



ST. PETERSBURG CITY COUNCIL

Meeting of February 15, 2024

TO: The Honorable Deborah Figgs-Sanders, Chair and Members of City Council

SUBJECT: **City File FLUM-74:** City initiated application for a 5.24-acre parcel, located at 7045 Burlington Avenue North, requesting amendments to the Future Land Use and Official Zoning maps.

- (a) ORDINANCE 758-L, amending the Future Land Use Map of the Comprehensive Plan for the City of St. Petersburg, Florida by changing the Future Land Use Map designation for a 5.24-Acre parcel located at 7045 Burlington Avenue North, from Institutional (I) to Residential Medium (RM); providing for repeal of conflicting ordinances and provisions thereof; and providing an effective date.
- (b) ORDINANCE 790-Z, amending the Official Zoning Map of the City of St. Petersburg, Florida by changing the zoning of a 5.24-acre parcel located at 7045 Burlington Avenue North, from Neighborhood Traditional – 2 (NT-2) to Neighborhood Suburban Multifamily -1 (NSM-1); providing for repeal of conflicting ordinances and provisions thereof; and providing an effective date.

RECOMMENDATION:

Administration: City staff recommends APPROVAL.

Public Input: No public comments have been submitted at this time.

Community Planning and Preservation Commission (CPPC): On January 9, 2024, the CPPC held a public hearing regarding this matter and voted 6 to 1 making a finding of consistency with the Comprehensive Plan and recommending to City Council **APPROVAL** of the Future Land Use Map amendment and concurrent rezoning.

Previous City Council Action: On February 1, 2024, City Council conducted the first reading and voted unanimously to set the second reading and adoption public hearing for February 15, 2024.

Recommended City Council Action:

- 1) CONDUCT the second reading and public hearing of the attached proposed ordinance;
- AND
- 3) APPROVE the proposed ordinances.

Attachments: Ordinance 758-L, Ordinance 790-Z, CPPC Staff Report, and draft CPPC Minutes.

ORDINANCE NO. 758-L

AN ORDINANCE AMENDING THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN FOR THE CITY OF ST. PETERSBURG, FLORIDA BY CHANGING THE FUTURE LAND USE MAP DESIGNATION FOR A 5.24-ACRE PARCEL LOCATED AT 7045 BURLINGTON AVENUE NORTH, FROM INSTITUTIONAL (I) TO RESIDENTIAL MEDIUM (RM); PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES AND PROVISIONS THEREOF; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Chapter 163, Florida Statutes, established the Community Planning Act; and

WHEREAS, the City of St. Petersburg Comprehensive Plan and Future Land Use Map are required by law to be consistent with the Countywide Comprehensive Plan and Future Land Use Map and the Pinellas Planning Council, Forward Pinellas, is authorized to develop rules to implement the Countywide Future Land Use Map; and

WHEREAS, the St. Petersburg City Council has considered and approved the proposed St. Petersburg land use amendment provided herein as being consistent with the Countywide Future Land Use Map; now, therefore

THE CITY OF ST. PETERSBURG DOES ORDAIN:

SECTION 1. Pursuant to the provisions of the Community Planning Act, as amended, and pursuant to all applicable provisions of law, the Future Land Use Map of the City of St. Petersburg Comprehensive Plan is amended by placing the hereinafter described property in the land use category as follows:

Property

The following property currently designated as Institutional (I) as shown on "Attachment A":

PASADENA VISTA REPLAT TRACT A & VAC W 15FT OF 70TH ST N ADJ ON E &
VAC N 12FT OF BURLINGTON AVE N ADJ ON S

Parcel ID Number:

19-31-16-67770-000-0010

Land Use Category

From: Institutional (I)

To: Residential Medium (RM)

SECTION 2. All ordinances or portions of ordinances in conflict with or inconsistent with this ordinance are hereby repealed to the extent of such inconsistency or conflict.

SECTION 3. In the event this ordinance is not vetoed by the Mayor in accordance with the City Charter, it shall become effective upon approval of the required Land Use Plan change by the Pinellas County Board of County Commissioners (acting in their capacity as the Countywide Planning Authority)

and upon issuance of a final order determining this amendment to be in compliance by the Department of Economic Opportunity (DEO) or until the Administration Commission issues a final order determining this amendment to be in compliance, pursuant to Section 163.3187, F.S. In the event this ordinance is vetoed by the Mayor in accordance with the City Charter, it shall not become effective unless and until the City Council overrides the veto in accordance with the City Charter, in which case it shall become effective as set forth above.

APPROVED AS TO FORM AND SUBSTANCE:

FLUM-74
(Land Use)

/s/ Elizabeth Abernethy

01/16/24

PLANNING & DEVELOPMENT SERVICES DEPARTMENT

DATE

Michael J. Dema

1/18/24

ASSISTANT CITY ATTORNEY

DATE

ATTACHMENT A



FUTURE LAND USE

CITY FILE	From: I (Institutional)	To: RM (Residential Medium)	
FLUM-74	SUBJECT AREA		
SCALE: 1" = 250'			

ORDINANCE NO. 790-Z

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF ST. PETERSBURG, FLORIDA, BY CHANGING THE ZONING OF A 5.24-ACRE PARCEL LOCATED AT 7045 BURLINGTON AVENUE NORTH, FROM NEIGHBORHOOD TRADITIONAL – 2 (NT-2) TO NEIGHBORHOOD SUBURBAN MULTIFAMILY – 1 (NSM-1); PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES AND PROVISIONS THEREOF; AND PROVIDING AN EFFECTIVE DATE.

THE CITY OF ST. PETERSBURG DOES ORDAIN:

SECTION 1. The Official Zoning Map of the City of St. Petersburg is amended by placing the hereinafter described property in a Zoning District as follows:

Property

The following parcel currently designated Neighborhood Traditional – 2 (NT-2) and as shown on “Attachment A”:

PASADENA VISTA REPLAT TRACT A & VAC W 15FT OF 70TH ST N ADJ ON E & VAC N 12FT OF BURLINGTON AVE N ADJ ON S

Parcel ID Number:

19-31-16-67770-000-0010

Zoning District

From: Neighborhood Traditional – 2 (NT-2)

To: Neighborhood Suburban Multifamily – 1 (NSM-1)

SECTION 2. All ordinances or portions of ordinances in conflict with or inconsistent with this ordinance are hereby repealed to the extent of such inconsistency or conflict.

SECTION 3. This ordinance shall become effective upon the date the ordinance adopting the required amendment to the City of St. Petersburg Comprehensive Plan’s Future Land Use Map becomes effective (Ordinance 758-L).

APPROVED AS TO FORM AND SUBSTANCE:

FLUM-74 (Zoning)

/s/ Elizabeth Abernethy 01/16/24
PLANNING & DEVELOPMENT SERVICES DEPARTMENT DATE

Michael J. Dema 1/18/24
ASSISTANT CITY ATTORNEY DATE

ATTACHMENT A



EXISTING ZONING

CITY FILE	From: NT-2 (Neighborhood Traditional Single Family - 2)	To: NSM-1 (Neighborhood Suburban Multifamily - 1)	
FLUM-74	SUBJECT AREA		
SCALE: 1" = 250'			



Staff Report to the St. Petersburg Community Planning & Preservation Commission

Prepared by the Planning & Development Services Department,
Urban Planning and Historic Preservation Division

For Public Hearing and Executive Action on Tuesday, January 9, 2024
at 2:00 p.m. in City Council Chambers, City Hall
175 5th St North, St. Petersburg, FL 33701

According to Planning and Development Services records, there are no Community Planning & Preservation Commission members that have a direct or indirect ownership interest in real property located within 1,000 linear feet of real property contained within the application (measured by a straight line between the nearest points on the property lines). All other possible conflicts should be declared upon announcement of the item.

