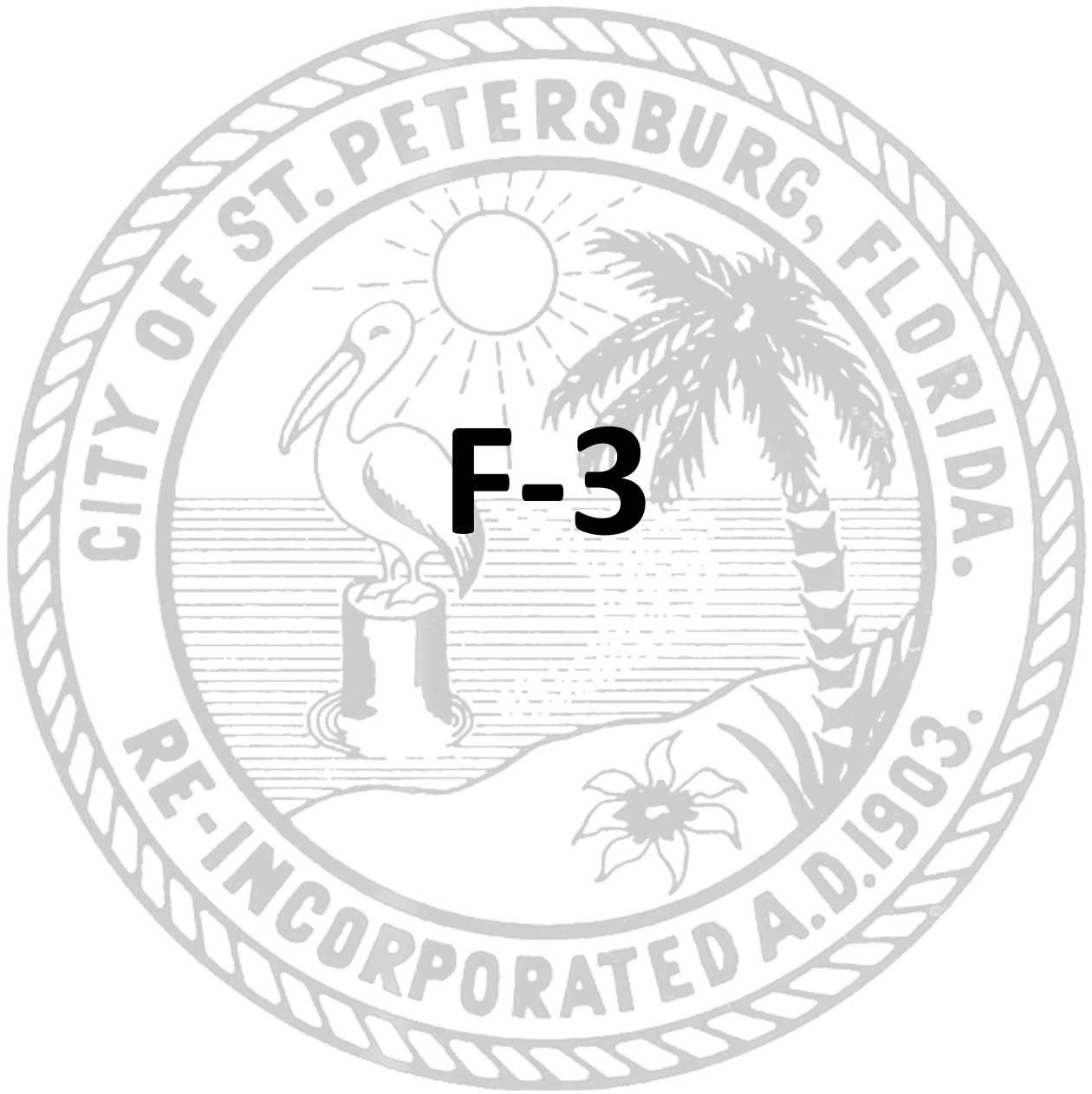


The following page(s) contain the backup material for Agenda Item: A Resolution adopting the 2025 Pinellas County Multi-jurisdictional local mitigation strategy which serves as the City's Floodplain Management Plan in compliance with the National Flood Insurance Programs Community Rating System; and providing for an effective date.
Please scroll down to view the backup material.



F-3

**MEMORANDUM
CITY OF ST. PETERSBURG**

To: The Honorable Copley Gerdes, Chair, and Members of City Council

From: Hannah J Rebholz, Floodplain Manager

Date: May 1, 2025

Subject: A Resolution adopting the **2025 Pinellas County Multi-Jurisdictional Local Mitigation Strategy** which serves as the City's Floodplain Management Plan in compliance with the National Flood Insurance Program's Community Rating System.

