

=====ZONING DIVISION=====

CASE NUMBER: MS 2018-22  
CRA: July 24, 2018

OWNER: Marker 3880 Holdings, LLC  
AGENT: Joseph Ronnlof

=====

I. GENERAL INFORMATION

A. Request:

Consideration of a request for outdoor storage with a waiver to the outdoor storage 6' solid wall requirement adjacent to right-of-way for a property located in the "M-1" Light Industrial Zoning District.

B. Proposed use: Commercial Landscape Services  
w/ outdoor storage

C. Location: 3880 76<sup>th</sup> Avenue, Pinellas Park FL

D. Site Area: 1.34 acre MOL

E. Land Use Plan Designation: Community Redevelopment District (CRA)

Zoning Classification: "M-1" Light Industrial

F. Public Notification: NA

G. Legal Advertising: NA

H. Legal Description:

W 100FT OF E 264.25FT OF SW 1/4 OF NW 1/4 OF SE 1/4 OF SEC  
27-30-16 LESS RD RWS CONT 1.31AC(C)

II. SITE AND VICINITY CHARACTERISTICS

A. Zoning/Development History:

This property is a lot of record and has not been platted according to our records. The original structure was demolished and a new 12,600 square feet commercial structure was built in 2006. An active Business Tax Receipt (BTR) for Westcoast Landscape and Lawns, LLC has been on file since 2009.

B. Site Characteristics:

There is currently a 12,600 gross square foot building on the property with associated vehicular use area in the front. The subject commercial parcel is double frontage lot, or otherwise known as a through lot, with frontages on 76<sup>th</sup> Avenue and Park Boulevard. According to Sec. 18-1503.7.B – Double Frontage Lots - for commercial, industrial, mixed-use, public and multi-family zoning districts, a front yard shall be maintained on both frontages as provided in the district regulations. Surrounding properties are “B-1” General Commercial zoned properties to the north, south, east and west. Site inspection reveals a City owned vacant parcel to the west. To the east is a vacated mobile home park that has been approved for a Development Agreement for a hotel. To the north is a commercial property and to the south is Shoppes at Park Place.

C. Vicinity Characteristics:

AREA	LAND USE PLAN	ZONING	EXISTING CONDITIONS
NORTH	(CRD)	“B-1”	Furniture Outlet and Mattress
SOUTH	(CRD)	“CPUD (B-1)”	Shoppes at Park Place
EAST	(CRD)	“B-1”	Pinellas Park Hospitality, LLC
WEST	(CRD)	“B-1”	Vacant - City of Pinellas Park

D. Essential Services Summary:

Planning and Zoning Director: No objections  
 Interim Zoning Manager: Comment  
*Provide PVC fencing around City owned property and storage area.*  
**RESPONSE: The applicant acknowledges and is satisfied with this provision.**

CRA Coordinator: No comment  
 Building Division Director: No objection  
 Life Safety Management: No objection  
 Police Department: No objection

Public Works Divisions:  
 Administrator: Objection

A no objection letter from PPWMD is required. They have an easement and a dry pond on the property that they must be able to access. Gate sizes must be approved by PPWMD.

**RESPONSE: A "No Objection" letter has been received from PPWMD. The District will not need any specific size or opening for this request.**

Utilities Division Director: No objection  
 Transportation & Stormwater Director: No objection

PPWMD, Executive Director: No objections/Comment

The PPWMD has no objection/comments concerning the proposed location of the fence. The District will not need any specific size or opening for this request.

Community Development Administrator

Reviewed on 8/17-11-18

**E. Applicable Codes:**

**Sec. 18-1503.7. - YARD DETERMINATIONS.**

(B) **DOUBLE FRONTAGE LOT (THROUGH LOT).** For commercial, industrial, mixed-use, public and multi-family zoning districts, a front yard shall be maintained on both frontages as provided in the district regulations. For single-family residential zoning districts, in keeping with the prevailing development pattern, a front yard shall be maintained on one (1) street frontage, and a rear yard on the second street frontage (opposite of what has been determined to be the front yard).

**Sec. 18-1524.4. - DIMENSIONAL AND AREA REGULATIONS.**

**(B) MINIMUM YARD SETBACK REQUIREMENTS.**

1. Front Yard Setback: Twenty (20) feet.
2. Secondary Front Yard Setback: Ten (10) feet.
5. For corner, double frontage and multiple frontage lots, see Section 18-1503.7, "Yard Determinations."

