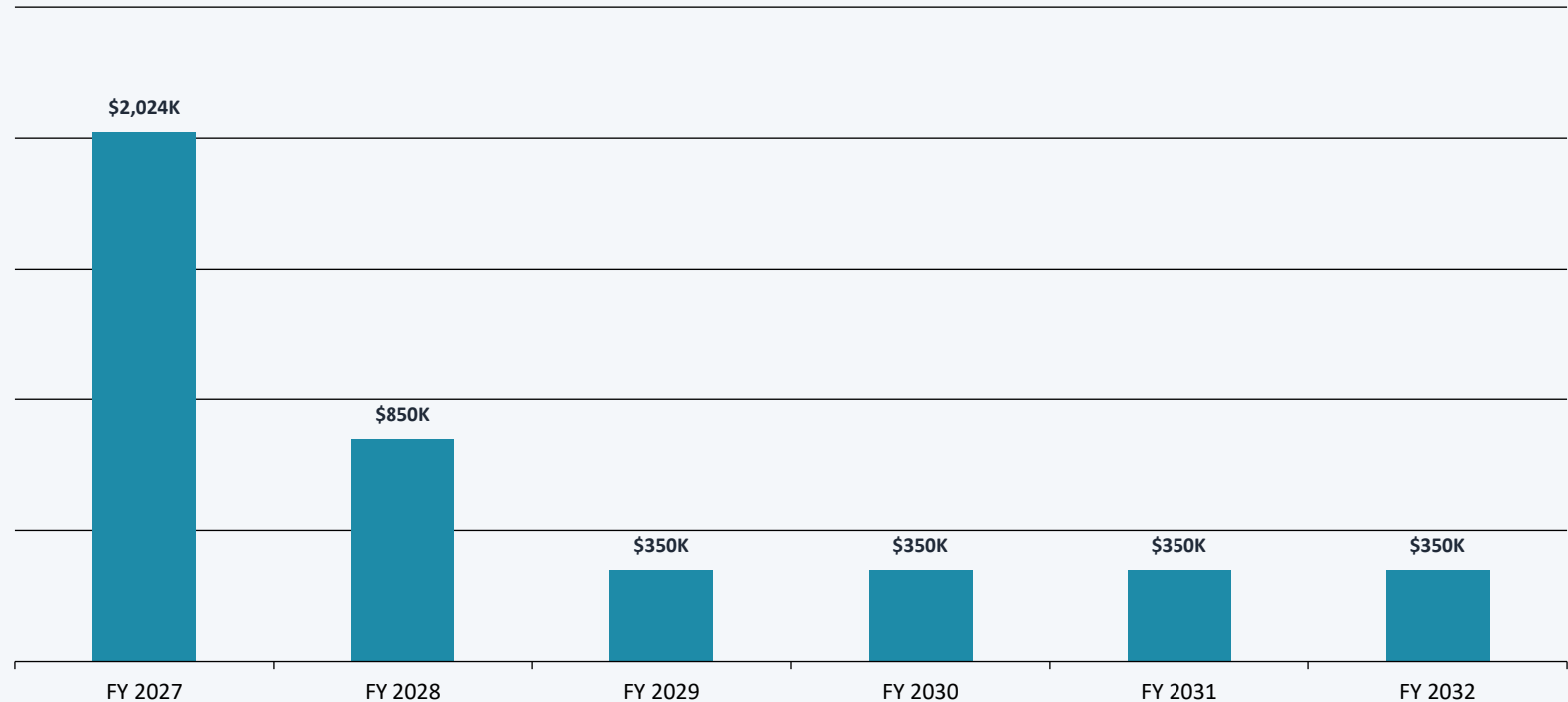
FDEM: HMGP Flood Control — Watershed Management Master Plan — Awarded, Awaiting Contract — \$125,000

## FY 2027 CAPITAL OUTLAY PROJECTS

( \$2.27M total )

Stormwater System Cleaning & Inspection	\$350.0K
Stormwater System Improvements	\$500.0K
	\$100.0K
Watershed Management Master Plan	\$244.3K
Stormwater Drainage Manual	\$75.0K