City File: FLUM-74

7045 Burlington Avenue North

This is a city-initiated application requesting the Community Planning and Preservation Commission (“CPPC”), in its capacity as the Local Planning Agency (“LPA”), make a finding of consistency with the Comprehensive Plan and recommend to City Council **APPROVAL** of the following Future Land Use Map amendment from Institutional (I) to Residential Medium (RM) and a concurrent amendment to the Official Zoning Map from Neighborhood Traditional – 2 (NT-2) to Neighborhood Suburban Multifamily – 1 (NSM-1) for a 5.24-acre site located at 7045 Burlington Avenue North.

APPLICANT INFORMATION

OWNER: **St. Petersburg Junior College Board of Trustees**
PO Box 13489
St. Petersburg, FL 33733

APPLICANT/AGENT: **City of St. Petersburg**
Housing and Community Development
One 4th Street North
St. Petersburg, Florida 33701
Mavanlue@stpete.org

CITY STAFF: **Britton Wilson**
Urban Planning and Historic Preservation Division
Planning and Development Services Department
One 4th Street North
St. Petersburg, Florida 33731
Britton.Wilson@stpete.org
(727) 551-3542

REQUEST

The City of St. Petersburg is requesting an amendment to the Future Land Use Map from Institutional (I) to Residential Medium (RM) and a concurrent amendment to the Official Zoning Map from Neighborhood Traditional – 2 (NT-2) to Neighborhood Suburban Multifamily – 1 (NSM-1) for a 5.24-acre site located at 7045 Burlington Avenue North. The property has been owned and operated by SPC since 1989 and has functioned as an accessory wellness center to the college campus located two blocks to the north at 6605 5th Avenue North. The City is under contract to purchase the site for the purpose of constructing 105 workforce housing units, where 30% of the units are to be made available to SPC staff and students.

SITE DESCRIPTION

Street Address/Location:	7045 Burlington Avenue North
Parcel ID Nos.:	19-31-16-67770-000-0010
Acreage:	5.24
Future Land Use:	From Institutional (I) to Residential Medium (RM)
Zoning:	From Neighborhood Traditional – 2 (NT-2) to Neighborhood Suburban Multifamily – 1 (NSM-1)
Countywide Plan Map:	Public/Semi-Public (P/SP) to Residential Medium (RM)
Existing Use:	St. Pete College Wellness Center with Athletic Field/Court and Parking Lot (currently closed)
Surrounding Uses:	North: Multifamily residential and single-family residential South: Multifamily residential (Westwood Terrace Townhomes) and Industrial (West Boat RV & Boat Storage) West: Pinellas Trail, Single-family Residential East: Single-family Residential
Neighborhood Association:	Not within a neighborhood or business association.

BACKGROUND

The subject 5.24-acre site consists of a single parcel located at 7045 Burlington Ave North, just east of the Pinellas Trail. The property has been owned and operated by St. Petersburg College (SPC) since 1989 and has functioned as an accessory wellness center to the St. Petersburg/Gibbs college campus located two blocks to the north at 6605 5th Avenue North. The wellness center, commonly known as the Gibbs Wellness Center, consists of a 20,732 square foot two-story structure built in 1969 and an outdoor track and athletic field. The site is bounded to the north by 4th Avenue North, to the west by 71st Street North and the Pinellas Trail, to the east by 70th Street North, and to the south by Burlington Avenue North. North of the site across from 4th Avenue North, the block face is predominantly zoned for multifamily with two parcels zoned for single-family residential. The multifamily parcels consist of four single-story buildings totalling 21 dwelling units on 0.75-acres. To the west across from 71st Street North and the Pinellas Trail is a single-family neighborhood within the Historic Park Street Neighborhood Association. To the south, across Burlington Avenue North, the western facing block is a stretch of industrial zoned parcels, consisting of warehousing, outdoor RV storage, light manufacturing, and vacant lots. Also, to the south, the eastern facing block is the Westwood Terrace Townhomes consisting of five buildings with nineteen dwelling units on a 1.56-acre parcel. To the east across from 70th Street North is an established single-family neighborhood not within a neighborhood association.

From 1977 to 2007, the site was zoned Residential Single-Family – 100 (RS-100), which was intended for single-family residential areas with large lots and low population densities. Current multifamily uses north and

south of the site were zoned for Residential Multifamily – 12/15 (RM-12/15), which was intended for residential medium density uses. Current single family uses to the north, east, and west of the site were zoned Residential Single-Family – 75 (RS-75), which generally consists of smaller lots and higher density than RS-100. In September 2007, following the implementation of the City’s Vision 2020 Plan and the Citywide rezoning and update of the Land Development Regulations, the subject site was rezoned to Neighborhood Traditional – 2 (NT-2), an equivalent category.

On December 6, 2022, the City of St. Petersburg submitted a Letter of Intent (LOI) to St. Petersburg College (SPC), offering to purchase the property for the sum of \$4,200,000, for the purpose of constructing approximately 105 housing units, subject to rezoning the property, and offering to make available up to 30% of the housing units to SPC students and staff on a right of first refusal basis. On November 2, 2023, City Council approved a resolution authorizing the Mayor, or his designee to execute an agreement with SPC for the purchase of the property.

CONSISTENCY AND COMPATIBILITY

The primary criteria associated with this private application are consistency and compatibility of the requested designation with the established surrounding land use and zoning patterns, and the provision of adequate public services and facilities.

The City’s intent to redevelop the 5.24-acre site for multifamily is inconsistent with the current Institutional Future Land Use designation and Neighborhood Traditional – 2 (NT-2) zoning district. The Institutional land use designation is limited to federal, state and local public buildings, cemeteries, hospitals, churches and educational uses. Residential uses are allowed up to 12.5 dwelling units per acre when accessory to the institutional use. The existing NT-2 zoning district only allows for single family residential homes with accessory dwelling units and multi-family is considered to be a “Grandfathered” use. Therefore, the proposed future land use amendment and subsequent rezoning is necessary to allow for multifamily housing on site.

The proposed Residential Medium (RM) Future Land Use designation *allows medium density residential uses not to exceed 15 dwelling units per net acre; however, when located outside of the Coastal High Hazard Area, and only when abutting a major street as depicted on the Future Major Streets Map (Map 20), Missing Middle Housing at a maximum density of 30 dwelling units per net acre is permitted in accordance with the Land Development Regulations (LDRs) and special area plan.* The site does not qualify for the missing middle housing density bonus as it does not front a Future Major Street or have alley access and therefore is not eligible to be rezoned to NTM-1.