**Sec. 18-1530.11. - OUTDOOR STORAGE. (A) 1-7**

Zoning District	Permitted ?	Yards Where Prohibited	% Lot Coverage	Enclosure Required	Accessory Use Only?
B-1	Yes	Front and Secondary Front	30%	6' Wall	Yes
M-1 IH	Yes	Front and Secondary Front	N/A	6' min. wall adjacent to R.O.W., residential, mixed-use, quasi-public zoning; 6' fence on other sides. 1	No

### III. WAIVER REQUEST

Pursuant to Section 1530.11(A)4 A waiver to the requirement for a solid wall may upon written request be considered by City Council, except where the property upon which the outdoor storage area is located abuts or functionally abuts residential, mixed use or public/semi-public zoned properties. In determining whether or not to grant a request to allow a solid fence, City Council shall consider the following criteria:

- Use of abutting properties
- Right-of-way classifications,
- Extent of existing solid fencing within the surrounding area,
- Fence material proposed, and
- Length of proposed fence/wall

Analysis: The primary business on the subject property is a commercial lawn service. The owners have had an active BTR since 2009. They are experiencing theft within their property and have submitted for a fence permit to secure the site. The BTR for Westcoast Landscape and Lawns, LLC states "no outdoor storage" without permission. The owner/applicant would like to establish an enclosed outdoor storage area to secure the site from theft. According to Article 15 Section 18-1530-11 Code allows the establishment of outdoor storage in "M-1" Light Industrial Zoning District with a required 6' wall adjacent to right-of-way is installed. In determining whether or not to grant a request to allow a solid fence, City Council shall consider the following criteria: use of abutting properties, right-of-way classifications, extent of existing solid fencing within the surrounding area, fence material proposed and length of proposed fence/wall. The owner has requested a waiver to the wall requirement and instead proposes to install an 8' Solid PVC fence facing Park Boulevard. Also proposed is 8' chain link fence along both sides of the parcel with accompanying gates. The property to the west, owned by the City of Pinellas Park, is zoned "B-1 General Commercial and is currently vacant. The "B-1" General Commercial allows outdoor storage as an accessory use with a 6' wall requirement. The applicant is currently leasing a portion of this parcel from the City and wishes to extend the proposed fence onto this parcel for an enlarged enclosure. The property to the east, previously a mobile home park, has been vacated and has been approved for a development order for a proposed hotel. Park Boulevard is considered an arterial road and 76<sup>th</sup> Avenue is a local neighborhood street. Fences along the right of way are not common along Park Boulevard. However, Section 18-1503.7. - YARD DETERMINATIONS - states a front yard shall be maintained on both frontages as provided in the district regulations. Therefore, the fence along Park Boulevard will be setback 20'.

### IV. DEVELOPMENT CONSIDERATIONS

1. A Building Permit is to be obtained within six months of approval.
2. A setback of 20' is required along 76<sup>th</sup> Avenue and Park Boulevard.
3. To improve the view from Park Boulevard and abutting properties City Council could recommend that the outdoor storage area and City owned parking area be fenced with PVC fencing material.

### V. MOTION

(Approve – Deny) A waiver to the requirements for an enclosure to an outdoor storage area from a solid wall as required by Section 18-1530.11 “Outdoor Storage” to allow an eight-foot-high, PVC fence to serve as a substitute for a parcel of land generally located at 3880 76<sup>th</sup> Avenue.

City of Pinellas Park, Florida  
APPLICATION FOR MISCELLANEOUS CASES

FOR OFFICE USE ONLY

CASE # MS 2018-22 PZ MEETING: \_\_\_\_\_ CC MEETING: 7/26/18

PLAT SHEET: F-4 RELATED CASES: \_\_\_\_\_ RECEIPT NUMBER: 243157

ZONING DISTRICT: M-1 LAND USE DESIGNATION: C2D DATE RECEIVED: 6/8/18

REQUEST AND PROPERTY INFORMATION

REQUEST (CHECK ONE):

- Preliminary site plan approval ("M-1" & "IH" abutting or functionally abutting residential/mixed use zoning districts)
- Preliminary site plan approval "T-2", "P", "OS", "PRES"
- Alcoholic Beverage Waiver
- Waiver of Separation Requirements for Clubs/Lodges
- Landscape Waiver
- Release of Unity of Title
- Lot Line Adjustment
- Other Miscellaneous WOOD Requirement in M-1

SPECIFIC REQUEST: WOOD Requirement in M-1 for OUTDOOR STORAGE  
To allow an 8'h solid white PVC fence and gates to be installed facing Park Blvd.