Background

The Pinellas County Local Mitigation Strategy (LMS) is currently going through its Five-Year update required by the Federal Emergency Management Agency (FEMA). The LMS has been revised based on input received from the Local Mitigation Strategy Workgroup that consist of local governments, several public and private agencies, and non-profit organizations. The 2025 LMS draft plan has also been reviewed by the Florida Department of Emergency Management (FDEM) and the State has issued a final "Approved Pending Adoption" letter stating that Pinellas County's 2025 LMS is in compliance with the Federal hazard mitigation planning standards (see attached letter dated February 7, 2025). The next step in this process is for all local governments to adopt the 2025 LMS, and a copy of the local government's Resolutions will then be forwarded to FEMA and FDEM.

The LMS defines the various types of potential hazards to the community, ways to minimize the impact of these hazards, and roles and responsibilities of the municipalities. The LMS has been in effect since 1998 and the 2025 update to the LMS focused on using the 10-step process consistent with the Federal Emergency Management Agency's Floodplain Management Planning element of the Community Rating System (CRS).

The updated LMS that will be submitted to FEMA is part of the future recertification process necessary to maintain the City's participation in the CRS and receive federal grant funding for disasters. The CRS identifies the discount that property owners will receive for flood insurance policies for property located within the City.

St. Petersburg currently has a rating of five (5), which provides a 25% discount on flood insurance policies. Each year the City recertifies that it is continuing to participate in the activities required by the CRS program. This LMS update is a requirement of that upcoming CRS recertification process.

RECOMMENDATION:

Administration: City Staff recommends adoption of the **2025 Pinellas County Multi-Jurisdictional Local Mitigation Strategy** which serves as the City's Floodplain Management Plan in compliance with the National Flood Insurance Program's Community Rating System.

Attachments:

FDEM Letter dated February 7, 2025
LMS Adoption Resolution
Pinellas County 2025 LMS Executive Summary



STATE OF FLORIDA

DIVISION OF EMERGENCY MANAGEMENT

Ron DeSantis
Governor

Kevin Guthrie
Executive Director

February 7, 2025

Cathie Perkins, Director
Pinellas County Emergency Management
10750 Ulmerton Rd, Bldg. 1, Ste 267
Largo, FL 33778

Re: Pinellas County Local Hazard Mitigation Plan Approved Pending Adoption

Dear Director Perkins,

This is to confirm that we have completed a State review of the Pinellas County Local Mitigation Strategy (LMS) update for compliance with the federal hazard mitigation planning standards contained in 44 CFR 201.6(b)-(d). Based on our review and comments, Pinellas County developed and submitted all the necessary plan revisions, and our staff has reviewed and approved these revisions. We have determined that the Pinellas County LMS plan is compliant with federal standards, subject to formal community adoption, for the jurisdictions below:

Town of Belleair
City of Belleair Beach
City of Belleair Bluffs
Town of Belleair Shore
City of Clearwater
City of Dunedin
City of Gulfport
City of Indian Rocks Beach
Town of Indian Shores
Town of Kenneth City
City of Largo
City of Madeira Beach
Town of North Redington Beach
City of Oldsmar

City of Pinellas Park
Town of Redington Beach
Town of Redington Shores
City of Safety Harbor
City of St. Petersburg
City of St. Pete Beach
City of Seminole
City of South Pasadena
City of Tarpon Springs
City of Treasure Island
Pinellas County, Unincorporated

Upon submittal of a copy of all participating jurisdictions' documentation of their adoption resolutions to our office, we will send all necessary documentation to the Federal Emergency Management Agency (FEMA) who will issue formal approval of the Pinellas County LMS.

If you have any questions regarding this matter, please contact your LMS Liaison Mitchell Budihas at Mitchell.Budihas@em.myflorida.com or 850-524-4195.

Respectfully,

Kristin Lentz

Digitally signed by Kristin
Lentz
Date: 2025.02.18
13:22:52 -05'00'

Laura Dhuwe,
Bureau Chief, Mitigation
State Hazard Mitigation Officer

LD/mb

Attachments: MEMORADUM: State approval of LMS plans under Program Administration by
States (PAS)

cc: FEMA Region IV, Mitigation Division – Risk Analysis Branch

RESOLUTION NO. 2025-

A RESOLUTION ADOPTING THE 2025 PINELLAS COUNTY MULTI-JURISDICTIONAL LOCAL MITIGATION STRATEGY WHICH SERVES AS THE CITY'S FLOODPLAIN MANAGEMENT PLAN IN COMPLIANCE WITH THE NATIONAL FLOOD INSURANCE PROGRAM'S COMMUNITY RATING SYSTEM; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of St. Petersburg (City) is located in an area that is vulnerable to natural and man-made disasters; and

