

Gas Plant Rays Satellite Home Businesses.

Problem: Permitting a maximum number of Solar panels for RS-60 residential single-family homes.

Solution: Based on AI mathematical calculation per average two-bedroom, two-car garage, two-bathroom home. A Solar Power Solution (SPS) is on the table today for businesses and **Work-from-home small businesses** like Sike42 Incorporated in Saint Petersburg, Florida, 33703.

Work from Home Citation(s)

265 [F.3d 1232](#)

Imagine a future where solar panels power not only individual homes but also benefit entire neighborhoods. Using a patent-pending financial instrument, we are going to make this vision a reality.

In partnership with the Rays, we propose a satellite charging and parking station for Baseball fans to park and charge their electric vehicles during the Home Games. Fans visiting can benefit from the Southern Hospitality we are known for by involving valet parking and electric vehicle charging at surrounding neighborhood small businesses.

Now Imagine a Miami Marlins fan who wants to drive to the game and enjoy a new restaurant at a Satellite location North of the Ball Park.

They see a TV Commercial on Pluto TV; with a Barcode they scan to get a free Electric Charge on their Electric Vehicle included in a package deal. MBL has 29 Teams, and the potential is huge.

North and South St. Petersburg Community Redevelopment Area (CRA) Benefits.

Sike42 Incorporated has been building Custom OTT Video solutions since 2010 for companies like Pluto TV, AT&T, Warner Brothers Discovery (WBD), Cox Media Group, and others.

For more information, please allow me to present a more detailed solution on July 11, 2024

Solution

Proposal for a Tampa Bay Rays Gas Plant Satellite project.

We are creating a legal financial instrument with a 200 Solar Panel Baseline:

- 550 Watt Solar * 200 + Battery storage system = free power for 21 neighbors if permits are approved.
- As eligible voters in Saint Petersburg Florida, we invoke Chapter 265 F.3d.1232 of the Florida Code and petition the City Council to submit the following resolution to Mayor Ken Welch for the approval of Solar Power Permitting.

Using this attached Unilateral NDA – Sike42 is proposing a Uniform Franchise Offering Agreement (UFO). This template is for a 100-year lease on a legally binding financial instrument all Florida Homestead Voters can use and modify to meet their Business Power needs in perpetuity.

We are protecting the vertical AIR Rights and achieving a Net Zero Carbon Footprint Business Joint Venture with the City of Saint Petersburg and Sike42 Incorporated.

The Numbers

1. Daily kWh Production:

- Using the solar panel output equation:
 - $\text{Daily kWh Production} = \text{Solar Panel Wattage} \times \text{Peak Sun Hours} \times 0.75 / 1000$
- For a 550-watt solar panel in Saint Petersburg (average 4.92 peak sun hours per day):
 - $\text{Daily kWh Production} = 550\text{W} \times 4.92\text{h} \times 0.75 / 1000 = 1.61 \text{ kWh/day}$

2. Monthly kWh Production:

- Multiply the daily production by the number of days in a month (typically 30):
 - $\text{Monthly kWh Production} = 1.61 \text{ kWh/day} \times 30 \text{ days} \approx 48.3 \text{ kWh/month}$

3. Yearly kWh Production:

- Multiply the daily production by the number of days in a year (365):
 - $\text{Yearly kWh Production} = 1.61 \text{ kWh/day} \times 365 \text{ days} \approx 587.65 \text{ kWh/year}$

4. Total Power from 200 Panels:

- Multiply the yearly production by the number of panels:
 - $\text{Total Yearly Power} = 587.65 \text{ kWh/year} \times 200 \text{ panels} = 117,530 \text{ kWh/year}$

Let's calculate the value of **117,530 kWh** of electricity produced by our solar panels in Saint Petersburg, Florida. We'll consider the average cost of electricity in the area.

1. Solar Panel Output:

- You mentioned a yearly production of 117,530 kWh from your solar panels.

2. Electricity Cost in Saint Petersburg, FL:

- [As of June 2024, the average solar panel system cost \(including installation\) is approximately \\$2.30 per watt in Saint Petersburg, FL¹.](#)
- Let's calculate the total cost savings:

3. Cost Calculation:

- Multiply the yearly production by the average cost per kWh:
 - $\text{Total Cost Savings} = 117,530 \text{ kWh/year} \times \$2.30/\text{kWh}$
 - **Total Cost Savings \approx \$270,719.00**

Designing a solar panel installation for **320 43rd Ave N, Saint Petersburg, FL 33703** involves considering both roof and non-roof areas. Here's a conceptual breakdown:

1. Roof Area:

- Utilize available roof space efficiently for solar panels.
- Consider the roof's orientation (south-facing is ideal for maximum sun exposure).
- Arrange panels in rows or arrays to maximize energy production.
- Use mounting systems (e.g., rails, ballasted systems) to secure panels.
- Ensure proper spacing for maintenance access and ventilation.

