



CW21-06

1501 72nd St. No.
(Former Raytheon Property)

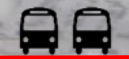
Countywide Planning Authority
April 13, 2021



22nd AVENUE NORTH

MIX COMMERCIAL

TYRONE MALL



MIX COMMERCIAL

STONESTHROW CONDOS

BRANDYWINE APARTMENTS

16th AVENUE NORTH

Azalea Elementary School
AZALEA ELEMENTARY

AZALEA PARK

Azalea Park

TREATMENT FACILITY

SOMERSET PLACE
PINELLAS TRAIL

13th AVENUE NORTH

Development Agreement

- A 150,000 SF (minimum) sports tourism facility w/ancillary retail or restaurant;
- A public lagoon with beach area;
- Multi-family buildings containing:
 - Max 623 apartment units
 - Min 30% workforce housing
 - Combined max 0.75 floor area ratio (“FAR”)
 - 0.55 FAR base
 - Plus, a 0.20 FAR bonus for workforce housing
- The maximum building height shall not exceed 48-feet, except:
 - Large Tract Planned Development Overlay regulations (Section 16.30.090)
 - Allowable height encroachments (Section 16.60.020)

Development Agreement

- The sports tourism facility:
 - Shall be constructed prior to, or concurrently with, multi-family buildings
 - Shall obtain the Certificate of Completion (“CC”) for the sports tourism facility prior to, or concurrently with, issuance of the Certificate of Occupancy (CO) for the first multi-family building; and
- A public bicycle/pedestrian connection shall be constructed through the subject property providing public access from the Pinellas Trail to 72nd Street North and thereby Azalea Park.
 - Design shall be reviewed/approved by the *Transportation and Parking Management Department* prior to site plan approval by the Development Review Commission.
 - Shall be completed prior to issuance of the first CO for the sports tourism facility.



6.5.4.4: Conversion Criteria for Employment-Related Categories and Uses

In the consideration of such amendments, the PPC and CPA shall make a determination , based upon a balancing of the following criteria, as they pertain to the overall purpose and integrity of the Countywide Plan:

- 1. Target Employment Opportunities**
- 2. Amendment Site Characteristics**
- 3. Amendment Area Characteristics**
- 4. Supporting Transportation and Infrastructure Characteristics**
- 5. Supporting Redevelopment Plans, Special Area Plans, or Planning and Urban Design Principles Implementation Framework.**



LU3.26a: Industrial Lands

States plan amendment applications that propose changing underperforming industrially designated areas (Industrial General or Industrial Limited) to a non-industrial designation may be favorably considered if one or more of the following characteristics exist over an extended period of time:

1. **Vacant or underutilized land**
2. **Vacant or underutilized buildings**
3. **Poor quality job creation in terms of pay, employee density and spin-off or multiplier effects**
4. **Chronic competitive disadvantages in terms of location, transportation infrastructure/accessibility and other market considerations**

Incentivized Uses in the City's Target Employment Center Overlay

	IS	CCS-1
Office, General	Accessory Use	Principal Use; 1.1 FAR
Office, Medical	Grandfathered Use	Principal Use; 1.1 FAR
Office, Temporary Labor	Principal Use; 1.3 FAR	Nonconforming Use
Office, Veterinary	Principal Use; 1.3 FAR	Principal Use; 1.1 FAR
Manufacturing, Light	Principal Use; 1.3 FAR	Principal Use; 1.1 FAR
Laboratories / Research / Dev	Principal Use; 1.3 FAR	Special Exception; 1.1 FAR