WHEREAS, the City supports efforts to make our community more disaster resistant, thereby reducing the cost of disasters, mitigating their impact to our residents, and reducing time needed for recovery; and

WHEREAS, the City is desirous to minimize, alleviate and mitigate the effects of flooding to the greatest possible extent; and

WHEREAS, the City is a participant in the Community Rating System (CRS) of the National Flood Insurance Program; and

WHEREAS, participation in the CRS provides benefits to homeowners holding flood insurance policies; and

WHEREAS, the City must prepare and adopt a Floodplain Management Plan in order to remain active in the CRS; and

WHEREAS, the 2025 update of the Local Mitigation Strategy (LMS) includes the 10-step planning process which is consistent with FEMA's multi-hazard mitigation planning regulations pursuant to the Disaster Mitigation Act of 2000 and serves as the City's Floodplain Management Plan (Plan); and

WHEREAS, the City is a participant of the Local Mitigation Strategy Workgroup that coordinates with other local governments, public and private sector agencies, and organizations in creation of the five-year update of the LMS; and

WHEREAS, the LMS represents a unified county-wide strategy toward a more disaster resistant community; and

WHEREAS, the State of Florida Division of Emergency Management has determined that the recent update to the Pinellas County LMS is compliant with federal standards; and

WHEREAS, the LMS serves to minimize the loss of life, human suffering, damage to public and private property, and economic loss by recognizing and obtaining knowledge of the types of hazards that could affect Pinellas County; and

WHEREAS, the LMS provides the consistent framework for future pre-disaster mitigation efforts and post-disaster redevelopment, regardless of the type of future threat faced by our community; and

WHEREAS, a Multijurisdictional Program for Public Information has been included in Appendix H of the LMS to satisfy the floodplain management requirements of the City's CRS; and

WHEREAS, the LMS Plan will be in effect from May 6, 2025 through May 5, 2030 with updates to be adopted annually.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida that the City adopts the 2025 Pinellas County Multi-Jurisdictional Local Mitigation Strategy developed by the Local Mitigation Strategy Workgroup which shall function as the City's Floodplain Management Plan in compliance with the National Flood Insurance Program's Community Rating System.

This resolution shall become effective immediately upon its adoption.

Approved by:

/s/: Michael J. Dema
City Attorney (Designee)
00804197.docx



Pinellas County 2025 Local Mitigation Strategy

Executive Summary

Introduction

Under Section 322 of the Robert T. Stafford Disaster Relief and Emergency Assistance Act (Stafford Act) enacted under the Disaster Mitigation Act of 2000 (DMA2K), Pinellas County is required to have a Federal Emergency Management Agency (FEMA)-approved hazard mitigation plan in order to be eligible for federal hazard mitigation funding. The purpose of the Hazard Mitigation Plan, more commonly called the Local Mitigation Strategy (LMS) in Florida communities, is to reduce death, injuries, and property losses caused by natural hazards in Pinellas County. The 2025 Plan identifies hazards based on the history of disasters within the county and lists goals, objectives, strategies, and actions for reducing future losses. Implementation of planned, pre-identified, and cost-effective mitigation measures not only helps to reduce losses to lives, property, and the environment but it also streamlines the disaster recovery process. This is a 5-year update of the countywide LMS that was last approved in May of 2020. While the document may refer to specific historical events for context, the plan update focuses on changes to the communities and their vulnerabilities over the last 5 years and provides an update to capabilities, programs, and actions that the participants intend to utilize to reduce exposure or consequences from the identified hazards. Hazard mitigation is most effective when based on an inclusive, comprehensive, long-term plan that is developed before a disaster occurs.

The LMS serves several purposes; including providing an explanation of how Pinellas County and its 24 municipalities identify strategies to implement an effective, comprehensive countywide Local Mitigation Strategy. The local jurisdictions participating in this plan include the Unincorporated County and all its municipalities:

- Pinellas County (Unincorporated)
- Town of Belleair
- City of Belleair Beach
- City of Belleair Bluffs
- Town of Belleair Shore
- City of Clearwater
- City of Dunedin
- City of Gulfport
- City of Indian Rocks Beach
- Town of Indian Shores
- City of Kenneth City

- City of Largo
- City of Madeira Beach
- Town of North Redington Beach
- City of Oldsmar
- City of Pinellas Park
- Town of Redington Beach
- Town of Redington Shores
- City of Safety Harbor
- City of St. Pete Beach
- City of St. Petersburg
- City of Seminole
- City of South Pasadena
- City of Tarpon Springs
- City of Treasure Island

Additionally, special districts that participate in the plan are eligible for funding provided that they comply with procedures of the working group and supply a letter from their organization in lieu of the formal adoption process used by local government participants. The full list of participating entities is documented within Table 2.2 of the plan.