A land use change to RM would allow for the proposed rezoning to Neighborhood Suburban Multifamily – 1 (NSM-1). The purpose of the NSM-1 district is to allow for medium-intensity garden apartments reflecting both small- and large-scale apartment complexes. Both NT-2 and NSM-1 allow up to the same maximum density of 15 dwelling units per acre, however the building form of the units for NT-2 is single-family with an accessory dwelling unit or ADU and the form of the units for NSM-1 is multifamily to include apartments, townhouses and duplexes with building heights typically ranging between one and three stories.

The requested amendments to the RM land use designation and NSM-1 zoning district are appropriate at this location as it is consistent with several Comprehensive Plan goals, objectives, and policies, which are included in the following section of the report. For example, a main goal of the housing element is *to facilitate the provision of decent, safe, sanitary, healthy and affordable housing in suitable neighborhoods at affordable costs to meet the needs of the present and future residents of the city, while preserving and enhancing the community’s physical and social fabric, and cultural diversity, and while protecting the interests of special needs groups, and extremely low, very low, low, and moderate-income households.* The City’s intent to purchase and redevelop the site with multifamily housing as a part of Mayor Welch’s Housing Opportunities for All Plan directly furthers this goal as it is part of a comprehensive 10-year plan to address housing affordability through logical housing policies to help middle- and working-class residents. Also, Policy LU3.6 calls for *land use decisions to weigh heavily on the established character of the neighborhood.* The proposed

NSM-1 zoning district is consistent with the existing zoning pattern of the general surrounding area and neighborhood as there is adjacent NSM-1 zoning to both the north and southern boundaries of the site. The site is also buffered on all sides by roadways in addition to the Pinellas Trail to the west. As stated above, the established character of the immediate surrounding area contains a mix of multifamily housing, single-family housing, and industrial uses. Furthermore, the site's proximity to St. Petersburg College and supportive commercial uses along Central Avenue will ensure that future residents will have safe and convenient access to both employment and needed goods and services.

The proposal also furthers the Advantage Pinellas Housing Action Plan created by the Advantage Pinellas Housing Compact that the City is a member of. The goal of the compact is to create more attainable housing choices for households at all income levels. The Housing Action Plan aims to meet its established goals to increase affordable housing linked to transportation, jobs, schools, workforce development, and other services over the next 10 years through a range of actions.

RELEVANT CONSIDERATIONS ON AMENDMENTS TO THE FUTURE LAND USE MAP

The Urban Planning & Historic Preservation Division staff reviewed this application in the context of the following criteria excerpted from the City Code *Section 16.70.040.1.1 Amendments to the Comprehensive Plan and Land Development Regulations*, the review and decision shall be guided by the following factors:

1. Compliance of the proposed use with the goals, objectives, policies, and guidelines of the Comprehensive Plan.

The following staff analysis is provided to address compliance with the following policies and objectives from the Comprehensive Plan:

LU 2.5 The Land Use Plan shall make the maximum use of available public facilities and minimize the need for new facilities by directing new development to infill and redevelopment locations where excess capacity is available.

The subject amendment is supporting redevelopment of a site that is served by public facilities with excess capacity available. There is excess roadway capacity, as well as water and sewer capacity to accommodate the proposed increase in potential density and intensity.

LU3.4 The Land Use Plan shall provide for compatible land use transition through an orderly land use arrangement, proper buffering, and the use of physical and natural separators.

The subject 5.24-acre site is located approximately two blocks or 700-feet from 5th Avenue North, and approximately three blocks or 1,100 feet from Central Avenue, both of which are Future Major Streets. The site is generally buffered from all surrounding land uses by public roadways, which border the site in each direction. North of the site across from 4th Avenue North are three parcels zoned for multifamily to the west of the block face and two single-family parcels to the east of the block face. The four existing single-story multifamily buildings contain 22 dwelling units. To the west across from 71st Street North and the Pinellas Trail is a single-family neighborhood within the Historic Park Street Neighborhood Association. To the south, across Burlington Avenue North, the western facing block is a stretch of industrial zoned parcels, consisting of warehousing, outdoor RV storage, light manufacturing, and vacant lots. Also, to the south, the eastern facing block is the Westwood Terrace Townhomes consisting of five buildings with nineteen dwelling units on a 1.56-acre parcel. To the east across from 70th Street North is an established single-family neighborhood not within a

neighborhood association. The transition of land use intensities with roadway buffering provides for an orderly land use arrangement.

LU3.6 Land use planning decisions shall weigh heavily on the established character of predominately developed areas where changes of use or intensity of development are contemplated.

The proposed NSM-1 zoning district is consistent with the existing zoning pattern of the general surrounding area and neighborhood as the existing NSM-1 and more intensive Industrial Traditional (IT) zoning depth extends roughly one-thousand feet southeast to Central Avenue. As stated above, the established character of the immediate surrounding area contains a mix of multifamily housing, single-family housing, and industrial uses. The site is also buffered on all sides by roadways in addition to the Pinellas Trail to the west. As stated above, the established character of the immediate surrounding area contains a mix of multifamily housing, single-family housing, and industrial uses. Furthermore, the site's proximity to St. Petersburg College and supportive commercial uses along Central Avenue will ensure that future residents will have safe and convenient access to employment and needed goods and services.

LU3.7 Land use planning decisions shall include a review to determine whether existing Land Use Plan boundaries are logically drawn in relation to existing conditions and expected future conditions.

The proposed land use boundary would be logically drawn in relation to existing and expected future conditions.

LU3.8 The City shall protect existing and future residential uses from incompatible uses, noise, traffic, and other intrusions that detract from the long-term desirability of an area through appropriate land development regulations.

The potential multifamily housing development will provide for a compatible land use transition from Central Avenue north to 4th Avenue North where the multifamily development will buffer the single family residential from the industrial uses. The subject site is buffered by 71st Street and the Pinellas Trail to the west, 70th Street North to the east, and is consistent with the existing zoning to north and south.

LU3.11 More dense residential uses (more than 7.5 units per acre) may be located along (1) passenger rail lines and designated major streets or (2) in close proximity to activity centers where compatible.

Though the site does not directly front along on a Future Major Street, the amendment area is in close proximity to the two major roadways of 5th Avenues North and Central Avenue as designated by the Future Major Streets Map (Comprehensive Plan Map 20). The site is also in close proximity to (roughly 1,600 feet) the Central Avenue Activity Center, to the southeast.

LU3.15 The Land Use Plan shall provide housing opportunities for a variety of households of various age, sex, race and income by providing a diversity of zoning categories with a range of densities and lot requirements.

The proposed amendment to the NSM-1 zoning district will allow for an increased allowable base density, as well as a workforce housing density bonus to provide housing opportunities to citizens of a variety of ages, sex, race, and income. The proposed

amendments will also work to increase housing options for students and faculty at St. Petersburg College, as 30% of units will be available on a right of first refusal basis.

LU5.3 The Concurrency Management System shall continue to be implemented to ensure proposed development to be considered for approval shall be in conformance with existing and planned support facilities and that such facilities and services be available, at the adopted level of service standards, concurrent with the impacts of development.

LOS impact analysis concludes that the proposed amendments will not have a significant impact on the City's adopted LOS standards for public services and facilities including potable water, sanitary sewer, solid waste, traffic, mass transit, recreation, and stormwater management.