## Stormwater — Capital Project Costs FY 2027–2032



# Wastewater Fund — FY 2027 Project Status

**\$5,380,016**  
Capital Outlay

**7**  
Funded

**8**  
Unfunded

## ✓ RECOMMEND TO FUND IN 2027 (7) | \$5,380,016

Rank	Project Name	Score	Project Costs
#1	Wastewater Pump Station 1 Rehabilitation	80.0	\$1,000,000
#2	Wastewater Collection System Improvements	78.2	\$1,500,000
#3	Wastewater System Cleaning & Inspection	76.6	\$527,044
#5	Wastewater Pump & Lift Station Rehabilitations	75.2	\$1,600,000
#8	Wastewater Pump & Lift Station Pumps Overhaul	69.2	\$50,000
#17	Wastewater Supervisory Control & Data Aquisition Conversion	62.2	\$350,000
#21	Wastewater Force Main 1 Replacement	60.2	\$352,972

## ✗ RECOMMEND TO NOT FUND IN 2027 (8) | \$1,725,000

Rank	Project Name	Score	Project Costs
#23	Wastewater Force Main 6 Replacement	59.2	\$700,000
#23	Wastewater Force Main 17 Replacement	59.2	\$900,000
#35	Wastewater Transmission System Improvements	57.2	\$100,000
#40	Wastewater Model Capacity Report Update	52.4	–
#53	Wastewater Pump & Lift Station Assessment	47.2	–
#60	Wastewater Service Laterals Smoke Testing	44.8	–
#63	Wastewater Force Mains Assessment	44.0	–
#64	Wastewater Asset Management Updates	43.6	\$25,000