Countywide Rules 6.5.4.4

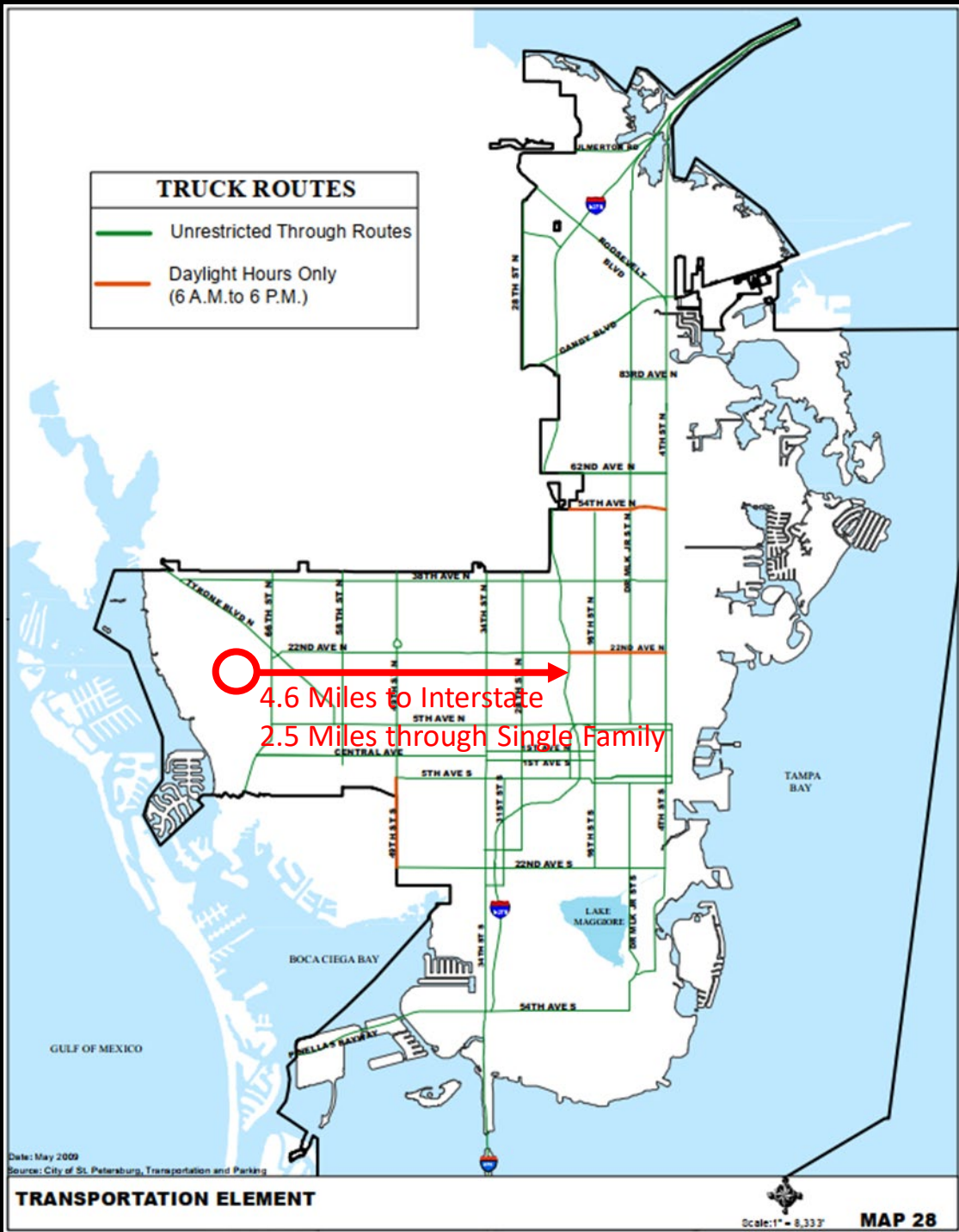
	E (Employment)	MMC (Multi-Modal Corridor)
Office	Permitted Use	Principal Use
Research/Development-Light	Permitted Use	Special Exception Use
Research/Development-Heavy	Permitted Use	Special Exception Use
Storage Warehouse Dist.-Light		
Storage	Permitted Use	Special Exception Use
Warehouse	Permitted Use	Grandfathered
Storage Warehouse Dist.-Heavy		
Storage	Permitted Use	Special Exception Use
Warehouse	Permitted Use	Grandfathered
Manufacturing-Light	Permitted Use	Principal Use
Manufacturing-Medium	Permitted Use	Principal / Nonconforming Use
Incinerator Facility	Permitted Use	Special Exception Use