The 2025 Plan is coordinated through appropriate state, local, and regional agencies, as well as non-governmental interest groups. This plan, and its future revisions, will provide guidance in merging the planning efforts of all local governments, the private sector, and non-profit organizations within Pinellas County into one viable, comprehensive, mitigation program.

The scope of the LMS is broad. The plan explains the way in which the communities implement mitigation activities within the county in coordination with local agencies. Additionally, as required by statute, the Risk Assessment portion of the LMS identifies natural hazards, as well as technological and human-caused hazards. The Risk Assessment portion analyzes vulnerability of the County in countywide terms as well as results and capabilities at the municipal level.

The purpose of the 2025 LMS is to:

- Reduce risk to people, property, and the critical infrastructure.
- Increase public awareness and education about the plan and the planning process.
- Maintain grant eligibility for participating jurisdictions.
- Update the plan in accordance with Community Rating System (CRS) requirements.
- Maintain compliance with state and federal legislative requirements for local hazard mitigation plans.
- Complete an update of information in the plan to demonstrate progress and reflect current conditions.

Pinellas County is vulnerable to both natural hazards and technological and human-caused hazards, with hurricanes historically inflicting the most catastrophic destruction.

Planning Process and Maintenance Section

There are 10 primary steps that comprise the LMS planning process. The process defines not only who should be involved, but how the process is going to work, and an understanding of how the process facilitates the production of the final product.

- Step 1: The Planning Organization – The development of a mitigation strategy requires the involvement of representatives from the public, private, and governmental sectors.
- Step 2: Involving the Public – An important component of the mitigation planning process involves public participation.
- Step 3: Coordination – Coordinate activities within the County and to bring back perspectives of their constituency.
- Step 4: Assessing the Hazard – Conduct and maintain a hazard identification and vulnerability assessment.
- Step 5: Assessing the Problem – Quantify the impact of the hazards identified in the previous step on the community.
- Step 6: Goals and Objectives – Revisit goals and objectives and make adjustments as appropriate.
- Step 7: Possible Activities: Mitigation opportunities and Initiatives – Identification of potential mitigation opportunities and initiatives.
- Step 8: An Action Plan – Objectives were identified for each goal to specifically identify action items and are reflected in six categories of mitigation activities.
- Step 9: Adoption of the Strategy – officially adopt the LMS.
- Step 10: Implementation, Evaluation, and Revision – The LMS is intended to be a dynamic document that will be updated regularly.

There are two main working groups responsible for the LMS planning process. The LMS Working Group (WG) consists of representatives of the jurisdictions, private sector, and non-profits as well as any members of the public as all meetings are advertised on the County's website. The Flood Risk and Mitigation Public Information Working Group (FRMPIWG) is a group of public and private stakeholders formed to supplement input into the planning process.

The County's first LMS began its planning process in March of 1998 and took approximately 15 months to complete. The plan was then updated again in 2004, 2009, 2015, and 2020. This is the fifth update of the plan, and the focus of the update was on adding new risk assessments, refining objectives, and refreshing the project list.

The 2025 LMS update began in the spring of 2024 when the County assessed its current plan and assessed it for improvement opportunities. When the plan update began, the LMS WG was presented with results of the assessment for concurrence on a path forward.

During the timeline of the plan update, the County and its jurisdictions included several other groups to supplement input into the planning process. Pinellas is a strong advocate of the National Flood Insurance Program's Community Rating System (CRS) and had a few outreach groups in place to support those activities. A countywide Program for Public Information (PPI) is maintained and updated annually to facilitate consistent messaging across communities and provide tools for jurisdictions with limited resources. This is maintained by a group of public and private

stakeholders that is collectively known as the Flood Risk and Mitigation Public Information Working Group (FRMPIWG). The FRMPIWG uses the following mission statement:

- Increase disaster resiliency across the county through the development and dissemination of public information and educational outreach about identified flood risks, minimization of those risks through mitigation and efficacy of obtaining appropriate flood insurance coverage.
- Ensure attainment of flood insurance savings for residents and businesses within the incorporated and unincorporated areas of the county through effective participation in the Community Rating System.
- Engage and educate community stakeholders to enhance planning efforts by ensuring diverse representation and to provide stakeholders the opportunity to become more knowledgeable in the subject of mitigation and to expand reach while improving their ability to provide improved customer service.
- Develop strategies, concepts and projects for reducing flooding impacts that can become part of the county's Local Mitigation Strategy plan

The FRMPIWG group (typically over 70 participants with representatives from all municipalities) aims to meet at least three times a year (in person or virtually per availability of participants) and communicates via email messaging between meetings. During the 5-year LMS Update process, the progress of the plan update is communicated to FRMPIWG members for comment. Feedback from the FRMPIWG was provided to the LMS WG to be evaluated and included in the LMS update process and the most current PPI is included as an appendix to this plan update.