LU19.3 The land use pattern shall contribute to minimizing travel requirements and anticipate and support increased usage of mass transit systems.

The amendment area is near two major roadways as designated by the Future Major Streets Map, 5th Avenue North and Central Avenue. (Comprehensive Plan Map 20). Additionally, the Pinellas Trail is located just west of the site, and extends North to South to connect both roadways. The site is also roughly half a mile from 66th Street SunRunner Rapid Transit station. St. Petersburg College staff and students are within walking and biking distance from campus.

LU20.2 The Future Land Use Element of the St. Petersburg Comprehensive Plan shall be consistent with the Countywide Future Land Use Plan, including the categories, rules, policies, and procedures thereof.

The proposed amendments to the City's Future Land Use Map and Official Zoning Map will require amendments to the Future Land Use map of Countywide Rules from Public/Semi-Public (P/SP) to Residential Medium (RM), which is appropriate at this location given the pattern of surrounding land use and development.

LU23.1 The City's development review policies and procedures shall continue to integrate land use and transportation planning so that land development patterns support mobility choices and reduced trip lengths.

See above response to LU19.3. Additionally, the subject property's close proximity to commercial and educational uses will ensure that future residents will have safe and convenient access to employment and needed goods and services resulting in reduced automobile trip lengths.

GOAL - HOUSING (H):

To facilitate the provision of decent, safe, sanitary, healthy and affordable housing in suitable neighborhoods at affordable costs to meet the needs of the present and future residents of the city, while preserving and enhancing the community's physical and social fabric, and cultural diversity, and while protecting the interests of special needs groups, and extremely low, very low, low, and moderate-income households.

The City's intent to purchase and redevelop the site with multifamily housing as a part of Mayor Welch's Housing Opportunities for All Plan directly furthers this goal as it is part of a comprehensive 10-year plan to address housing affordability through logical housing policies to help middle- and working-class residents.

ISSUE: Housing Quantity

The City has identified housing needs for the residents of St. Petersburg for the planning period covered in this plan. However, due to affordability issues and a scarcity of residentially zoned vacant land, the City must diligently work with the private sector and provide sufficient incentives to encourage the delivery of the varied housing residents need.

The proposed amendments will provide an expanded opportunity for the City of St. Petersburg to implement the City's Housing Opportunities for All plan and the Advantage Pinellas Housing Action Plan by providing needed workforce housing units. This amendment supports the goals and policies of these plans.

OBJ H3A: The City shall ensure that affordable housing for extremely low, very low, low, and moderate income households, including households with special needs, is available to 35% of the new households forecasted by 2010. These units may be provided by natural filtration, rehabilitation programs, subsidies, new construction or other assistance programs by the private and public sectors.

The City's Housing Opportunities for All plan associated with the amendment request, proposes to construct approximately 105 workforce housing units, which will greatly assist the City of St. Petersburg in achieving efforts to provide needed affordable housing.

OBJ H3B: The City shall provide affordable housing incentives (such as revised Land Development Regulations and expedited permitting processing) to developers of affordable housing for the extremely low, very low and low income groups (see Policy H1.7).

The proposed amendment to NSM-1 zoning district will allow the future development of multifamily housing at 15 units per acre with workforce housing density bonus of six units per acre.

H3.12 The City will provide density bonuses to developers of affordable housing through the implementation of the Workforce Housing Density/Intensity Bonus Ordinance.

The 5.24-acre site's existing NT-2 zoning district does not provide for a workforce housing density bonus. The proposed zoning district of NSM-1 provides for a workforce housing density bonus of six units per acre. Therefore, the change in zoning would allow for 31 additional units.

H3.20 The City shall offer density bonuses to developers who include on-site housing for extremely low, very low, low, and moderate-income households, within mixed income developments that include housing priced at market rate.

The current zoning district of NT-2 does not to allow for multifamily residential use or workforce housing density bonus. The workforce housing density bonus is only available for the proposed NSM-1 zoning district.

PR1.1 The right of a property owner to physically possess and control his or her interests in the property, including easements, leases, or mineral rights.

The property is currently under purchase by the city of St. Petersburg and has initiated the subject land use and zoning map amendments to further city-wide goals and objectives, as well as support students and faculty of St. Petersburg College.

PR1.2 The right of a property owner to use, maintain, develop, and improve his or her property for personal use or the use of any other person, subject to state law and local ordinances.

The City of St. Petersburg has initiated the subject land use and zoning map amendments as a condition of the purchase agreement between the City and St. Petersburg College.

PR1.3 The right of the property owner to privacy and to exclude others from the property to protect the owner's possessions and property.

The proposed amendments do not alter the property owner's right to privacy or their ability to exclude others from the property to protect the owner's possessions and property.

PR1.4 The right of a property owner to dispose of his or her property through sale or gift.

The proposed amendments do not alter the property owners right to dispose of their property through sale or gift.

T15.4 The City shall review and support appropriate strategies developed by the Pinellas County MPO to expand the Pinellas Trail and provide new community trails that connect St. Petersburg to other communities in Pinellas County. The City shall support strategies that increase the accessibility of these facilities to a greater number of people and increase the connectivity of these facilities to parks, shopping centers, major employers and schools.

The Pinellas Trail runs north-to-south on the eastern perimeter of the site across from 71st North. The site features two crosswalk connections for pedestrian access to the trail. The trail extends northward to connect with commercial shopping areas and St. Petersburg College located on 5th Avenue North. The trail extends southward to Central Avenue, providing a connection to further commercial uses and generally intersecting the roadway a block from the Central Avenue Activity Center. City staff will work with the developer to facilitate safe and convenient access between the development and Pinellas Trail. Therefore, new multifamily housing at the subject site will increase accessibility to the trail to a greater number of people while increasing connectivity between housing, parks, commercial areas, employers and schools.

2. Whether the proposed amendment would adversely affect environmentally sensitive lands or properties which are documented as habitat for listed species as defined by the Conservation Element of the Comprehensive Plan.

The proposed amendment would not adversely affect any environmentally sensitive land or properties which are documented as habitat for listed species as defined by the conservation element of the Comprehensive Plan as the majority of the subject site is open maintained lawn with perimeter trees.

3. Whether the proposed changes would alter the population density pattern and thereby adversely affect residential dwelling units.

The existing Institutional land use category allows for up to 12.5 accessory residential units per acre, or 66 dwelling units on the subject property. Assuming 1.5 people per dwelling unit, the existing land use could support an approximate population of 99 people. The proposed RM land use category allows 15 multifamily units per acre or 77 units on the subject property. Assuming 1.5 people per

multifamily dwelling unit, the proposed land use could support an approximate population of 116 people, which represents a potential increase in population of 17 people.

- 4. Impact of the proposed amendment upon the adopted level of service (LOS) for public services and facilities including, but not limited to: water, sewer, sanitation, recreation and stormwater management and impact on LOS standards for traffic and mass transit. The POD may require the applicant to prepare and present with the application whatever studies are necessary to determine what effects the amendment will have on the LOS.**

The following LOS impact analysis concludes that the proposed FLUM amendment and concurrent rezoning will not have a significant impact on the City's adopted LOS standards for public services and facilities including potable water, sanitary sewer, solid waste, traffic, mass transit, recreation, and stormwater management. Upon application for site plan review, or development permits, a concurrency review will be completed to determine whether the proposed development may proceed. The property owner must comply with all laws and ordinances in effect at the time development permits are requested.