6.5.4.4: Conversion Criteria for Employment-Related Categories and Uses

In the consideration of such amendments, the PPC and CPA shall make a determination , based upon a balancing of the following criteria, as they pertain to the overall purpose and integrity of the Countywide Plan:

1. **Target Employment Opportunities**
2. **Amendment Site Characteristics**
3. **Amendment Area Characteristics**
4. **Supporting Transportation and Infrastructure Characteristics**
5. **Supporting Redevelopment Plans, Special Area Plans, or Planning and Urban Design Principles Implementation Framework.**







CW21-06

1501 72nd St. No.
(Former Raytheon Property)

Countywide Planning Authority
April 13, 2021

APPENDIX

Not part of presentation

REFERENCE ONLY

Questions and Answers, if needed



st.petersburg
www.stpete.org

Owner / Applicant:

St. Pete's, LLC

Applicant / Contract Purchaser:

Jungle Terrace Land Co.

c/o Porter Development, LLC

Les Porter

Agent for Applicants:

Gulf Coast Consulting

Robert Pergolizzi

City Staff:

Derek Kilborn, Urban Planning (Presenter, Staff Report)

Elizabeth Abernethy, Director (Staff Report)

Britton Wilson, Urban Planning (Research)

Tom Whalen, Transportation (Research)

Kyle Simpson, Transportation (Research)