After the 2025 LMS Plan Update underwent final revisions, and the plan was completed to the satisfaction of the State Hazard Mitigation Office (SHMO), which reviews the Plan for compliance on behalf of the Federal Emergency Management Agency, the plan was officially adopted by Pinellas County Board of County Commissioners by adoption of a resolution. The 2025 LMS update was approved by the Board of County Commissioners on Month ##, 2025. The plan will be in effect from May 6, 2025, until May 5, 2030. Each jurisdiction within Pinellas County, has also approved and adopted the Plan within their community as identified in Appendix F. **(Will be updated at adoption in May 2025)**

Risk Assessment Section

It should be noted that the 2025 LMS Update was drafted prior to the devastating and historic flooding and wind damages associated with Hurricanes Helene and Milton that occurred September 26, 2024, and October 9, 2024, respectively. Their impacts to the communities of Pinellas County will be part of future updates to the Plan.

The risk assessment for Pinellas County was intentionally structured to align with the State of Florida Enhanced State Hazard Mitigation Plan (SHMP) and provides the factual basis for developing a mitigation strategy for the county. This section profiles the natural, human-caused, and technological hazards that could possibly affect Pinellas communities. This risk assessment is used not only for the LMS, but also supports the County's Comprehensive Emergency Management Plan (CEMP). Each natural hazard profile includes a discussion of the geographic areas affected, the historical occurrences in the county, an impact analysis, the probability, and

the vulnerability and loss estimation by county critical facilities, and a discussion of overall vulnerability. Alternatively, the human-caused and technological hazards include similar topics of discussion, but not all aspects are able to be quantified. This is because of the limited data available and the imprecise nature of the human-caused and technological hazards.

The risk assessment identifies 22 hazards based on an examination of past disasters, probability of occurrence, possible impacts, and vulnerability. The hazards include:

Natural Hazards

- Flood
- Tropical cyclones
- Severe Storms
- Wildfire
- Erosion
- Drought
- Extreme Heat
- Geological
- Winter Storm
- Seismic
- Tsunami
- Red Tide

Technological Hazards

- Transportation Incident
- Cyber Incident
- Hazardous Materials Incident
- Radiological Incident
- Terrorism
- Agricultural Disruption
- Biological Incident
- Mass Migration Incident
- Civil Disturbance Incident

Mitigation Strategy Section

The LMS details goals and objectives for achieving loss reduction in Pinellas County. The six goals are listed below.

1. Become a More Disaster Resilient Community.
2. Minimize Coastal Flooding losses in the CHHA, Coastal Storm Area and Hurricane Vulnerability Zone.
3. Minimize Riverine or Inland Flooding Losses in the 25, 50, and 100-year Flood Zone.
4. Minimize Storm Wind Losses in the County.
5. Minimize Losses from Hazardous Materials Incidents.
6. Minimize Vulnerability to Technological Hazards.

Additional information on the LMS goals and objectives can be found in the mitigation strategy section of the document.

Pinellas County has policies, programs, and capabilities designed to help mitigate the impacts of hazard events. Each community has its own policies, programs, and capabilities that are catalogued within this section of the plan to identify current capacity to implement mitigation functions. These depend on factors such as the size of the geographic area, its population, or the amount of funding available through local resources. Regardless of size or wealth, each community has a unique core set of policies, programs, and capabilities at its disposal related to hazard reduction and mitigation including building codes, land use plans, and regulations, which are discussed in this section. This section also covers items related to participation in the NFIP and the CRS program which incentivizes communities that go beyond minimum floodplain management standards to better protect life and property.

During the 5-year period since the last plan, five of the Pinellas jurisdictions have improved their score such that additional flood insurance premium discounts are available to policyholders. Unincorporated County became a Class 2 community resulting in 40% flood insurance premium reductions for its policyholders. This is the only Class 2 (and highest scoring) community within Florida and one of only eleven communities nationwide to reach this achievement.

Potential Funding Sources Section

The county uses a variety of programs and funds to achieve its mitigation goals, including federal grant programs such as the Hazard Mitigation Grant Program (HMGP), Building Resilient Infrastructure and Communities (BRIC) grant program, Flood Mitigation Assistance (FMA), and the state grant Hurricane Loss Mitigation Program (HLMP). Various grants and funding programs are discussed throughout this section.

Appendices

Many documents are included with the LMS as appendices. These appendices are referenced throughout the plan and support the plan.