# Wastewater Fund — Projected FY 2027

FY27 Balance (Awarded): \$4.79M

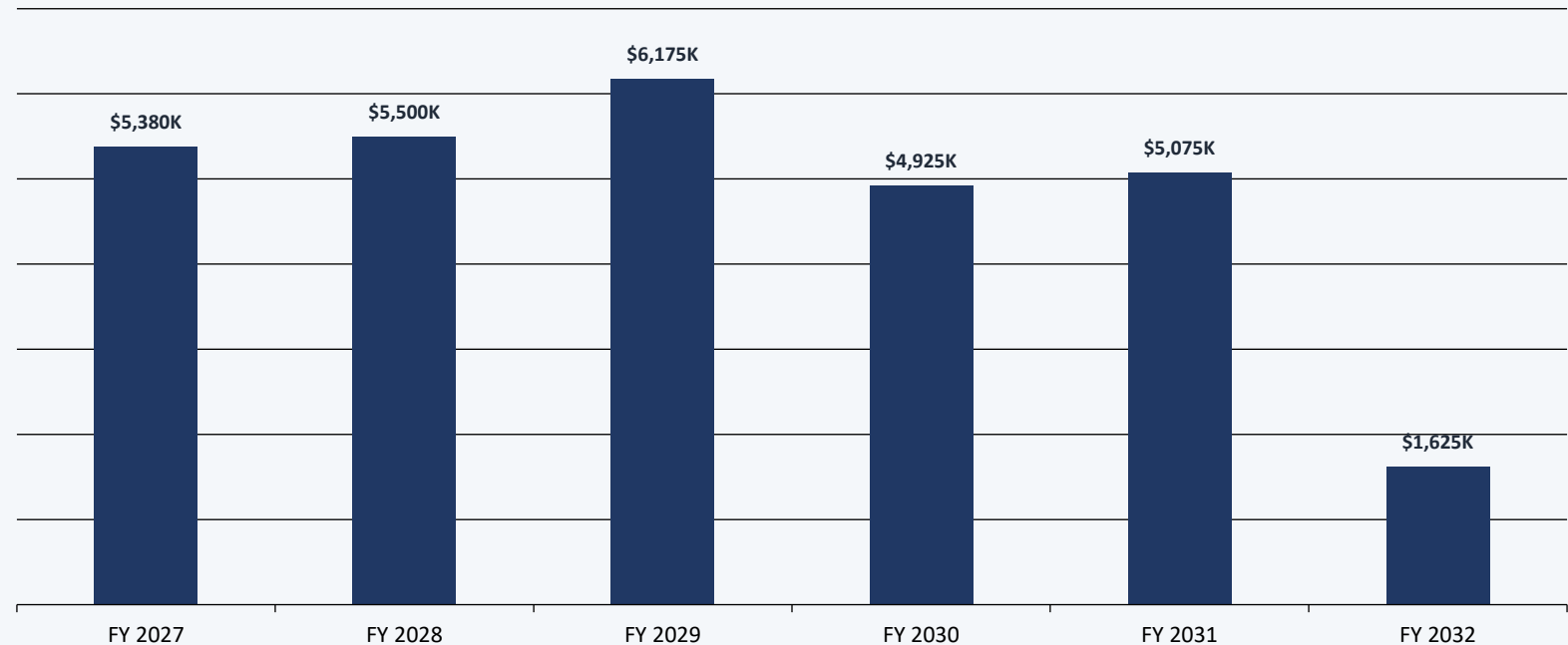
If pending: \$7.16M

	FY 2026	FY 2027
<b>REVENUES</b>		
32 Permits & Fees	\$6.4K	\$0
33 Intergovernmental Revenue	\$2.50M	\$4.57M
Pending grants (not in budget)		\$2.37M
34 Charges for Services	\$9.59M	\$9.88M
36 Misc. Revenues	\$60.0K	\$61.8K
38 Other Sources	\$5.51M	\$0
<b>TOTAL REVENUES</b>	<b>\$17.66M</b>	<b>\$14.51M</b>
<b>EXPENSES</b>		
10 Personnel Services	\$693.5K	\$714.3K
11 Personnel Benefits	\$206.1K	\$212.3K
30 Operating Expenses	\$5.67M	\$5.84M
70 Debt Service	\$1.22M	\$1.26M
90 Other Uses	\$607.9K	\$626.1K
<b>60 Capital Outlay</b>	<b>\$11.15M</b>	<b>\$5.38M</b>
<b>TOTAL EXPENSES</b>	<b>\$19.55M</b>	<b>\$14.03M</b>
<b>FUND BALANCE</b>		
Beginning of Year	\$6.24M	\$4.30M
Net Position	(\$6.14M)	\$488.5K
FY26 Ending / FY27 Beginning	\$4.30M	\$4.30M
<b>FUND BALANCE END OF FY 2027</b>	(Awarded)	<b>\$4.79M</b>

INTERGOVERNMENTAL REVENUE — GRANTS	
✓ AWARDED / ACTIVE — Included in FY27 IGR Total	
<b>FDEO</b>	<b>\$2.00M</b>
<i>Pump Station #1 Reconstruction — ROI Tracking</i>	
<b>Awarded IGR Subtotal</b>	<b>\$2.00M</b>
⌚ PENDING — NOT in FY27 Budget Total	
<b>FDEM: FMA</b>	<b>\$2.37M</b>
<i>Lift Stations 4, 7, and 10 Mitigation — NOI Submitted</i>	
<b>Pending IGR Subtotal</b>	<b>\$2.37M</b>

FY 2027 CAPITAL OUTLAY PROJECTS		( \$5.38M total )
Wastewater Pump Station 1 Rehabilitation		<b>\$1.00M</b>
Wastewater Collection System Improvements		<b>\$1.50M</b>
WW Pump & Lift Station Rehabilitations		<b>\$1.60M</b>
WW Pump & Lift Station Pumps Overhaul		<b>\$50.0K</b>
WW SCADA Conversion		<b>\$350.0K</b>
Wastewater Force Main 1 Replacement		<b>\$353.0K</b>

Wastewater — Capital Project Costs FY 2027–2032



# Parking Fund — FY 2027 Project Status

FY27 Balance (Awarded): \$0.62M

	FY 2026	FY 2027
<b>REVENUES</b>		
34 Charges for Services	\$5.23M	\$6.88M
35 Judgements & Fines	\$398.2K	\$410.2K
36 Misc. Revenues	\$0	\$137.6K
<b>TOTAL REVENUES</b>	<b>\$5.62M</b>	<b>\$7.43M</b>
<b>EXPENSES</b>		
10 Personnel Services	\$163.3K	\$168.2K
11 Personnel Benefits	\$60.3K	\$62.1K
30 Operating Expenses	\$1.26M	\$1.29M
90 Other Uses / Transfers	\$3.56M	\$5.20M
<b>60 Capital Outlay</b>	<b>\$300.0K</b>	<b>\$300.0K</b>
<b>TOTAL EXPENSES</b>	<b>\$5.34M</b>	<b>\$7.09M</b>
<b>FUND BALANCE</b>		
Beginning of Year	\$281.5K	\$281.5K
Net Position	\$805.1K	\$336.1K
FY26 Ending / FY27 Beginning	\$281.5K	\$281.5K
<b>FUND BALANCE END OF FY 2027</b>	(Awarded)	<b>\$0.62M</b>