Michael "Mike" Hernandez, GIS Mapping

Katherine "Kate" Connell, Administrative Assistant

Michael Dema, City Attorney's Office

Heather Judd, City Attorney's Office



JUNGLE TERRACE CIVIC ASSOCIATION

22nd AVENUE NORTH

AZALEA HOMES
COMMUNITY ASSOCIATION

16th AVENUE NORTH

AZALEA PARK

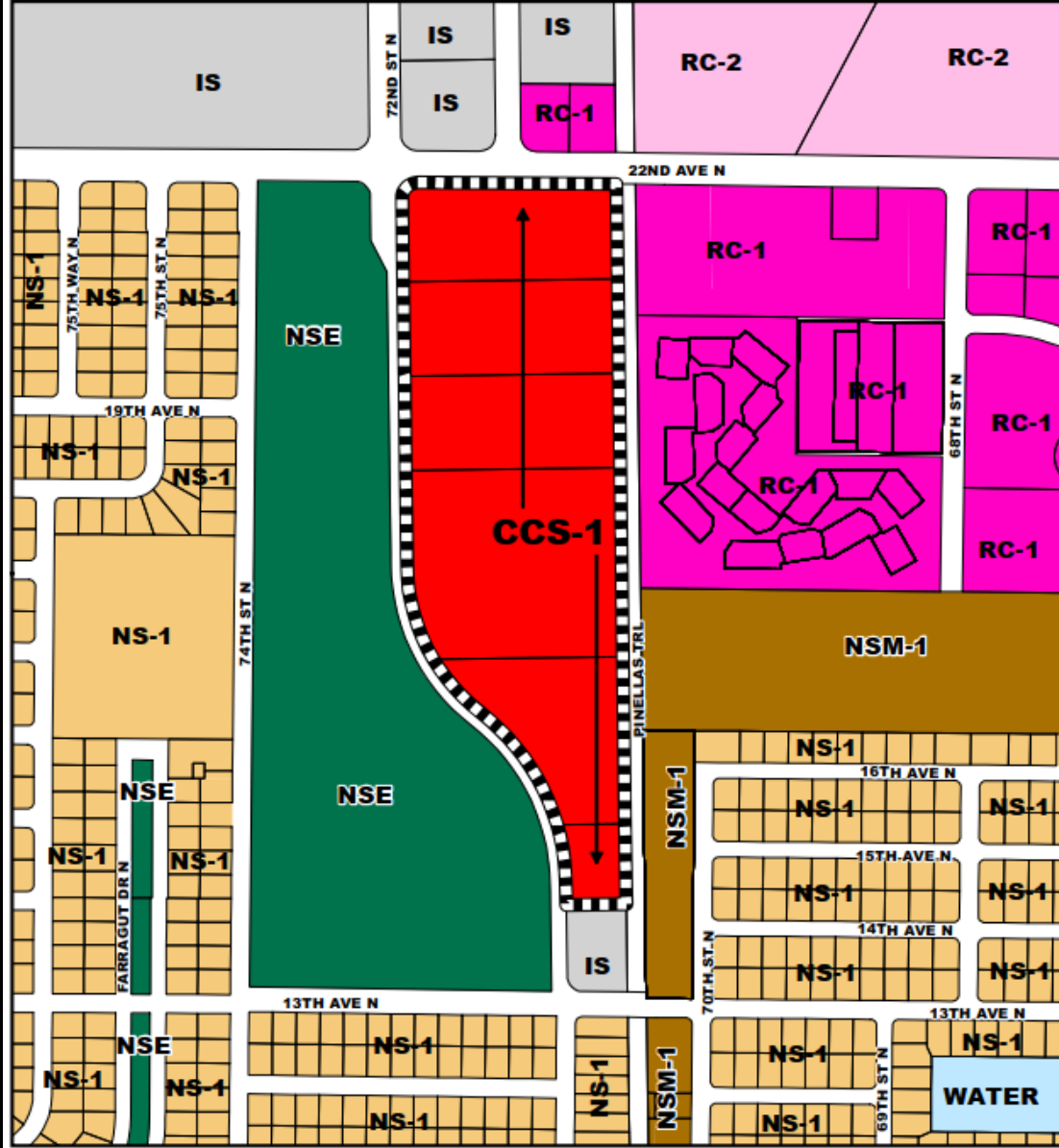