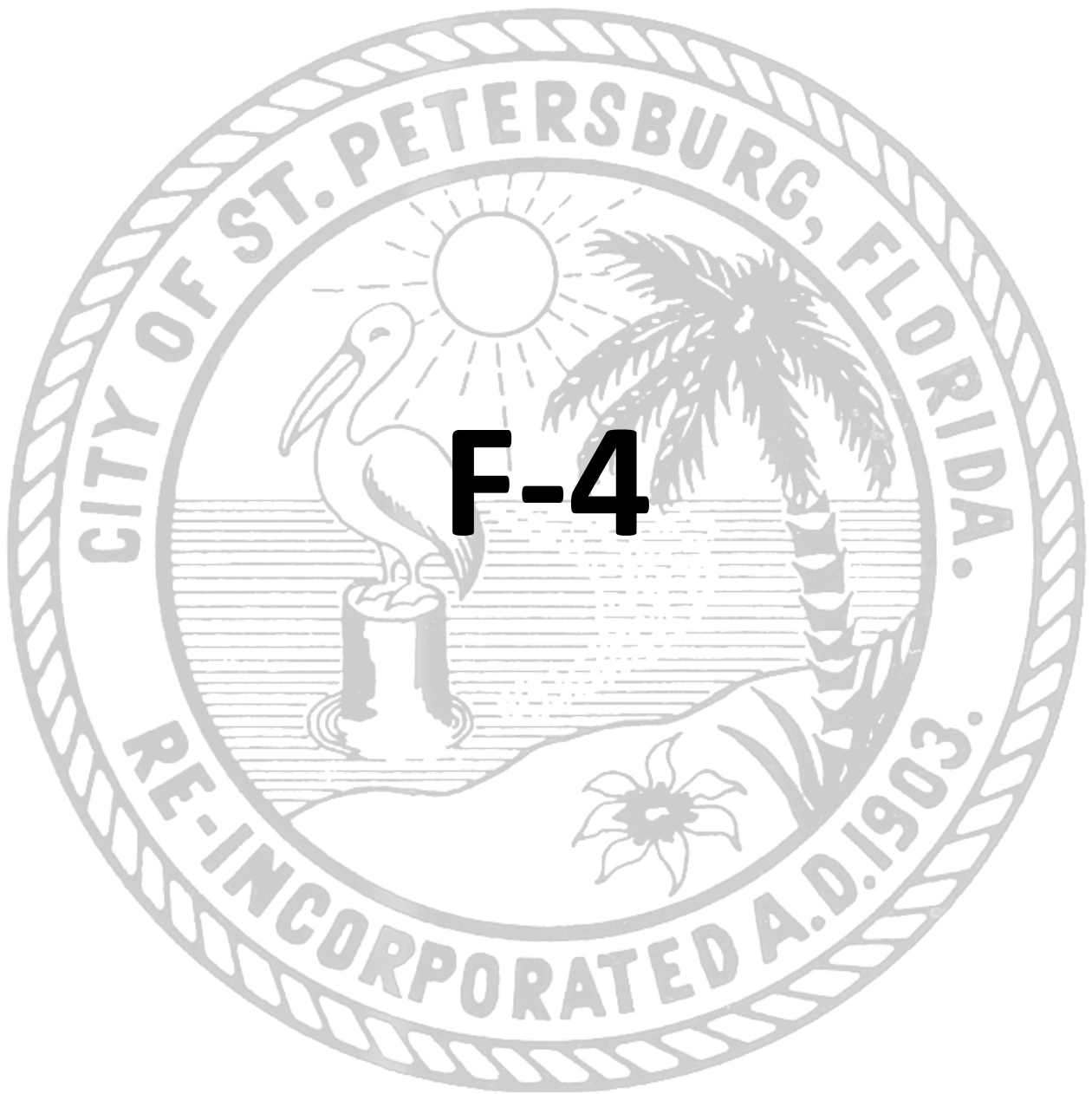
- Appendix A: Planning Process Documentation
- Appendix B: Floodplain Management
- Appendix C: CRS 610
- Appendix D: Mitigation Initiatives
- Appendix E: FL Review Tool
- Appendix F: Plan Adoption
- Appendix G: Plan Maintenance
- Appendix H: Program for Public Information
- Appendix I: Repetitive Loss Area Analysis
- Appendix J: LMS Procedures
- Appendix K: Vulnerability Assessment

Please Note:

If you would like a copy of the full Local Mitigation Strategy Plan draft document, please call Planning at (727) 464-8200 or you can contact them via the County Website using <https://pinellas.gov/public-records/>

Please note, the draft document has been reviewed by the Florida Department of Emergency Management (FDEM). The Plan has been revised based on all comments from the State. FDEM has provided a final "Approved Pending Adoption" letter for Pinellas County's 2025 LMS Plan, stating that LMS Plan is in compliance with Federal Hazard Mitigation Planning standards contained in 44 CFR 201.6(b)-(d).

The following page(s) contain the backup material for Agenda Item: Salt Creek
Please scroll down to view the backup material.