INTERGOVERNMENTAL REVENUE — GRANTS
<i>No active or pending grants for this fund.</i>

FY 2027 CAPITAL OUTLAY PROJECTS	( \$300.0K total )
LPR System for Parking Enforcement	<b>\$300.0K</b>

# Total Unfunded CIP Gap & Parking Offset — FY 2027–2032

	2027	2028	2029	2030	2031	2032
<b>Total Capital Needs *</b>	<b>\$51,456,138</b>	<b>\$49,515,900</b>	<b>\$24,811,000</b>	<b>\$21,716,000</b>	<b>\$35,980,500</b>	<b>\$47,020,000</b>
<b>Total Un-Funded CIP Gap</b>	<b>(\$12,203,534)</b>	<b>(\$43,114,043)</b>	<b>(\$53,780,234)</b>	<b>(\$68,552,630)</b>	<b>(\$98,388,476)</b>	<b>(\$139,168,782)</b>
<b>Parking Fund Availability (Updated)</b>	<b>\$2,968,945</b>	<b>\$9,052,369</b>	<b>\$15,318,385</b>	<b>\$21,772,868</b>	<b>\$28,420,955</b>	<b>\$35,270,756</b>
<b>Net Funding Delta</b>	<b>(\$9,234,589)</b>	<b>(\$34,061,674)</b>	<b>(\$38,461,849)</b>	<b>(\$46,779,762)</b>	<b>(\$69,967,521)</b>	<b>(\$103,898,026)</b>

**⚠ DEFICIT SCALE**

*\* Doesn't include full parks and facilities- Condition assessment in progress.*

Total unfunded CIP reaches (\$139M) by FY 2032 across all funds. Without new revenues, bond financing, or project deferrals, the City faces a structural capital funding crisis.

**✓ PARKING FUND OFFSET**

Even with full Parking surplus, net (\$103.6M) gap remains by FY 2032.

**Recommended/ In progress Strategies to Close the Gap:**

1. Aggressive grant pursuit — FDEM FMA, HMGP, FDEP Resilient FL, NFWF (\$13.7M pipeline active; summer/fall applications critical)
2. Revenue bond issuance — Model debt capacity for Wastewater, Stormwater utility revenue bonds; evaluate GO bond for Capital Fund
3. Project phasing / deferral — Red-tier projects deferred; Yellow-tier unfunded projects sequenced over 5-year window
4. Rate studies — Initiate Stormwater and Wastewater rate increase analyses to close structural operating/capital deficits
5. CRA / Special Assessment — Evaluate Community Redevelopment Area or non-ad valorem special assessment for barrier island resiliency

# New Re-development = Estimated New Revenue for St. Pete Beach

Estimated NEW annual property tax to the City from approved redevelopment projects 20 year forecast, approved, until built out we do not realize the revenue.