GENERAL LOCATION OF PROPERTY OR ADDRESS: 3880 76<sup>th</sup> Ave N. Pinellas Park, FL 33781

PROPERTY SIZE (Acreage / Square Feet): 1.34 ac

CURRENT USE (Number and Type of Buildings): 1 Story 1 Bldg Warehouse

PARCEL NUMBER(S): 27-30-16-0000-420-1300

LEGAL DESCRIPTION: LOT \_\_\_\_\_, BLOCK \_\_\_\_\_, SUBDIVISION \_\_\_\_\_

OR METES AND BOUNDS DESCRIPTION (attach is lengthy):

OWNER/APPLICANT INFORMATION

PROPERTY OWNER: Marker 3880 Holdings LLC PHONE: (727) 643-3539

ADDRESS/CITY/ZIP: 3880 76<sup>th</sup> Ave N. Pinellas Park, FL 33781 Attn: Joseph Ronnlof

AUTHORIZED AGENT: \_\_\_\_\_ PHONE: (\_\_\_\_) \_\_\_\_\_

ADDRESS/CITY/ZIP: \_\_\_\_\_

OTHER REPRESENTATIVE: \_\_\_\_\_ PHONE: (\_\_\_\_) \_\_\_\_\_

ADDRESS/CITY/ZIP: \_\_\_\_\_

**AFFIDAVIT OF OWNERSHIP**

STATE OF FLORIDA - COUNTY OF PINELLAS:

NAME OF ALL PROPERTY OWNERS, being first duly sworn, depose(s) and say(s):

JOSEPH RONNLOF + JOHN HANSON

1. That I am/we are the owner(s) and record title holder(s) of the following described property, to wit:

ADDRESS OR GENERAL LOCATION:

3830 76TH AVE N PINELLAS PARK, FL 33781

LEGAL DESCRIPTION OF PROPERTY. Type legal directly on this sheet. If too lengthy, type on separate sheet titled "Exhibit A" and attach:

ATTACHED

2. That this property constitutes the property for which an application is being made to the City of Pinellas Park, Florida (NATURE OF REQUEST):

FENCE MATERIAL VARIANCE

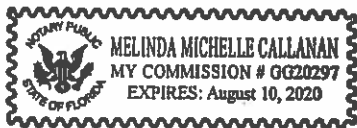
3. That the undersigned (has/have) appointed and (does/do) appoint \_\_\_\_\_ as (his/their) agent(s) to execute any petitions or other documents necessary to affect such application.

4. That this affidavit has been executed to induce the City of Pinellas Park, Florida, to consider and act on the above described property; to include City representatives to enter upon property to make inspections as are necessary to visualize site conditions and/or determine compatibility.

[Signature]  
SIGNED (PROPERTY OWNER)

[Signature]  
SIGNED (PROPERTY OWNER)

STATE OF FLORIDA  
COUNTY OF PINELLAS



(SEAL ABOVE)

The foregoing instrument was acknowledged before me this 6/8/18  
(Date)

By Melinda Michelle Callanan / Joe Ronnlof, John Hanson  
(Name of person acknowledging and title of position)

who is personally known to me or who has produced \_\_\_\_\_  
(Type of Identification)  
as identification and who did (did not) take an oath.

Melinda Michelle Cook Notary Public, Commission No. GG 20297

Melinda Michelle Callanan Name of Notary typed, printed or stamped

5. Will this be the minimum variance that will make possible the reasonable use of the land, building or structure if granted?

YES

6. How will the granting of the variance be in harmony with the general purpose and intent of the Zoning Code, not be injurious to the neighborhood, or be detrimental to the public welfare?