F-4

ST. PETERSBURG CITY COUNCIL

Meeting of May 1, 2025

TO: The Honorable Copley Gerdes, Chair and Members of City Council

SUBJECT: Acquisition of vacant property generally located at the Northwest corner of 4th Street South and 18th Avenue South, St. Petersburg, for the Salt Creek Property Project.

BACKGROUND: On February 15, 2024, Councilmember Driscoll made a referral to the Budget, Finance & Taxation Committee ("BFT") to discuss the potential acquisition of the vacant property located at the Northwest corner of 4th Street South and 18th Avenue South ("Property") and its addition to the Weeki Wachee Fund ("WWF") Project List as the Salt Creek Property Project ("Project"). An initial presentation and discussion took place during the May 16, 2024 BFT meeting, at which time Real Estate and Property Management ("REPM") and the Community Enrichment Administration presented that an acquisition would allow Parks and Recreation ("Parks") to preserve the portion of Salt Creek that crosses the Property, as well as incorporate more passive park space for nearby City-owned Barlett Park. Following the BFT discussion, the Project was scheduled for further conversation at a future meeting to determine if the Engineering and Capital Improvements Department ("Engineering") had any additional uses for the Property.

The Property is further described as:

Parcel ID#: 30-31-17-78611-001-0020

Legal Description: Lot 2, BLOCK 1, SALT CREEK SOUTH REPLAT, according to the Plat thereof, as recorded in Plat Book 138, Page 67, of the Public Records of Pinellas County, Florida.

Flood Zone: AE

Land area: Approximately 128,219 square feet (2.94 AC)

At the July 25, 2024 BFT meeting, further discussion was held regarding the Project and culminated with the committee voting unanimously to add the Project to the WWF project list. The Project was then scheduled for consideration at the Committee of the Whole ("COW") meeting on January 23, 2025, and following said discussion, the COW voted unanimously to move forward with presenting a resolution for the Project to City Council for its consideration. Resolution No. 2025-80 was approved at the City Council on February 6, 2025, which provided funding for the Project in an amount not to exceed \$2,900,000.00 from the WWF.

Ongoing discussions with the real estate broker representing the owner of the Property, Timothy F. Prugh, a single man ("Seller"), occurred while the Project was under consideration and the Seller's representatives provided REPM with multiple appraisals prepared on the Property throughout the ongoing discussions. The most recent appraisal of the Property was completed on July 10, 2024 by C. Richard Tobias, MAI, who indicated a total estimated value of \$2,880,000.00 ("Appraisal"). The Appraisal also included a breakdown of the total value by separating the two functional sections of the Property as follows: i.) Commercial Corner (East 0.75 Acres MOL) valued at \$905,000.00 and ii.) Multi-Family Land (West 2.21 Acres MOL) valued at \$1,975,000.00. Because the Property had been appraised and updated several times, Administration has opted to forgo the City's policy requirement for obtaining a second appraisal.

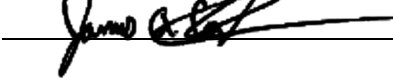
CURRENT SITUATION: Presently, REPM has negotiated an Agreement for Sale and Purchase with the Seller for City acquisition of the Property for the sum of \$2,500,000.00, subject to City Council approval. The Seller shall pay for the title insurance commitment, the owner's title policy, closing fees, the State documentary stamps on the deed, and the fee(s) or other charge(s) for recording corrective instruments, if applicable. The City shall pay for the survey, recording fees for the deed, appraisals and environmental studies.

Upon conveyance of the Property to the City, a portion of the Property is intended to be used as a passive park for the public's enjoyment. In addition, Engineering intends to utilize a portion of the Property for the construction of a pump station, for the purpose of flood mitigation in the area.

RECOMMENDATION: Administration recommends that City Council adopt the attached resolution authorizing the Mayor, or his designee, to purchase the vacant property generally located at the Northwest corner of 4th Street South and 18th Avenue South, St. Petersburg, Florida, from Timothy F. Prugh for the sum of \$2,500,000.00, subject to certain conditions; and to pay for environmental audit(s), surveys, and other acquisition/closing related costs, all not to exceed \$400,000.00; and to execute all documents necessary to effectuate this transaction; and providing an effective date.

COST/FUNDING/ASSESSMENT INFORMATION: Funding has been previously appropriated in the Weeki Wachee Capital Improvements Fund (3041), Salt Creek Property Acquisition Project (21048).