## \$2.88 MILLION

ESTIMATED NEW annual ad valorem revenue

## from \$207M → \$1.14 BILLION

in combined taxable value across 5 projects — 5.5x growth on these sites alone

PROJECT (per Commission agendas)	WHAT'S APPROVED	CURRENT TAX	NEW TAX / YR
<b>TradeWinds</b> (active Litigation development on hold) <i>5500 Gulf Blvd</i>	Request approval for a four-phase temporary lodging redevelopment, to be constructed over an estimated 20-year period, consisting of 1,596 total units (63.18 units/acre), including 629 net new units, along with expanded meeting, retail/restaurant, and office space. The project includes new lodging buildings, amenities, outdoor recreation areas, and structured parking	\$187K	<b>\$1.81M</b>
<b>Sirata</b> (active Litigation development on hold) <i>5300 Gulf Blvd</i>	A 290-unit, 10-story hotel (115'6", up to 127'6" with rooftop features) on the north portion, and A 130-unit, 8-story hotel (88'6", up to 100'6" with rooftop features) on the south portion, both measured from Base Flood Elevation. The project includes ancillary structures, results in 646 total units (74.94 units/acre), and exceeds the 50-foot height limit (LDC Sec. 35.3(b)(1)). Also requested is approval for a rooftop dining and drinking venue with outdoor music (LDC Sec. 35.4(b)). Keeping 226 current sirata units in the middle for overall of 646.	\$401K	<b>\$572K</b>
<b>Corey Landing</b> <i>10 Corey Ave (waterfront)</i>	133 luxury condos, 11K sf retail, park	\$29K	<b>\$437K</b>
<b>Miramar Resort</b> <i>4200 Gulf Blvd</i>	Add 30 keys; new rooftop restaurant	\$14K	<b>\$44K</b>
<b>Blind Pass Marina</b> <i>9555 Blind Pass Rd</i>	Redev — new docks, restaurant	\$8K	<b>\$17K</b>
<b>TOTAL — ESTIMATED annual new property tax to St. Pete Beach</b>		<b>\$639K</b>	<b>\$2.88M</b>

### MAX-DENSITY 100-UNIT HOTEL

What ONE new hotel could mean to the City

<b>Mid-Scale brand</b> <i>(e.g., Hampton-style) per year</i>	<b>\$93K</b>
<b>Upscale full-service</b> <i>(e.g., Marriott/Hilton) per year</i>	<b>\$139K</b>
<b>Luxury brand</b> <i>(e.g., JW Marriott-style) per year</i>	<b>\$185K</b>

Estimates based on Commission-approved plans and PCPAO comparable per-key values. Values phase in as projects are constructed (TradeWinds: 2025–2043 buildout; Sirata: hotels under design; Corey Landing approved Oct 2025; Miramar approved Jan 2025; Blind Pass Marina initial approval 2026). Tourist Development (bed) tax is collected by Pinellas County, not the City.

#### HOW IT WORKS:

Every \$1 million in new taxable value = \$3,091 / year to the City • No tax-rate increase — the SAME millage on MORE value funds resiliency, public safety, and storm recovery.

# Revenue Strategy Direction Needed

## Finance Budget Review Committee Recommendation

**✓ INVESTIGATE FURTHER**

**Fire Assessment Fee**  
**\$2.0M–\$3.0M / year**  
*Recurring (restricted to fire)*

**Parking Fee Study / Optimization**  
**~\$2.0M / year**  
*Recurring (enterprise)*

**Resiliency Fee (\$7/ERU)**  
**~\$0.84M / year**  
*Recurring (restricted)*

**Enterprise Fund Fee Adjustments**  
**\$5.5M / 5 yr (combined)**  
*Recurring (enterprise)*

**Grants (awarded & active)**  
**\$5.573M**  
*One-time / restricted*

**! LOWER PRIORITY**

**Resident Services Fees**  
**~\$66.7K / year**  
*Recurring (program revenue)*

**Parking-Based Street Repair Assessment**  
**TBD**  
*Recurring (restricted, light investment)*

**CRA (TIF)**  
**TBD**  
*Restricted; depends on base growth*

**P3 (Public-Private Partnerships)**  
**TBD — deal-specific**  
*Limited near-term fit*

**Philanthropy / Foundation / Round-up / Naming**  
**Unknown**  
*Unpredictable*

**Bonds / Capital Tools**  
**Not revenue (financing)**  
*Proceeds repaid by revenue*

**✗ DO NOT PURSUE**

**Road Tolls**  
**TBD — high variability**  
*>5 years; multiple legal hurdles*

**Bed Tax Utilization**  
**\$5.6M (2025)**  
*No local control (State/County)*

**PACE Funding**  
**No revenue to City**  
*Not allowed in Pinellas County*

Commission direction will guide which strategies staff prioritizes for implementation development.