POTABLE WATER

Under the existing inter-local agreement with Tampa Bay Water (TBW), the region's local governments are required to project and submit, on or before February 1st of each year the anticipated water demand for the following year. TBW is contractually obligated to meet the City's and other member government's water supply needs. The City's adopted LOS standard is 125 gallons per capita per day (gpcd), while the actual current usage equates to approximately 74 gpcd. The City's overall potable water demand is approximately 28 million gallons per day (mgd), while the systemwide capacity is 68 mgd. With only 41% of capacity systemwide currently being used, there is excess water capacity to serve the amendment area.

SANITARY SEWER

The subject property is served by the Northwest Water Reclamation Facility (WRF), which presently has an estimated excess average daily capacity of 9.92 mgd. The estimate is based on permit capacity of 20 mgd and a calendar year 2022 daily average flow of 10.08 mgd. With approximately 50% available capacity, there is excess average daily capacity to serve the amendment area.

Following several major rain events in 2015-2016, the City increased its' peak wet weather wastewater treatment capacity from 112 mgd to approximately 157 mgd – a 40% increase in peak flow capacity. As outlined in the St. Pete Water Plan, the City is implementing system reliability improvements at the WRFs, aggressively improving the gravity collection system to decrease Inflow and Infiltration (I&I) which reduces peak flows at the WRFs, and addressing sea level rise system vulnerabilities at lift stations.

The City remains committed to continued I&I reduction. Also, the City is fully committed to implementing selected recommendations from the St. Pete Water Plan, which incorporates growth projections and outlines the required system and network improvements needed to provide a resilient wastewater collection and treatment system.

SOLID WASTE/SANITATION

Solid waste collection is the responsibility of the City, while solid waste disposal is the responsibility of Pinellas County. The City and the County have the same designated LOS of 1.3 tons per person per year. The County currently receives and disposes of municipal solid waste generated throughout Pinellas County. All solid waste disposed of at Pinellas County Solid Waste is recycled, combusted, or buried at the Bridgeway Acres sanitary landfill. The City and County's commitment to recycling and waste reduction programs have assisted in keeping down the actual demand for solid waste disposal, which continues to extend the life span of Bridgeway Acres Sanitary Landfill. The landfill is expected to remain in use for approximately 80 years, based on current design (grading) and disposal rates. Thus, there is excess solid waste capacity to serve the amendment area.

RECREATION

The City's adopted LOS for recreation and open space is 9 acres/1,000 population, the actual LOS City-wide is estimated to be 19.9 acres/1,000 population. With a LOS rate of 9 acres/1,000 permanent and seasonal residents, the City would still have 19.9 acres/1,000 permanent and seasonal residents. If approved, there will be no noticeable impact on the adopted LOS standard for recreation and open space.

STORMWATER MANAGEMENT/DRAINAGE

Drainage LOS identifies minimum criteria for existing and future facilities impacted by rain events. This is often quantified by a “design storm” with a specific duration, rainfall amount and return frequency. Currently the design storm used by the City is a 10-year return frequency, 1-hour duration storm as outlined in Drainage Ordinance, Section 16.40.030 of the Land Development Regulations (LDR). Unlike the other concurrency related facilities, stormwater LOS is not calculated with a per capita formula. Instead, the City implements the LOS standard through review of drainage plans for new development and redevelopment where all new construction of and improvements to existing surface water management systems will be required to meet design standards outlined in LDR Section 16.40.030. This ordinance requires all new development projects to be permitted through the City and SWFWMD to ensure projects meet quantity and quality design standards for stormwater treatment.

Prior to redevelopment of the subject property, site plan approval will be required. At that time, City Code and Southwest Florida Water Management District (SWFWMD) site requirements for stormwater management criteria will be implemented. The City’s existing Stormwater Management Master Plan (SWMP) contains detailed information on the 26 basins that comprise the stormwater management area. An update to the plan is currently underway with the assistance of cooperative funding from SWFWMD. The City’s commitment to upgrading the capacity of stormwater management systems is demonstrated by continued implementation of the SWMP, the Stormwater Utility Fee and capital improvement budgeting for needed improvements.

The City is updating the Stormwater Management Master. While this update is consistent with the SWFWMD guidelines, it is enhanced as it takes into consideration sea level rise to identify projects to maintain LOS and enhance water quality. The City’s Stormwater Design Standards are being updated to incorporate Low Impact Design (LID) to reduce stormwater runoff and increase water quality. Likewise, the City recently updated its’ impervious service mapping throughout the City and will be working towards a credit-based stormwater rate system for commercial and residential properties who implement LID and rain harvesting elements. Examples of such credits may be underground stormwater vaults, pervious pavements, greywater systems, and vegetative swales.

TRAFFIC

The City eliminated LOS standards for major roads and transit when it adopted the Pinellas County Mobility Plan in 2016. The Mobility Plan provides a countywide framework for a coordinated multimodal approach to managing the traffic impacts of development projects as a replacement for local transportation concurrency systems, which the State of Florida no longer requires. The City continues to monitor the LOS for motor vehicles on major roadways and availability of transit service, and assesses the impact of land development projects, proposed rezonings, and Future Land Use Map amendments on the transportation system.

Existing Roadway Network

Seventy-first Street North, 70th Street North, Burlington Avenue North, and 4th Avenue North border the subject property. The City of St. Petersburg maintains these two-lane, undivided roads, which are classified as local roads. The roads surrounding the subject property are within a grid network and provide access to several major roads near the subject property. Fifth Avenue North, Central

Avenue, 66th Street North, Pasadena Avenue, and Park Street are identified on the City's Future Major Streets Map (Map 20) in the Comprehensive Plan.

The City utilizes the Forward Pinellas "2023 Annual Level of Service Report" to monitor roadway LOS for major streets, per Policy T3.2 of the City's Comprehensive Plan. According to the Florida Department of Transportation (FDOT), roadway LOS is a quantitative performance measure that represents quality of service, measured on an "A" to "F" scale, with LOS "A" representing the best operating conditions from the traveler's perspective and LOS "F" the worst. Before the elimination of state-mandated transportation concurrency regulations, the City's LOS standard was "D" for major roads. According to the 2023 Annual LOS Report, traffic operating conditions on the major roads near the subject property during the peak hour of traffic are as follows based on traffic counts conducted in 2022:

- 5th Avenue North, Central Avenue, 66th Street, and Pasadena Avenue operate at a LOS "C"
- Park Street operates at a LOS "D"
- 5th Avenue North, Central Avenue, Pasadena Avenue, and Park Street operate a volume-to-capacity (V/C) ratio of 0.52 or lower
- 66th Street operates at V/C ratio of 0.68

In summary, all five major roads near the subject property function at the City's former LOS standard of "D" or better and have a significant amount of spare capacity.