13th AVENUE NORTH

TREATMENT
FACILITY

PINELLAS TRAIL

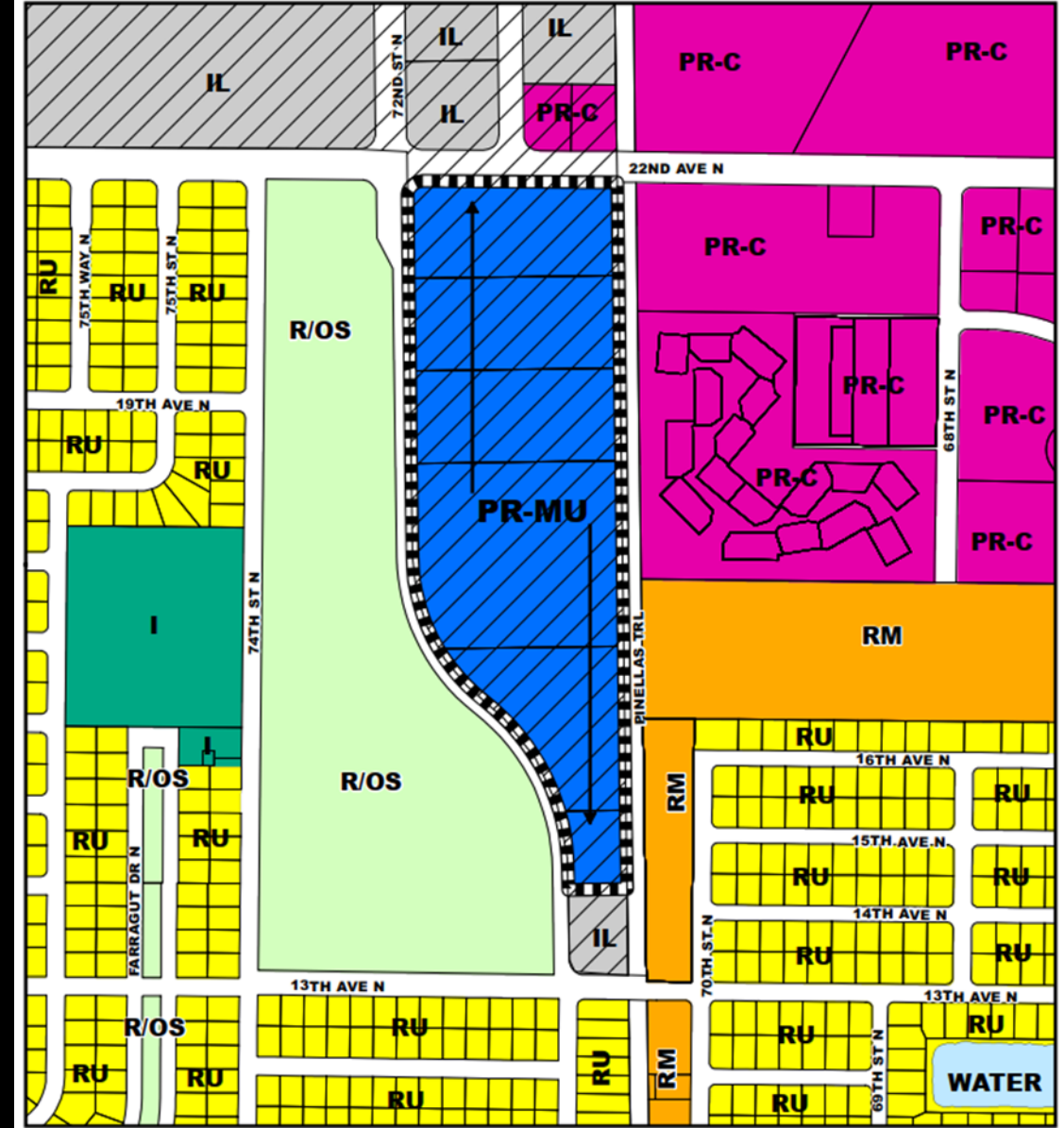
CROSSROADS NEIGHBORHOOD





PROPOSED ZONING

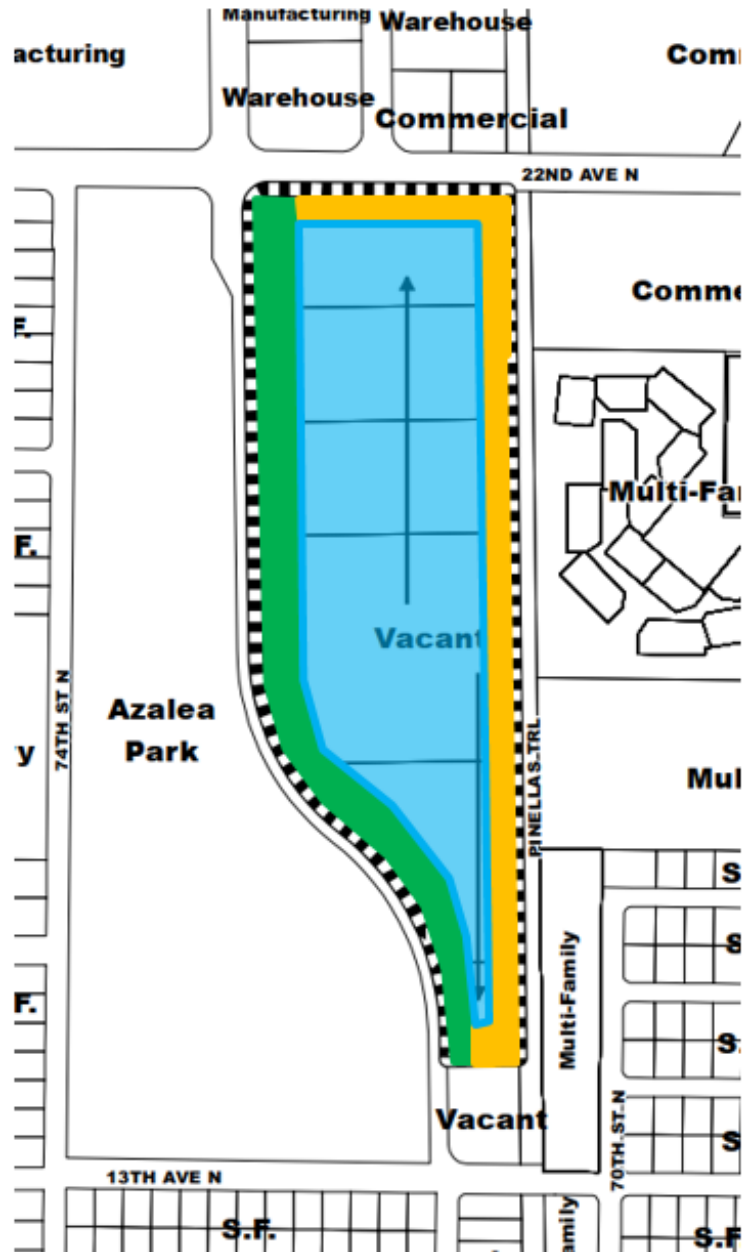
CITY FILE	From: IS (Industrial Suburban) To: CCS-1 (Corridor Commercial Suburban-1)		
FLUM-60	SUBJECT AREA		
SCALE: 1" = 400'			