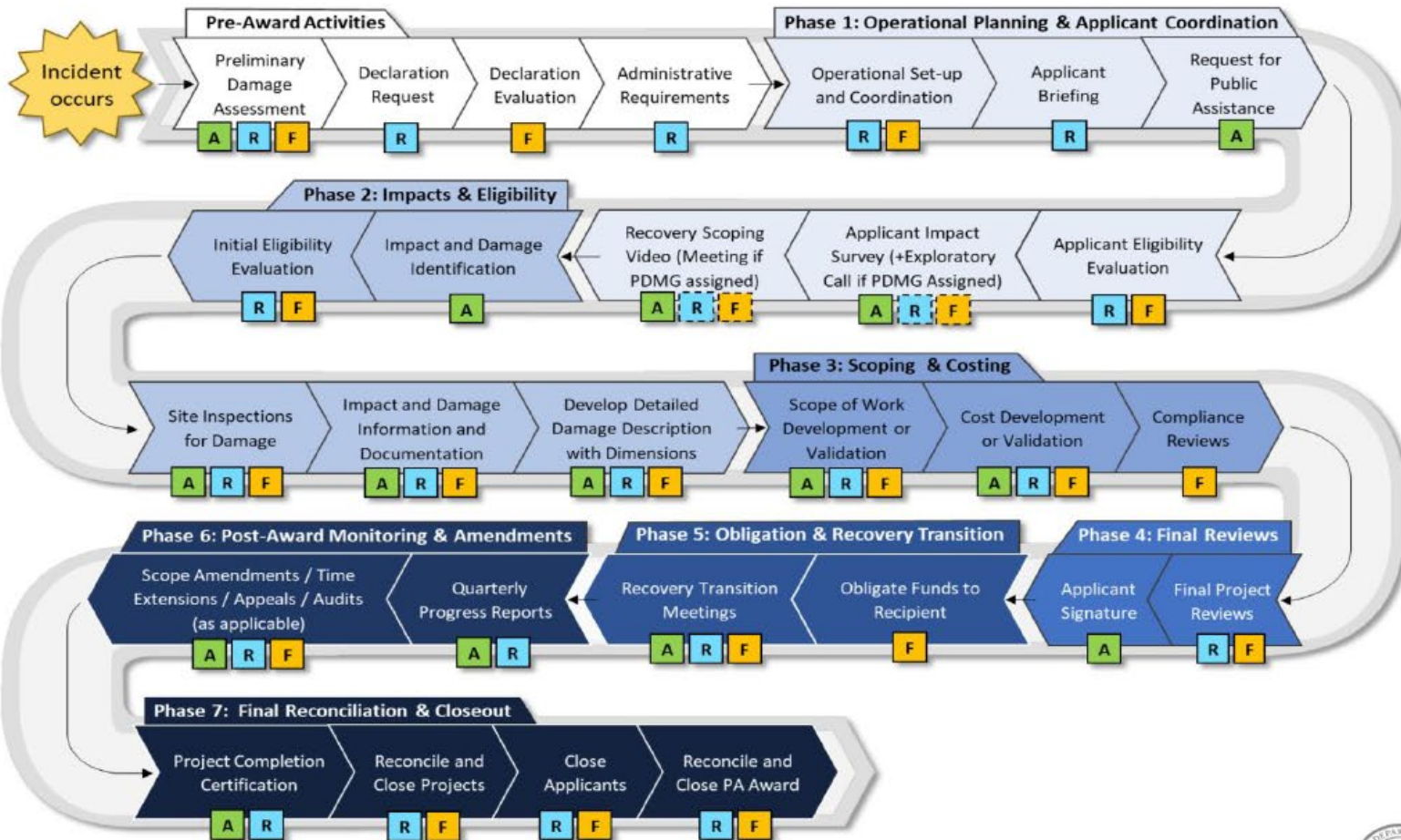


# FEMA Public Assistance National Workflow



## FEMA Public Assistance National Workflow PROGRAM DELIVERY PROCESS STEPS

Pre-Award Activities Phase 1 Phase 2 Phase 3 Phase 4 Phase 5 Phase 6 Phase 7



**Key:**

Applicant	Recipient	FEMA
A	R	F



# Outstanding Public Assistance Funding

FEMA PA Status — Hurricanes Helene (4828DR) & Milton (4834DR)

**\$5.93M**

Outstanding federal share  
(across 17 pending projects)

**\$9.10M**

Federal share already obligated  
(52 projects)

**\$10.56M**

Total active project net cost  
(both events combined)

**17 / 69**

Pending vs. total active  
projects

## 4828DR-FL — Hurricane Helene

Declared 9/28/2024 • 74 projects total • 60 active

**Obligated: \$6.88M**

**Outstanding: \$4.47M**

### OUTSTANDING BY PROCESS STEP (12 pending)

Process Step	#	Federal Share
Pending Closeout Completion (debris removal)	1	\$3,853,850
Pending EHP Review	4	\$206,434
Pending PDMG Scope & Cost Routing	2	\$192,447
Pending PDMG Application Review	4	\$129,166
Pending Initial Project Development	1	\$85,236