City staff conducted traffic counts on the four local roads adjacent to the subject property in December 2023. The daily traffic volumes at these locations were as follows:

- 4th Avenue North, 70th Street to 71st Street, 31 vehicles per day (vpd)
- Burlington Avenue North, 70th Street to 71st Street, 119 vpd
- 70th Street, Burlington Avenue North to 4th Avenue North, 168 vpd
- 71st Street, Burlington Avenue North to 4th Avenue North, 551 vpd

Based on the FDOT's generalized LOS tables for urbanized areas, the four local roads function at a LOS "C"; LOS "A" and "B" values are not provided in the table, so LOS "C" is the best possible LOS. The maximum daily capacity for a two-lane, undivided local road with a posted speed limit of 35 mph or less is 14,040, so all four roads carry significantly fewer vehicles than their maximum capacity.

Trip Generation

Changes to properties on the Countywide Plan map that apply to the Multimodal Corridor and are less than ten acres are not subject to a traffic analysis, per Section 6.2.5 of the Countywide Rules. City staff has provided a traffic impact analysis in the remainder of this section to address questions that may arise about the potential traffic impact of the proposed rezoning and land use change.

A former wellness center operated by St. Petersburg College is located on the subject property, along with a basketball court and sports field. According to St. Petersburg College staff, the wellness center ceased operating at the onset of the COVID-19 pandemic in March of 2020, but coaches continued to utilize the space for training athletes until February 4, 2022. The vehicular trips generated by the former wellness center are not reflected in the recent traffic counts conducted by City staff, but this site has produced vehicular trips in the past.

The applicant is proposing to build 105 townhomes. Staff utilized trip generation data in the Institute of Transportation Engineer's (ITE) "Trip Generation Manual" (11th Edition) to estimate the trip generation for 105 affordable housing units (Land Use Code 223) in a general urban/suburban location. As defined by ITE, "Affordable housing includes all multifamily housing that is rented at below market rate to households that include at least one employed member." The 105 residential units are projected to generate 53 a.m. peak hour trips, 48 p.m. peak hour trips, and 531 trips on an average weekday.

The major roads and local roads near the subject property can carry the relatively small number of projected vehicular trips from the 105 townhomes. The subject property is in the Pasadena Vistas Neighborhood, which has a neighborhood traffic plan. There are speed humps on 69th, 70th and 71st Streets north of 4th Avenue North and a speed hump on Pinellas Way North south of Burlington Avenue North.

Sidewalks

There is a sidewalk on the western side of 70th Street North from Burlington Avenue North to 5th Avenue North. There is also a sidewalk on the north side of 4th Avenue North. If the rezoning is approved and the site is developed, a sidewalk would be required on the northern side of Burlington Avenue North.

Bicycle Network

The Pinellas Trail runs parallel to, and is directly west of, 71st Street North. The Pinellas Trail offers an alternative to vehicular travel for both utilitarian and recreational trips. The surrounding bicycle network includes bicycle lanes along 5th Avenue North and Central Avenue. If the land use change and rezoning is approved, City staff will work with the developer to facilitate safe and convenient access between the development and Pinellas Trail.

TRANSIT

The Citywide level of service for mass transit will not be affected. The Pinellas Suncoast Transit Authority (PSTA) provides transit service on several major roads in the vicinity of the subject property. Route 5 serves 5th Avenue North and Park Street. It has 30-minute headways during peak hours of the day and provides service to Grand Central Station and the Tyrone Square Mall transfer station. Route 79 serves Pasadena Avenue and 66th Street. It has approximately 30-minute headways during its daily service hours and connects downtown St. Petersburg, Grand Central Station, Tyrone Square Mall, and the Largo Transit Center. The SunRunner service on 1st Avenues North and South and Pasadena Avenue connects downtown St. Petersburg to western St. Petersburg and St. Pete Beach with frequent service (15-minute headways until 8 p.m.) and long, daily operating hours. The SunRunner has a westbound stop on 66th Street at 1st Avenue North and an eastbound stop on 1st Avenue South at Pinellas Way South. PSTA offers several programs that provide discounted or late-night bus service to qualifying individuals, including the Late Night, Direct Connect, and Access Programs. The City recently signed a 35-month agreement with PSTA to fully buy down the cost for 10-day passes and monthly passes for City residents who qualify for PSTA's Transportation Disadvantaged Program, with an option to extend the agreement for another two years.

Forward Pinellas has developed a multimodal accessibility index (MAX index). MAX scores are assigned to individual quarter-mile grid cells, which Forward Pinellas defines as a reasonable walkable travel shed. The MAX score is based on factors such as bicycle facilities, premium transit services, walkability, roadway LOS, scooter/bike-share locations, transit access, and programmed transportation projects. Most of the subject property has a MAX score of 16.75, and the MAX scores for the remaining land range from 12.75 to 26.75. The countywide average MAX score is 7.5.

5. Appropriate and adequate land area sufficient for the use and reasonably anticipated operations and expansions;

The 5.24-acre land area is both appropriate and adequate for the applicants stated intention to develop multifamily residential housing at a density greater than what is currently allowed.

6. The amount and availability of vacant land or land suitable for redevelopment for similar uses in the City or on contiguous properties;

The City has a limited availability of consolidated lots such as the subject property that can help the community address the growing need for housing. Its close proximity to the Pinellas Trail, two future

major streets, the Central Avenue Activity Center, and St. Petersburg College establishes the subject property as suitable for the proposed land use and zoning amendments.

7. Whether the proposed change is consistent with the established land use pattern of the areas in reasonable proximity;

As stated above in Policy LU3.4, the subject 5.24-acre site is located two blocks from 5th Avenue North, and approximately three blocks from Central Avenue, both of which are Future Major Streets. The site is buffered from all surrounding land uses by public roadways, which border the site on all sides. North of the site across from 4th Avenue North are three parcels zoned for multifamily with four single-story buildings contain 22 dwelling units on 0.75-acres, which is a built-out density of 29 dwelling units per acre. To the southeast of the site, across Burlington Avenue North, is a parcel zoned for multifamily with existing multifamily development of Westwood Terrace Townhomes. The townhomes consist of five two-story buildings, with 19 dwelling units on a 1.56-acre parcel, which is a built-out density of 12 dwelling units per acre. To the southwest, also across Burlington Avenue North, is a 2.5-acre strip of industrial zoned property. To the east, across 70th Street North is an established single-family neighborhood. The Pinellas Trail runs along the eastern boundary of the site, across from 71st Street North. The site is also in close proximity to commercial uses along the Central Avenue corridor. Further east and west of the site are established single-family neighborhoods.

8. Whether the existing district boundaries are logically drawn in relation to existing conditions on the property proposed for change;

The existing district boundary of NT-1 zoning district applied to the parcel is logically drawn and will continue to be so with the proposed district.

9. If the proposed amendment involves a change from residential to a nonresidential use or mixed use, whether more nonresidential land is needed in the proposed location to provide services or employment to residents of the City;

Both the existing and requesting zoning districts allow for residential use.

10. Whether the subject property is within the 100-year floodplain, hurricane evacuation level zone A or Coastal High Hazard Area as identified in the coastal management element of the Comprehensive Plan;

The subject property is not within the 100-year flood plain, hurricane evacuation level zone A or the Coastal High Hazard Area.

11. Other pertinent facts.

The Community Planning and Preservation Commission and City Council may bring up other pertinent information as necessary.