PROPOSED FUTURE LAND USE

CITY FILE	Tyrone Industrial Target Employment Center From: IL (Industrial Limited) To: PR-MU (Planned Redevelopment -Mixed Use)		
FLUM-60	SUBJECT AREA		
SCALE: 1" = 400'			

Table 3: Large Tract Planned Development Overlay



EXISTING
IS with Large Tract Planned
Development Overlay

Buffer Width: Minimum 75-feet or multiply 0.8 times tallest proposed building, whichever is greater.

- Buffer shall be open space, defined by code; non-habitable structures limited to 50-feet in height.
- Buffer may include structures not to exceed 50-feet or one-story of height over neighboring structures.
- Maximum 150-feet, approx. 10-14 stories.

PROPOSED
CCS-1 with Large Tract Planned
Development Overlay

Buffer Width: Minimum 75-feet or multiply 0.8 times tallest proposed building, whichever is greater.

- Buffer shall be open space, defined by code; non-habitable structures limited to 48-feet in height.
- Buffer may include structures not to exceed 48-feet or one-story of height over neighboring structures.
- Maximum 150-feet, approx. 10-14 stories.

Traffic Analysis:

- Applicant's traffic consultant analyzed the capability of 22nd Ave. N and 66th St. to accommodate the potential traffic increase from the subject property
- Applicant treated subject property as vacant land
- Site previously had the following development
 - 94,000 square feet of office
 - 296,493 square feet of warehousing
 - 4,711 square feet of general industrial
- Applicant assumed the maximum build out of 623 apartments for the residential use
- Traffic projections based on Institute of Transportation Engineers' trip generation data
 - 7,886 daily trips
 - 483 AM peak hour trips
 - 660 PM peak hour trips
- These are one-way trips – one vehicle entering and exiting the site is two trips
 - 22nd Ave. N from 58th St. to Park St.
 - 66th St. from Pasadena Ave. to Tyrone Blvd.



Traffic Analysis:

- Applicant utilized existing traffic and roadway capacity data in the Forward Pinellas “2019 Annual Level of Service Report” to assess the impact on 22nd Ave. N and 66th St.
- Main driveway is on 22nd Ave. N segment between 72nd St. and 66th St.
 - Physical capacity is 1,683 trips for the peak direction of travel in the PM peak hour
 - Segment carried 966 trips, so spare capacity is 717 trips
 - Projected traffic from proposed development – 660 trips (328 in, 332 out)
 - If all 328 or 332 trips use the main driveway and flow in peak direction of travel, it is still significantly less than spare capacity of 717 trips
- Since motorists will travel to and from the site from areas east, west, north and south, traffic volumes will likely be lower on road segments located further away
- Major roads located around subject property have sufficient capacity to accommodate potential traffic according Annual Level of Service Report
 - 22nd Ave. N, 66th St., 9th Ave. N and Park St.