## 4834DR-FL — Hurricane Milton

Declared 10/2024 • 12 projects total • 9 active

**Obligated: \$2.22M**

**Outstanding: \$1.46M**

### OUTSTANDING BY PROCESS STEP (5 pending)

Process Step	#	Federal Share
Pending PDMG Project Review (EPM)	1	\$765,097
Pending FEMA 406 HMP Completion	3	\$682,791
Pending Recipient Final Review	1	\$10,465

# Grant Funding Alignment – Active & Awarded CIP Grants

CIP Project	Agency	Amount	Status	Rank	CIP Notes
Wastewater PS1 Rehabilitation	FDEO	\$2,000,000	ROI Tracking	#1 <span style="color: green;">●</span>	
Wastewater Pump & Lift Sta. Rehabs	FDEM: FMA	\$2,370,000	NOI Submitted	#5 <span style="color: green;">●</span>	
Gulf Way Rehabilitation	FDEM: FMA	\$2,250,000	NOI Submitted	#14 <span style="color: green;">●</span>	
Shoreline Protection Improvements	FDEP Resilient FL	\$625,000	Design Phase	#13 <span style="color: green;">●</span>	
Pass-a-Grille Way Seawall Replacement	FDEM: FMA	\$6,000,000	NOI Submitted	#16 <span style="color: orange;">●</span>	
Facility Emergency Backup Power	FDEM: HMGP	\$1,293,750	Under Review	#18 <span style="color: orange;">●</span>	
Lido/45th Ave Stormwater Pump Sta.	FDEM: HMGP	\$143,250	Under Review	#19 <span style="color: orange;">●</span>	
Update to Vulnerability Assessment	FDEP Resilient FL	\$300,000	Awarded	#19 <span style="color: orange;">●</span>	
Watershed Management Master Plan	FDEM: HMGP FC	\$125,000	Awarded – Awaiting Contract	#22 <span style="color: orange;">●</span>	
Boca Ciega Drive Reconstruction	FDOT	\$1,500,000	Design Phase	#23 <span style="color: orange;">●</span>	
Don CeSar & Boca Ciega Resiliency	FDEM: HMGP	\$600,000	Not Cost Effective	#27 <span style="color: orange;">●</span>	
Community Center Seawall Replace.	FDEM/FDEP	\$863,071	Design & Permitting	#37 <span style="color: orange;">●</span>	
Don CeSar Boat Ramp Replacement	FFWCC BIP	\$150,000	Submitted	#51 <span style="color: red;">●</span>	
Right-of-Way Median Improvements	FDOT: Highway Landscape	\$186,340	Design Submitted	#49 <span style="color: orange;">●</span>	SR 699/Gulf Blvd landscape; 75th Ave to Pinellas Bayway

# Anticipated Future Grant Opportunities — Summer / Fall 2026

Agency	Project Use	Est. Amount	Timing	CIP Alignment
FFWCC: Boating Infrastructure Grant	Don CeSar Boat Ramp Phase I	\$150,000	Summer 2026	Rank #51
FDOT: Beautification Grant	Retention pond, median improvements	TBD	Summer 2026	R-O-W Median (#49)
NFWF: National Coastal Resilience Fund	Coastal resilience (TBD)	TBD	Summer 2026	Shoreline/Resiliency projects
FDEP: Resilient Florida	Shoreline Master Plan & vulnerability update	TBD	Summer 2026	Vulnerability Assess. (#19)
FDACS: Urban & Community Forestry	Tree planting program	TBD	Fall 2026	R-O-W/Park projects
SWFWMD: CFI Grant	Stormwater Capital Facility Improvement — System Improvements	TBD	Summer 2026	Stormwater System Improvements (#7)
FDEP: State Revolving Fund (SRF)	Wastewater Force Main 1 Replacement — low-interest financing	TBD	FY27 / Ongoing	Wastewater Force Main 1 (#21)
FDEP: LRFR Inlets Program	Blind Pass South Jetty Improvements	TBD	Summer 2026	Blind Pass South Jetty (#39)