CONSISTENCY WITH THE COUNTYWIDE PLAN:

Proposed amendments to local future land use plans and land development regulations are required to be consistent with the Countywide Plan Map and the criteria and standards set forth in the Countywide Rules. The subject property's Countywide Plan Map designation of Public/Semi-Public (P/SP) is inconsistent with the proposed City land use designation of NSM-1, therefore an amendment to the Countywide Map to Residential Medium (RM) is required.

PUBLIC NOTICE and COMMENTS

Public Notice

The applicant has met the minimum notification requirements prescribed by City Code Chapter 16.

- December 7, 2023: Public notification signs were posted on the subject property. In addition to noticing the public hearing, and two (2) online links were included for accessing the information described above.
- December 7, 2023: Public notification letters were sent by direct mail to neighboring property owners within 300-linear feet of the subject property. In addition to the standard information, this notification included both the CPPC and City Council public hearing dates and times, web links to review the then-pending staff reports, and a link to the current planning projects webpage for more information.

Public Comments

To date, staff has received two phone calls in opposition to the proposed amendments due to the proposed density and resulting additional traffic into the surrounding neighborhood.

PUBLIC HEARING PROCESS

The proposed ordinances associated with the Future Land Use Map and Official Zoning Map amendment require one (1) public hearing with the Community Planning & Preservation Commission (CPPC) and one (1) public hearing with City Council.

SUMMARY

The Staff analysis is to determine whether the proposed Amendments are consistent with the policies of the Comprehensive Plan. Based on the analysis contained in this report, City staff agrees with the application narrative and finds that the proposed Future Land Use and Official Zoning Map amendments at the subject location are consistent with the Comprehensive Plan in the review of the Land Use, Utilities, Housing, and Transportation Elements.

RECOMMENDATION

Staff recommends that the Community Planning and Preservation Commission (CPPC), in its capacity as the Local Planning Agency, make a finding of consistency with the Comprehensive Plan and recommend to City Council **APPROVAL** of the Comprehensive Plan Future Land Use Map and Official Zoning Map amendments described herein.

REPORT PREPARED BY:

Britton Wilson

1/3/24

Britton Wilson, Planner II
Urban Planning and Historic Preservation Division
Planning & Development Services Department

DATE

REPORT APPROVED BY:

Derek A. Kilborn

1/3/2024

Derek Kilborn, Manager
Urban Planning and Historic Preservation Division
Planning & Development Services Department

DATE

ATTACHMENTS

1. Subject Area Maps
2. November 2, 2023, City Council Agenda Item F-2



ATTACHMENT NO. 1

Map Series



AERIAL

CITY FILE

FLUM-74

SCALE: 1" = 250'



SUBJECT AREA





EXISTING USES

CITY FILE
FLUM-74
 SCALE: 1" = 250'



SUBJECT AREA






FUTURE LAND USE

CITY FILE
FLUM-74
 SCALE: 1" = 250'

From: I
 (Institutional)

To: RM
 (Residential Medium)


SUBJECT AREA






EXISTING ZONING

CITY FILE
FLUM-74
 SCALE: 1" = 250'

From: **NT-2**
 (Neighborhood Traditional Single Family - 2)

To: **NSM-1**
 (Neighborhood Suburban Multifamily - 1)

 SUBJECT AREA





COUNTYWIDE PLAN MAP

CITY FILE

FLUM-74

SCALE: 1" = 250'

From: P/SP
(Public/Semi-Public)

To: RM
(Residential Medium)



SUBJECT AREA



ST. PETERSBURG CITY COUNCIL

Meeting of November 2, 2023

TO: The Honorable Brandi Gabbard, Chair and Members of City Council

SUBJECT: A resolution authorizing the Mayor, or his designee to execute (I) an agreement with the Board of Trustees of St. Petersburg College for the purchase of a property located at 7045 Burlington Avenue North for the contract price of \$4,200,000; (II) execute an agreement with the Board of Trustees of St. Petersburg College to give specific rights to the purchase of certain affordable housing units to be built on such property; (III) execute all other documents necessary to effectuate this transaction; (IV) pay for survey(s), inspections, environmental audit(s), title policy, and other acquisition/closing related costs, including the payment of state documentary stamps on the deed, all not to exceed \$100,000; approving a transfer in the amount of \$4,300,000 from the unappropriated balance of the Parking Revenue Fund (1021), to the Housing Capital Improvement Fund (3000); approving a supplemental appropriation in the amount of \$4,300,000 from the increase in the unappropriated balance of the Housing Capital Improvement Fund (3000), resulting from the above transfer, to the St. Pete College Acquisition Project (20095); and providing an effective date.

BACKGROUND: In 2022, St. Petersburg College ("SPC") made available for sale an improved property located at approximately 7045 Burlington Avenue North, commonly known as the Gibbs Wellness Center ("Property"), with the Property being further described as follows:

Site Size:	±5.23 acres
Improvements:	±20,732 square feet
Zoning:	NT-2 Neighborhood Traditional Single Family
Legal:	Tract A, PASADENA VISTA BLKS. 3 & 4 REPLAT, according to the map or plat thereof as recorded in Plat Book 61, Page 94, of the Public Records of Pinellas County, Florida, together with vacated portions of 70th Street North and Burlington Avenue North right of ways and being more particularly described in Ordinance No. 657-V, recorded in Official Records Book 7805, Page 615, of the Public Records of Pinellas County, Florida.

On December 6, 2022, the City of St. Petersburg ("City") submitted a Letter of Intent ("LOI") to SPC, offering to purchase the Property for the sum of \$4,200,000, for the purpose of constructing approximately 105 affordable housing units ("Housing Units"), subject to rezoning the Property, and offering to make available Housing Units to SPC students and staff on a right of first refusal basis.

In response to the LOI, SPC elected to negotiate the sale of the Property with the City, with City Administration ("Administration") and staff attending a SPC board meeting in February 2022 to answer questions and provide clarification of the City's intentions. Subsequently, the City drafted an Agreement for Sale and Purchase ("Purchase Contract"), resulting in the parties agreeing to the following terms and conditions, subject to City Council approval:

- Purchase Price: \$4,200,000
- Due Diligence: The City shall have ninety (90) days from the effective date of the Agreement to perform surveys, inspections and environmental audits.
- Evidence of Title: SPC at SPC's expense, shall deliver to City a title insurance commitment within forty-five (45) days from the effective date of the Agreement.
- Re-Zoning: The City shall have one hundred eighty (180) days from the effective date to substantially complete the re-zoning of the Property to allow for the City's intended use and development of the Property.
- Closing Date: The transaction shall be closed within sixty (60) days after the conclusion of the Due Diligence, Evidence of Title and Special Exception have been satisfied.
- Costs to City: The City shall be responsible for the costs associated with obtaining surveys, appraisals, inspections, environmental audits, owner's title policy, closing fees and recording fees.

In conjunction with the Purchase Contract, SPC and the City shall enter into an agreement to provide up to 30% of the Housing Units to SPC staff and students on a right of first refusal basis ("Agreement"). As part of the Agreement, the City shall notify SPC ninety (90) days prior to the initial advertising of the Housing Units and SPC shall notify their staff and students of the available Housing Units.