2. Non-Roof Areas:

- Since the property has a yard, consider ground-mounted panels:
 - **Solar Pergola:** Build pergolas with solar panels on top. These provide shade and generate electricity.
 - **Solar Carport:** Install panels on carports or covered parking spaces.
 - **Ground Arrays:** Set up panels on open ground using racks or poles.
- Ensure proper spacing, alignment, and structural stability.

3. System Design:

- Calculate total panel capacity (200 panels × 550 watts = 110,000 watts or 110 kW).
- Distribute panels across roof and non-roof areas based on available space.
- Connect panels in series or parallel to create strings.
- Install inverters to convert DC power to AC for home use.
- Include monitoring systems to track performance.

4. Electrical Connections:

- Route wiring from panels to inverters.
- Connect inverters to the main electrical panel.
- Ensure compliance with local electrical codes.

5. Permitting and Approvals:

- Obtain necessary permits for solar installation.
- Work with a licensed installer to ensure compliance.

Historical Context

Air rights refer to the ownership and use of the space above a property, including the airspace above the land. Here are some key points about air rights in Florida:

- The concept of property rights in airspace has ancient origins, with the Latin maxim “*culus est solum, cius est usque ad coelum*” translating to “to whomsoever the soil belongs, he owns also to the sky.”

However, the advent of commercial aviation in the early 20th century led to limitations on unlimited ownership of airspace. The Air Commerce Act of 1926 established a “public right of freedom of transit in air commerce” through navigable airspace.

Navigable airspace generally starts above 500 feet from ground level.

Modern Air Rights:

Property owners still maintain a property interest in the non-navigable airspace above their land.

Air rights are significant today in various contexts:

- View Easements: Protecting views from obstruction.
- Solar Access Easements: Ensuring access to sunlight for solar panels.
- Flight Path Easements: Allowing for safe flight paths near airports.
- Development Rights: Using non-navigable airspace for construction or development.

Condominiums and Air Rights:

Condominium unit ownership demonstrates the separation of ownership in air rights. A single condominium unit owner can hold title to the envelope of airspace occupied by their unit.

Remember that local zoning laws play a crucial role in determining how air rights can be utilized. If you have specific questions related to your property, consulting a real estate attorney or local experts would be advisable

Solar Panel Area:

Each DC megawatt typically requires approximately five acres of buildable land.

To estimate the total square footage required for solar panels, you can use the average size of residential solar panels, which is about 17.55 square feet per panel.

For our 200-panel project, the total square footage needed would be approximately:

- Total Square Footage= 200×17.55 sq ft
- Calculating Total Square Footage for 320 43rd Ave North:
- Total Square Footage Needed =3,510sq ft
- Total Square Footage Available = 5,734



Uniform Franchise Offering Circular

The Uniform Franchise Offering Circular (UFOC) is a crucial legal document that franchisors must provide to potential franchisees before the sale of a franchise. Here are some key points about the UFOC:

Purpose: The UFOC serves as a disclosure document, providing detailed information about the franchise opportunity. It helps prospective franchisees make informed investment decisions.

Contents:

Franchisor History: The UFOC includes a brief history of the franchise, documenting when the company was founded, its incorporation dates, and when it started franchising. This information reveals the franchisor's expertise and experience.

Fees and Royalties: It discloses franchise fees (including front-end fees) and royalties. Front-end fees can range from \$1,000 to \$300,000 or more, while royalties (usually monthly) may be up to 15%. Additional advertising royalties may apply.

Executive Summary: Contains details about officers, directors, and other executives, helping assess their expertise.

Legal Protection: State and federal laws require franchisors to provide the UFOC at least 10 days before taking deposits or signing franchisees. Prospective franchisees should carefully examine this document before consulting with professionals like CPAs and attorneys.

Remember that the UFOC is non-negotiable, and its terms are consistent across states. It's essential to understand its contents thoroughly before making any franchise-related decisions.

Conclusion

In envisioning a future where solar panels not only power individual homes but also benefit entire neighborhoods, the proposal by Sike42 Incorporated represents a significant step forward. By creating a legal financial instrument based on AI mathematical calculations, this solution aims to permit a maximum number of solar panels for RS-60 residential single-family homes.

The 200 Solar Panel Baseline, coupled with battery storage systems, could provide free power for 21 neighbors if permits are approved. As eligible voters in Saint Petersburg, Florida, invoking Chapter 265 F.3d.1232 of the Florida Code, we petition the City Council to approve Solar Power Permitting at 320 43rd Ave, N. Saint Petersburg Florida, 33703.

The proposed Uniform Franchise Offering Agreement (UFO) ensures a 100-year lease on a legally binding financial instrument, empowering Florida Homestead Voters to meet their Business Power needs sustainably. By protecting vertical AIR Rights and achieving a Net Zero Carbon Footprint Business Joint Venture, this initiative exemplifies the transformative potential of solar energy and the Historic Gas Plant Development.

Citations

<https://law.justia.com/cases/federal/appellate-courts/F3/265/1232/632661/>