 **Action: Staff to prepare project descriptions and eligibility documentation for all summer 2026 grant cycles by June 30, 2026.**

# Operating Cost Assumption Summary — FY 2027

Duke Energy  
(Electricity)

**3%–5%**

Net annual increase  
(fuel offsets base rate)

Fleet Fuel  
(Gasoline)

**~\$4.15–4.28**

Per gallon (Tampa, May 2026)  
Budget at \$4.00–\$4.25/gal

Fleet Fuel  
(Diesel)

**~\$5.37**

Per gallon statewide  
Budget at \$5.00–\$5.50/gal

Construction  
Escalation

**4%–6%**

Annual Tampa Bay market  
+8% tariff scenario

Tariff Premium  
(Metal Scopes)

**+6%**

Materials cost vs. 2024  
(C&W April 2026)

Local CPI  
(Tampa Area)

**2.1%**

12-mo trailing Mar 2026  
Below national avg (2.4%)

P&C Insurance  
(Municipal)

**5%–8%**

FY 2027 budget increase  
Re-bid recommended

Workers' Comp  
(Florida)

**–6.9%**

Rate decrease eff. Jan 2026  
9th consecutive year

Personnel  
(Salary + Health Ins.)

**3–5% + 6–8%**

COLA/merit + health ins.  
FRS contribution TBD

# Operating Budget Build & Budget Process Best Practices

## 1 FTE's FY27

### CONTEXT

- FY26 personnel costs: ~\$13.9M (General Fund)
- Storm recovery has driven heavy reliance on contractual services (~\$800K building/permitting)
- Each new FTE: ~\$90K–\$120K fully loaded (recurring)
- GFOA: build baseline from full position cost first

### CITY MANAGER DIRECTION

- Hold FTE count flat — absorb workload
- Add only mission-critical positions (specify areas)
- Convert key contractals to FTEs where cost-savings
- Authorize broader staffing study before FY27 build

## 2 Building the Operating Budget

### CONTEXT

- 5-yr forecast assumes 3.30% CPI on operating expense
- FY26 operating expense: ~\$39.2M; grows to ~\$44.6M by FY30
- Ad valorem at risk (HJR 201/203/209 pending in Tallahassee)
- Ending balance turns negative in FY27 without action Enterprise Funds Only

### CITY MANAGER DIRECTION

- Modest CPI-based growth (~3.3%) — status quo
- Flat / zero growth — defer non-essential
- Targeted growth tied to strategic plan goals only
- Two scenarios (base + reduced) for legislative risk

## 3 GFOA Best Practices

### STAFF RECOMMENDED ADDITIONS

- Formal fund balance / reserve policy
- Structurally balanced budget policy (no reserves for ongoing ops)
- Long-term financial forecast (5–10 yr) adopted annually
- Fees & charges policy with cost-recovery targets

### CITY MANAGER DIRECTION

- Adopt all four as FY27 policy package
- Phase in — prioritize reserve & balanced operating and maintenance budgets first
- Bring policies for individual adoption

# Next Steps

01

## Commission Direction on Priority Tiers & Fund Deficits

May–June 2026

Confirm Green/Yellow/Red rankings; acknowledge multi-year deficit positions in Wastewater, Stormwater, Reclaimed, and Resiliency funds; authorize rate studies.

02

## Rate Studies — Stormwater, Wastewater & Reclaimed

June–September 2026

Initiate utility rate studies to close structural operating and capital deficits projected through FY 2032. Stormwater goes negative FY 2027 — most urgent.

03

## Summer Grant Applications

June–August 2026

Submit FDOT Beautification, NFWF NCRF, FDEP Resilient Florida, FFWCC BIG applications; target \$5M+ in new awards to offset Capital and Resiliency deficits.

04

## FY 2027 Budget Finalization

July–September 2026

Incorporate operating assumptions

05

## Debt Feasibility Analysis — Capital & Utility Revenue Bonds

Q3/Q4 2026

Model debt capacity for Wastewater and Stormwater revenue bonds; evaluate GO bond for Capital Fund to address FY 2027–2029 negative balance periods.

06

## Workshop #3 — Ad Valorem Tax Analysis & Preliminary Budget Book

Fall 2026

Present preliminary Budget incorporating all fund projections, grant awards, and revised operating assumptions.