The acquisition and subsequent development of the Property to accommodate approximately 105 Housing Units requires a re-zoning from the current NT-2 Neighborhood Traditional Single Family zoning to NSM-1 Neighborhood Suburban Multi Family zoning, which is consistent with the zoning designation for property to north and south of the Property.

The Property is located approximately 750 feet from the SPC Gibbs campus, 1,100 feet from commercial mixed-use and is just east of the Pinellas Trail for supporting multi-modal options.

Upon the acquisition of the Property, the City will issue a Request for Proposal ("RFP") to solicit proposals from developers for the development of affordable housing, to include approximately 105 Housing Units to be made available for sale to qualified homebuyers, which includes the 30% to be made available to SPC staff and students.

SPC obtained two (2) appraisals for the Property in April 2023, resulting in a market value of \$4,600,000 as determined by Entreen and Associates, Inc, and a market value of \$5,040,000 as determined by McCormick Seaman and Terrana.

RECOMMENDATION: Administration recommends that City Council adopt the attached resolution, authorizing the Mayor, or his designee to execute (I) an agreement with the Board of Trustees of St. Petersburg College for the purchase of a property located at 7045 Burlington Avenue North for the contract price of \$4,200,000; (II) an agreement with the Board of Trustees of St. Petersburg College to give Specific rights to the purchase of certain affordable housing units to be built on such property; and (III) to pay for survey(s), inspections, environmental audit(s), title policy, and other

acquisition/closing related costs, not to exceed \$100,000; to execute all documents necessary to effectuate this transaction; approving a transfer in the amount of \$4,300,000 from the unappropriated balance of the Parking Revenue Fund (1021), to the Housing Capital Improvement Fund (3000); approving a supplemental appropriation in the amount of \$4,300,000 from the increase in the unappropriated balance of the Housing Capital Improvement Fund (3000), resulting from the above transfer, to the St. Pete College Acquisition Project (20095); and providing an effective date.

COST/FUNDING/ASSESSMENT INFORMATION: Funds will be available after approval of a transfer in the amount of \$4,300,000 from the unappropriated balance of the Parking Revenue Fund (1021), to the Housing Capital Improvement Fund (3000); and a supplemental appropriation in the amount of \$4,300,000 from the increase in the unappropriated balance of the Housing Capital Improvement Fund (3000), resulting from the above transfer, to the St. Pete College Acquisition Project.

ADMINISTRATION McFoster

BUDGET/FINANCE Lance Stanford

ATTACHMENTS: Illustration and Resolution

ILLUSTRATION



Resolution No. 2023 - __

A RESOLUTION AUTHORIZING THE MAYOR, OR HIS DESIGNEE, TO (I) EXECUTE AN AGREEMENT WITH THE BOARD OF TRUSTEES OF ST. PETERSBURG COLLEGE FOR THE PURCHASE OF PROPERTY LOCATED AT 7045 BURLINGTON AVE. N, ST. PETERSBURG, FOR THE CONTRACT PRICE OF \$4,200,000, (II) EXECUTE AN AGREEMENT WITH THE BOARD OF TRUSTEES OF ST. PETERSBURG COLLEGE TO GIVE SPECIFIC RIGHTS TO ST. PETERSBURG COLLEGE REGARDING THE PURCHASE OF CERTAIN UNITS BUILT ON SUCH PROPERTY, (III) EXECUTE ALL OTHER DOCUMENTS NECESSARY TO EFFECTUATE THIS TRANSACTION, AND (IV) PAY FOR SURVEY(S), INSPECTIONS, ENVIRONMENTAL AUDIT(S), AND OTHER ACQUISITION/CLOSING RELATED COSTS, INCLUDING THE PAYMENT OF STATE DOCUMENTARY STAMPS ON THE DEED, ALL NOT TO EXCEED \$100,000; APPROVING A TRANSFER IN THE AMOUNT OF \$4,300,000 FROM THE UNAPPROPRIATED BALANCE OF THE PARKING REVENUE FUND (1021), TO THE HOUSING CAPITAL IMPROVEMENT FUND (3000); APPROVING A SUPPLEMENTAL APPROPRIATION IN THE AMOUNT OF \$4,300,000 FROM THE INCREASE IN THE UNAPPROPRIATED BALANCE OF THE HOUSING CAPITAL IMPROVEMENT FUND (3000), RESULTING FROM THE ABOVE TRANSFER, TO THE ST. PETE COLLEGE ACQUISITION PROJECT (20095); AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, City Administration made an offer to St. Petersburg College (“SPC”) for the acquisition of approximately 5.23 acres located at 7045 Burlington Avenue North, St. Petersburg, Florida (“Property”); and

WHEREAS, City Administration desires to build for-sale, affordable housing on the Property; and

WHEREAS, in accordance with City policy, Real Estate obtained two (2) market value appraisals for the Property which resulted in estimated market values of \$5,040,000 and \$4,600,000 for the Property; and

WHEREAS, the Parties have agreed to a purchase price of \$4,200,000 and the City has agreed to give employees and students of SPC the first opportunity to purchase up to thirty (30) percent of the to-be-constructed units; and

WHEREAS, City Administration has negotiated a purchase agreement and an ancillary agreement to effectuate this arrangement; and

WHEREAS, pursuant to the purchase agreement, the City has not more than 180 days to partially effectuate a rezoning of the property to allow the construction of the desired amount of affordable housing units; and

WHEREAS, funding for this purchase will be available after the approval of the transfer in the amount \$4,300,000 from the unappropriated balance of the Parking Revenue Fund (1021), to the Housing Capital Improvement Fund (3000) and a supplemental appropriation in the amount of \$4,300,000 from the increase in the unappropriated balance of the Housing Capital Improvement Fund (3000), resulting from the above transfer, to the St. Pete College Acquisition Project (20095).

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 (i) execute an agreement with the Board of Trustees of St. Petersburg College for the purchase of property located at 7045 Burlington Ave. N, St. Petersburg, for the contract price of \$4,200,000, (ii) execute an agreement with the Board of Trustees of St. Petersburg College to give specific rights to St. Petersburg College regarding the purchase of certain units built on such property, (iii) execute all other documents necessary to effectuate this transaction, and (iv) to pay for survey(s), inspections, environmental audit(s), and other acquisition/closing related costs, including State documentary stamps on the deed, all not to exceed \$100,000.

BE IT FURTHER RESOLVED, that there is hereby approved the following transfer from the unappropriated balance of the Parking Revenue Fund (1021) to the Housing Capital Improvement Fund (3000), for FY24:

<u>Parking Revenue Fund (1021)</u>	
Housing Capital Improvement Fund (3000)	\$4,300,000

BE IT FURTHER RESOLVED, that there is hereby approved from the increase in the unappropriated balance of the Housing Capital Improvement Fund (3000), resulting from the above transfer, the following supplemental appropriation for FY24:

<u>Housing Capital Improvement Fund (3000)</u>	
St. Pete College Acquisition Project (20095)	\$4,300,000

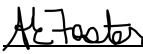
This Resolution shall become effective immediately upon its adoption.

Legal:



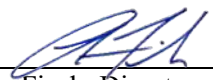
City Attorney (Designee) 00705684

Administration:




Amy Foster, Administrator

Real Estate and Property Management:



Aaron Fisch, Director

Budget and Management:



Elizabeth Makofske, Director