ATTACHMENTS: Illustration and Resolution

APPROVALS: Administration:  AMF
Budget: Lance Stanford

ILLUSTRATION



RESOLUTION NO. 2025-____

A RESOLUTION AUTHORIZING THE MAYOR, OR HIS DESIGNEE, TO PURCHASE THE VACANT PROPERTY GENERALLY LOCATED AT THE NORTHWEST CORNER OF 4TH STREET SOUTH AND 18TH AVENUE SOUTH, ST. PETERSBURG, FLORIDA, FROM TIMOTHY F. PRUGH, FOR THE SUM OF \$2,500,000.00, SUBJECT TO CERTAIN CONDITIONS; AND TO PAY FOR ENVIRONMENTAL AUDIT(S), SURVEYS, AND OTHER ACQUISITION/CLOSING RELATED COSTS, ALL NOT TO EXCEED \$400,000.00; AND TO EXECUTE ALL DOCUMENTS NECESSARY TO EFFECTUATE THIS TRANSACTION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on February 15, 2024, Councilmember Driscoll made a referral to the Budget, Finance & Taxation Committee ("BFT") to discuss the potential acquisition of the vacant property located at the Northwest corner of 4th Street South and 18th Avenue South, St. Petersburg, Florida, as depicted on Exhibit A, attached hereto and incorporated herein, and as further described below ("Property") and its addition to the Weeki Wachee Fund ("WWF") Project List as the Salt Creek Property Project ("Project"); and

WHEREAS, an initial presentation and discussion took place during the May 16, 2024 BFT meeting, at which time Real Estate and Property Management ("REPM") and the Community Enrichment Administration presented that an acquisition would allow Parks and Recreation ("Parks") to preserve the portion of Salt Creek that crosses the Property, as well as incorporate more passive park space for nearby City-owned Barlett Park; and

WHEREAS, the Project was scheduled for further conversation at the July 25, 2024 BFT meeting to determine if the Engineering and Capital Improvements Department ("Engineering") had any additional uses for the Property, which culminated with the BFT committee voting unanimously to add the Project to the WWF project list; and

WHEREAS, the Property is further described as:

Parcel ID#: 30-31-17-78611-001-0020

Legal Description: Lot 2, BLOCK 1, SALT CREEK SOUTH REPLAT, according to the Plat thereof, as recorded in Plat Book 138, Page 67, of the Public Records of Pinellas County, Florida.

Flood Zone: AE

Land area: Approximately 128,219 square feet (2.94 AC); and

WHEREAS, the Project was then scheduled for consideration at the Committee of the Whole ("COW") meeting on January 23, 2025, and following said discussion, the COW voted unanimously to move forward with presenting a resolution for the Project to City Council for its consideration; and

WHEREAS, Resolution No. 2025-80 was approved by City Council at its meeting on February 6, 2025, which provided funding for the Project in an amount not to exceed \$2,900,000.00 from the WWF; and

WHEREAS, ongoing discussions with the real estate broker representing the owner of the Property, Timothy F. Prugh, a single man ("Seller"), occurred while the Project was under consideration and the Seller's representatives provided REPM with multiple appraisals prepared on the Property; and

WHEREAS, the most recent appraisal of the Property was completed on July 10, 2024 by C. Richard Tobias, MAI, who indicated a total estimated value of \$2,880,000.00 for the Property ("Appraisal"); and

WHEREAS, the Appraisal also included a breakdown of the total value by separating the two functional sections of the Property as follows: i.) Commercial Corner (East 0.75 Acres MOL) valued at \$905,000.00 and ii.) Multi-Family Land (West 2.21 Acres MOL) valued at \$1,975,000.00; and

WHEREAS, because the Property had been appraised and updated several times, Administration has opted to forgo the City's policy requirement for obtaining a second appraisal; and

WHEREAS, REPM has negotiated an Agreement for Sale and Purchase with the Seller for City acquisition of the Property for the sum of \$2,500,000.00, subject to City Council approval; and

WHEREAS, the Seller shall pay for the title insurance commitment, the owner's title policy, closing fees, the State documentary stamps on the deed, and the fee(s) or other charge(s) for recording corrective instruments, if applicable; and

WHEREAS, the City shall pay for the survey, recording fees for the deed, appraisals and environmental studies; and


WHEREAS, upon the conveyance of the Property to the City, the Property is intended to become a passive park for the public's enjoyment; and

WHEREAS, in addition, Engineering intends to utilize a portion of the Property for the construction of a pump station, for the purpose of flood mitigation in the area.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that the Mayor, or his designee, is authorized to purchase the Property from the Seller for a purchase price of \$2,500,000.00, subject to certain conditions, as more fully described in the foregoing recitals; and to pay for environmental audit(s), surveys, and other acquisition/closing related costs, all not to exceed \$400,000.00; and to execute all documents necessary to effectuate this transaction.

This resolution shall become effective immediately upon its adoption.

Legal:



City Attorney (Designee)
00803803

Community Enrichment Administration:

Michael J. Jefferis, Administrator

Real Estate & Property Management:



Aaron Fisch, Director