ENHANCE THE APPEARANCE OF PINELLAS PARK



MS 2018-22



re 15, 2018

1:2,532  
0 0.02 0.04 0.08 mi  
0 0.0325 0.065 0.13 km

City of Pinaloa Park, Jason A. Griffin, Kevin Marlow  
Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS,  
FAO, NPS, NRCAN, Geobase, IGN, Kadaster NL, Ordnance Survey, Esri  
Japan, METI, Esri China (Hong Kong), swisstopo, © OpenStreetMap

CRA Agenda Date: July 24, 2018

Submitter: Laura Canary, CRA Coordinator

Document Name: 2017/18 Community Redevelopment Agency Budget Amendment

**RESOLUTION NO. CRA 2018-2.**

**FIRST AND FINAL READING**

NOTE: This Resolution amends Resolution No. CRA 2018-1, the Community Redevelopment Agency budget for the fiscal year October 1, 2017 through September 30, 2018, to reflect final TIF revenues and funds carried forward, and make needed adjustments in operating expenditures.

(reference material - resolution, exhibit "A", Attorney approval letter)

RESOLUTION NO. CRA 2018-2

A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF PINELLAS PARK, FLORIDA, AMENDING RESOLUTION NO. CRA 2018-1, THE COMMUNITY REDEVELOPMENT DISTRICT 2017/18 BUDGET; PROVIDING FOR AN EFFECTIVE DATE.

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**WHEREAS**, the Florida Statutes requires the Pinellas Park Community Redevelopment Agency to adopt an annual budget; and

**WHEREAS**, the 2017/18 annual budget includes an estimate of all revenue and expenditures for the year for the Pinellas Park Community Redevelopment Agency; and

**WHEREAS**, Resolution No. CRA 2018-1 was approved by the Pinellas Park Community Redevelopment Agency on August 22, 2017; and

**WHEREAS**, Resolution No. CRA 2018-1 is amended by Resolution No. 2018-2 to reflect final TIF revenues and funds carried forward, and make needed adjustments in operating expenditures; and

**WHEREAS**, an amended annual budget for Fiscal Year 2017/2018 has been prepared and advertised.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF PINELLAS PARK, PINELLAS COUNTY, FLORIDA, AS FOLLOWS:**

SECTION ONE: That the amended Community Redevelopment District Budget for Fiscal Year 2017/18 as attached hereto and incorporated herein in Exhibit A, is hereby approved and adopted.

SECTION TWO: That this Resolution shall be in full force and effect immediately upon its adoption and approval in the manner provided by law.

ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

AYES:

NAYES:

ABSENT:

ABSTAIN:

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

\_\_\_\_\_  
Rick Butler, Chairperson  
Community Redevelopment Agency

ATTEST:

