

CITY COUNCIL AGENDA NEW BUSINESS ITEM

TO: Members of City Council

DATE: January 30, 2026

COUNCIL DATE: February 5, 2026

RE: A resolution requesting the City Administration to pursue a planning-first framework for the Historic Gas Plant District prior to advancing any developer selection.

ACTION DESIRED:

Respectfully requesting City Council approval of a resolution requesting the City Administration to pursue a planning-first framework for the Historic Gas Plant District prior to advancing any developer selection.

ATTACHMENT:

Proposed Resolution

Brandi Gabbard
Council Member, District 2

RESOLUTION NO. 2026- ____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ST. PETERSBURG, FLORIDA EXPRESSING OPPOSITION TO CITY ADMINISTRATION MOVING FORWARD WITH ANY DEVELOPER SELECTION FOR THE REDEVELOPMENT OF THE HISTORIC GAS PLANT DISTRICT PRIOR TO THE COMPLETION OF A COMPREHENSIVE PLANNING FRAMEWORK FOR THE SITE WHICH WILL SERVE AS A STRATEGIC ROADMAP; REQUESTING THAT CITY ADMINISTRATION PAUSE ANY ACTION TO SELECT, NEGOTIATE WITH, OR ADVANCE A DEVELOPER FOR THE HISTORIC GAS PLANT DISTRICT UNTIL SUCH COMPREHENSIVE PLANNING FRAMEWORK HAS BEEN COMPLETED; REQUESTING THAT A COMPREHENSIVE PLANNING FRAMEWORK BE PREPARED BY INDEPENDENT, PROFESSIONALLY QUALIFIED PLANNERS AND GUIDED BY CITY RESIDENTS, CITY-BASED BUSINESSES AND EMPLOYEES, AND ORGANIZATIONS THAT REPRESENT CITY RESIDENTS, SO THAT REDEVELOPMENT OF THE HISTORIC GAS PLANT DISTRICT REFLECTS COMMUNITY PERSPECTIVES AND ADVANCES LONG-TERM PUBLIC BENEFITS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the future redevelopment of the Historic Gas Plant District will have long-term quality of life impacts on housing, economic opportunity, transportation, public space, and neighborhood connectivity throughout the City; and

WHEREAS, the City has a responsibility to ensure that the redevelopment of the Historic Gas Plant District is guided by sound planning principles and meaningful community participation; and

WHEREAS, on October 3, 2025, City Administration received an unsolicited proposal to redevelop the approximately 86 acres of land known as the Historic Gas Plant District; and

WHEREAS, best practices for large-scale urban redevelopment support the use of independent, professionally qualified planners to lead and engage residents in meaningful planning efforts; and

WHEREAS, on October 16, 2025, City Council unanimously approved a referral to the Housing, Land Use, and Transportation Committee to discuss the Urban Land Institute (ULI Tampa Bay) Advisory Services Program and a proposal to study the Historic Gas Plant District for future development in alignment with the current goals for the City; and

WHEREAS, pursuant to Florida Statutes §163.380, City Administration initiated a 30-day notice period on January 4, 2026 to allow for competing or alternative proposals from private developers or other interested parties for the lease, purchase, or development of all or portions of the Historic Gas Plant District; and

WHEREAS, proceeding with the selection of a developer before the City has engaged in a new comprehensive planning framework risks the omission of meaningful policy decisions and limits community input; and

WHEREAS, the participation of City residents, businesses, employees, and community-based organizations is essential to ensuring that the comprehensive planning framework serves as a strategic roadmap for redevelopment and reflects local priorities and long-term public benefits; and

WHEREAS, such planning efforts completed in advance of any developer selection will allow the City to clearly define land use, infrastructure, affordability, public benefits, design expectations, economic development opportunities, environmental stewardship, and community priorities for the Historic Gas Plant District; and

WHEREAS, establishing a clear, community-driven strategic roadmap for redevelopment prior to selecting or advancing a developer will place the City in a stronger position to negotiate and deliver outcomes that honor the past while ensuring lasting benefits for present and future generations of St. Petersburg.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that City Council hereby expresses opposition to City Administration moving forward with any developer selection for the redevelopment of the Historic Gas Plant District prior to the completion of a comprehensive planning framework for the site which will serve as a strategic roadmap.

BE IT FURTHER RESOLVED that City Council requests that the City Administration pause any action to select, negotiate with, or advance a developer for the Historic Gas Plant District until a comprehensive planning framework has been completed.

BE IT FURTHER RESOLVED that City Council requests that a comprehensive planning framework be prepared by independent, professionally qualified planners and guided by City residents, City-based businesses and employees, and organizations that represent City residents, so that redevelopment of the Historic Gas Plant District reflects community perspectives and advances long-term public benefits.

This Resolution shall become effective immediately upon its adoption.

LEGAL:

A handwritten signature in black ink, appearing to read "Muelly", written over a horizontal line.

00868806