\_\_\_\_\_  
Diane M. Corna, MMC  
City Clerk

## Exhibit "A"

## COMMUNITY REDEVELOPMENT FUND

Description	Budget FY 16-17	Actual FY 16-17	2018-1 Budget FY 17/18	2018-2 Budget FY 17/18
Cash Balance - Prior Year	\$ 142,444	\$ 142,444	\$ 37,667	\$ 36,586
Capital Fund Balance - Prior Year	\$ 2,897,927	\$ 2,897,927	\$ 2,719,520	\$ 2,719,520
<b>CRA Tax Increment Revenues</b>				
County's Portion of Property Tax	\$ 1,142,815	\$ 1,142,815	\$ 1,296,580	\$ 1,299,504
Interest Income	4,100	11,499	4,100	4,100
Rental Income	35,000	48,207	35,000	35,000
Rental Income Non Taxable	10,000	12,000	12,000	12,000
Donations from private sources	-	-	-	560
Miscellaneous Revenue	25	498	25	125
City's Portion of Property Tax	1,167,671	1,167,671	1,326,179	1,323,676
<b>Total Revenue</b>	<b>\$ 2,359,611</b>	<b>\$ 2,382,690</b>	<b>\$ 2,673,884</b>	<b>\$ 2,674,965</b>
<b>Expenditures:</b>				
Full Time Salaries	\$ -	\$ -	\$ -	\$ 30,923
Social Security	-	-	-	2,367
Group Insurance	-	-	-	3,500
Pension	-	-	-	5,257
Workers Compensation	-	-	-	300
Office Supplies	100	-	100	100
Operating Supplies	17,500	5,193	17,500	17,500
Advertising	-	-	-	-
Building Internal Service	50,000	25,713	53,000	53,000
Grounds	1,000	-	-	-
Appraisal Services	6,483	-	2,500	2,500
Audit Services	4,400	4,300	4,400	4,400
Legal Services	20,000	3,125	28,740	28,740
Managerial Services	-	-	-	-
Property Taxes	18,125	12,961	18,125	18,125
Memberships	1,300	1,170	1,050	1,550
Travel & Training	2,500	435	2,500	2,500
Telephone	300	142	300	300
Water	4,500	3,174	4,500	4,500
Electricity	8,000	7,439	8,000	8,000
Gen. Insurance	14,650	13,905	14,650	15,350
Transfer to CIP Fund	1,447,043	1,447,043	1,628,827	1,628,827
Transfer for Park Station Operations	-	-	-	-
Transfer to Police CRA	779,219	779,219	796,730	796,730
Transfer for CRA Coordinator	76,935	76,935	80,629	80,629
Demolition	-	-	-	-
Operating Equipment	-	-	-	250
Contingency	50,000	-	50,000	6,203
Coalition for the Homeless, Inc.	-	-	-	-
<b>Total Expenditures</b>	<b>\$ 2,502,055</b>	<b>\$ 2,380,753</b>	<b>\$ 2,711,551</b>	<b>\$ 2,711,551</b>
<b>Ending Cash Balance</b>	<b>\$ -</b>	<b>\$ 144,381</b>	<b>\$ -</b>	<b>\$ -</b>
<b>CIP Project Expenditures</b>				
Funds Expended for CIP Projects	\$ 1,625,450	\$ 151,007	\$ 2,489,300	\$ 2,489,300
<b>Ending CIP Fund Balance</b>	<b>\$ 2,719,520</b>	<b>\$ 4,193,963</b>	<b>\$ 3,333,490</b>	<b>\$ 3,333,490</b>

City of  
**PINELLAS PARK**

5141 78TH AVE. • P.O. BOX 1100  
PINELLAS PARK, FL 33780-1100

**Please Respond To:**

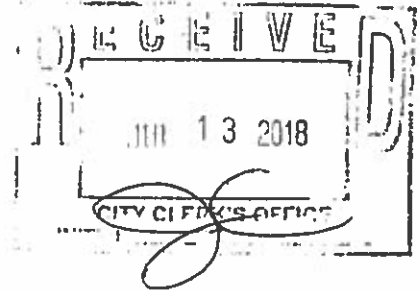
James W. Denhardt, City Attorney  
Lauren Christ Rubenstein, Assistant City Attorney  
Denhardt and Rubenstein, Attorneys at Law  
2700 First Avenue North  
St. Petersburg, Florida 33713  
(727) 327-3400 - Telephone  
(727) 323-0888 - Facsimile



**FLORIDA**

PHONE • (727) 369-0700  
FAX • (727) 544-7448

July 16, 2018



Ms. Laura Canary  
CRA Coordinator  
City of Pinellas Park  
P. O. Box 1100  
Pinellas Park, Florida 33780-1100

**RE: City Document #18-179**  
**Resolution CRA 2018-2, Amending 2018-1 CRA Budget**

Dear Ms. Canary:

I have received and reviewed the above-referenced CRA Resolution. Please note that the Resolution I reviewed does not include Exhibit A, the amended Community Redevelopment District Budget for Fiscal Year 2017-2018. Assuming that the amended Budget is attached as Exhibit A, I would approve of the Resolution as to form and correctness.

Very truly yours,

James W. Denhardt  
City Attorney

cc: Doug Lewis, City Manager  
Diane M. Corna, MMC, City Clerk  
Patrick Murphy, Deputy City Manager

JWD/dh

18-179.07162018.LLC.Res CRA 2018-2 Amending CRA Budget.wpd



PRINTED ON RECYCLED PAPER

## COMMUNITY REDEVELOPMENT AGENCY MEETING

Tuesday, June 26, 2018

CITY COUNCIL WORKSHOP ROOM

### MINUTES

**CALL TO ORDER** at 5:30 P.M.

**INVOCATION** was given by Mr. Sabiel

**PLEDGE OF ALLEGIANCE** was led by Community Redevelopment Agency

#### I. ROLL CALL

**PRESENT:** Rick Butler, Chairperson  
Patricia F. Johnson, Vice-Chairperson  
Sandra L. Bradbury  
Jerry A. Mullins  
Keith V. Sabiel

**ABSENT:** None

**ALSO PRESENT:** Assistant City Attorney, Lauren Rubenstein (via phone) – City Manager, Doug Lewis — Deputy City Manager, Patrick Murphy – CRA Coordinator, Laura Canary – Government Relations and Communications Administrator, Lana Beck – Police Chief, Michael Haworth – Human Resources Administrator, Lisa Hendrickson – Leisure Services Administrator, Keith Sabiel and Senior Office Specialist Jennifer Carfagno

#### II. APPROVAL OF MINUTES

**MOTION** was made by Ms. Bradbury and **SECONDED** by Mr. Butler to **APPROVE** the minutes of May 8, 2018 and May 22, 2018, as on file in the City Clerk's Office.

#### Roll Call Vote:

**Ayes:** Sandra Bradbury, Rick Butler, Patricia F. Johnson, Jerry Mullins, Keith Sabiel

**Nays:** None

**Absent:** None

**Abstain:** None

**MOTION CARRIED UNANIMOUSLY**

### III. ITEMS FOR DISCUSSION

#### 1. COMMUNITY REDEVELOPMENT PLAN UPDATE AND CRA OPERATIONAL TIME FRAME EXTENSION INTRODUCTORY BRIEFING

An Agreement for Services between the Pinellas Park Community Redevelopment Agency (CRA) and S&ME, Inc. was approved by the CRA Board on May 22, 2018. The Agreement provides for a comprehensive update and amendment of the Pinellas Park Community Redevelopment Plan, and consultant engagement in the extension of the CRA operational time frame. S&ME will provide an introductory briefing to introduce the Project Team, review the CRA Plan update objectives and production schedule, and to solicit comment and input from the CRA Board.

CRA Coordinator Canary introduced George Kramer and Carson Cooper from S & M E, Inc.

Mr. Kramer provided information on the Community Redevelopment Plan Update and CRA Operational time frame extension.

A Community Open House will be on August 10, 2018 at the City Auditorium.

A website has been launched for the CRA Plan Update ([www.PinellasParkCRA.com](http://www.PinellasParkCRA.com)).

Discussion was held regarding the CRA Accomplishments and approval of funding.

CRA Coordinator Canary provided information on CRA stakeholders meeting held today.

### IV. NEW BUSINESS

- RFP 17/021 Lease/Sale & Development of all or a portion of CRA-Owned Properties in the United Cottages Neighborhood
  - Consensus was that Ms. Bradbury serve on the Evaluation Committee for review and evaluation of proposals

### V. GENERAL BUSINESS

#### 1. CRA UPDATES

- The permit has been approved for Matter Brothers showroom expansion
- Next regular scheduled meeting is July 24, 2018
- Art Walk – Staff is requesting to change the Art Walk to October through May
- Mr. and Mrs. Crab Juicy Seafood & Bar will be opening in the old Bob Evans location
- The Winghouse will be completing façade improvements
- Representative Christ will be touring the Art Village Monday July 2<sup>nd</sup> from 11 a.m. to 12 p.m.



- Public Works Operation Center (PWOC) Open House will be held Thursday, June 28<sup>th</sup> from 11 a.m. to 12 p.m.
- Employee Wellness Committee will be holding an Open House for the gym at the PWOC on Friday, June 29<sup>th</sup> from 10 a.m. to 2 p.m.
- The Communications and Marketing team has updated the City Logos
- Discussion was held regarding car lots on Park Blvd
- Discussion was held regarding vacant pools and mosquito control

**2. CRA POLICE DISTRICT UPDATES**

- CRA Police unit is assisting resident Marilyn Wyman, 6530 64<sup>th</sup> Avenue, with obtaining bids and hiring a contractor to repair her roof
- CRA Police unit is serving as backup for patrol during active shooter training
- Sergeant Griffiths will provide information for upcoming shop/coffee with a cop
- Police Department will be attending Davis Field Neighborhood Watch meeting; residents are pleased with the progress

**3. UPDATES**

- None

**VI. ADJOURNMENT**

There being no further business, the meeting was **ADJOURNED** at 6:10 P.M.

---

Rick Butler, Chairperson  
Community Redevelopment Agency

**ATTEST:**

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Jennifer Carfagno  
Senior Office Specialist