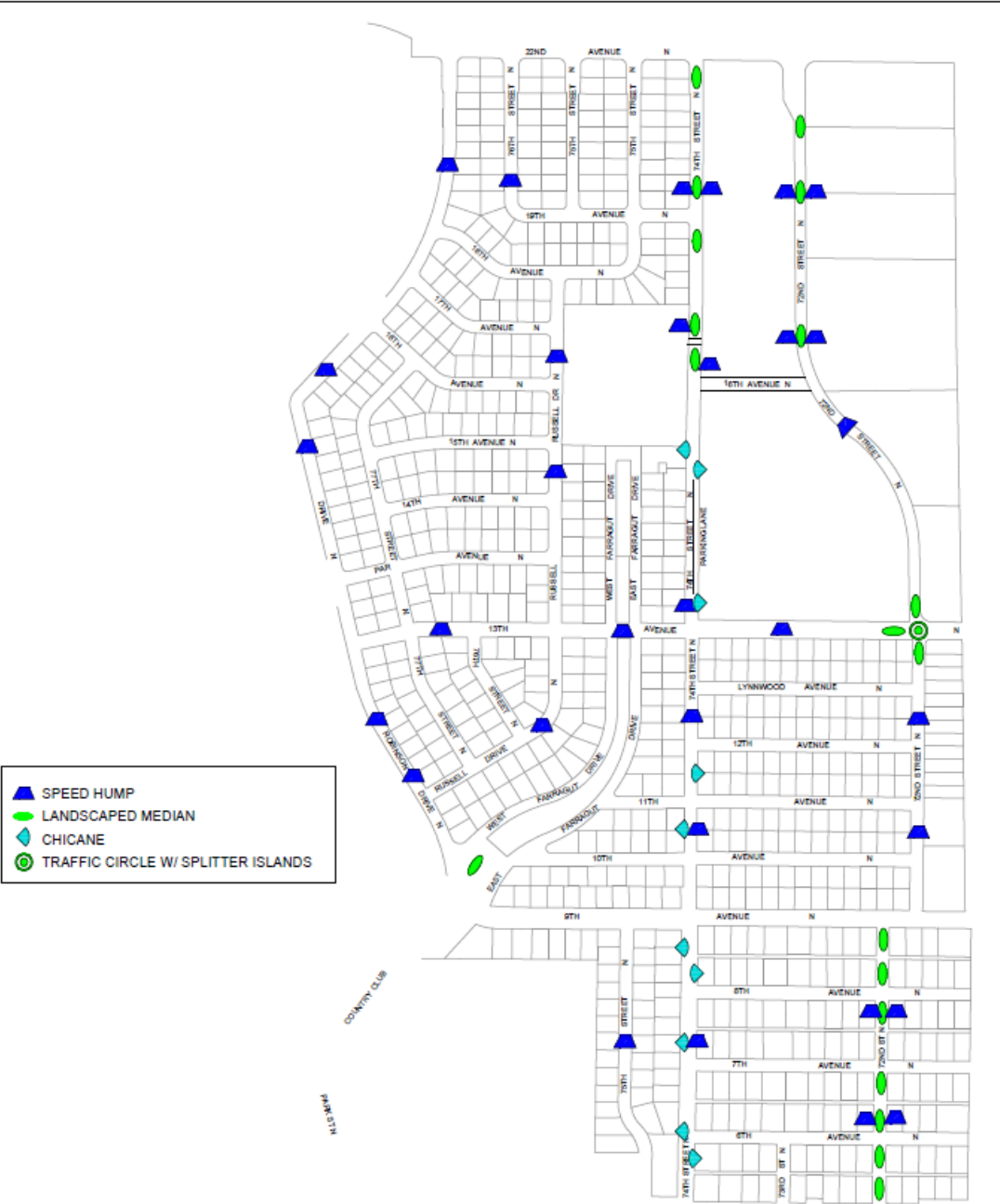






Traffic Counts for 72nd and 74th Streets:

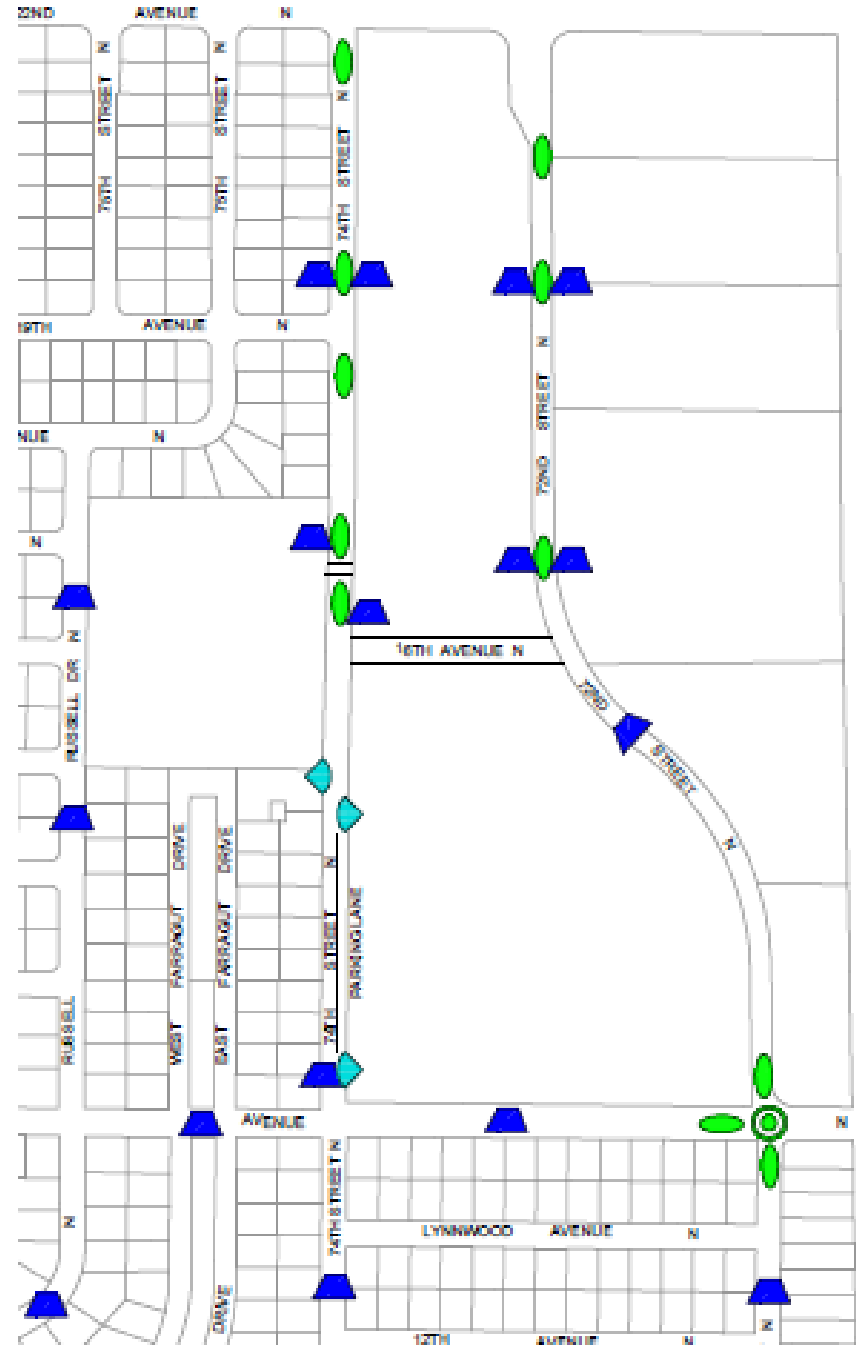
- Transportation and Parking Management conducted traffic counts on 72nd St. and 74th St. on 1/10/21 adjacent to subject property
- Daily traffic counts were less than 1,700 vehicles per day on all segments
- 72nd St.
 - 13th Ave. N to 16th Ave. N
 - Total – 1,501 (772 northbound, 729 southbound)
 - 16th Ave. N to 19th Ave. N
 - Total – 1,607 (819 northbound, 788 southbound)
- 74th St.
 - 13th Ave. N to 16th Ave. N
 - Total – 1,150 (563 northbound, 587 southbound)
 - 16th Ave. N to 19th Ave. N
 - Total – 1,420 (677 northbound, 743 southbound)




Tue, 16 Apr 2019 - 10:25am I:\Transportation Planning\Neighbourhood\Nbrhd Assoc A thru F\Azalea Homes Community Assoc\Drawings\Traffic Plan\TPS-109TPR.dwg kgdarcy

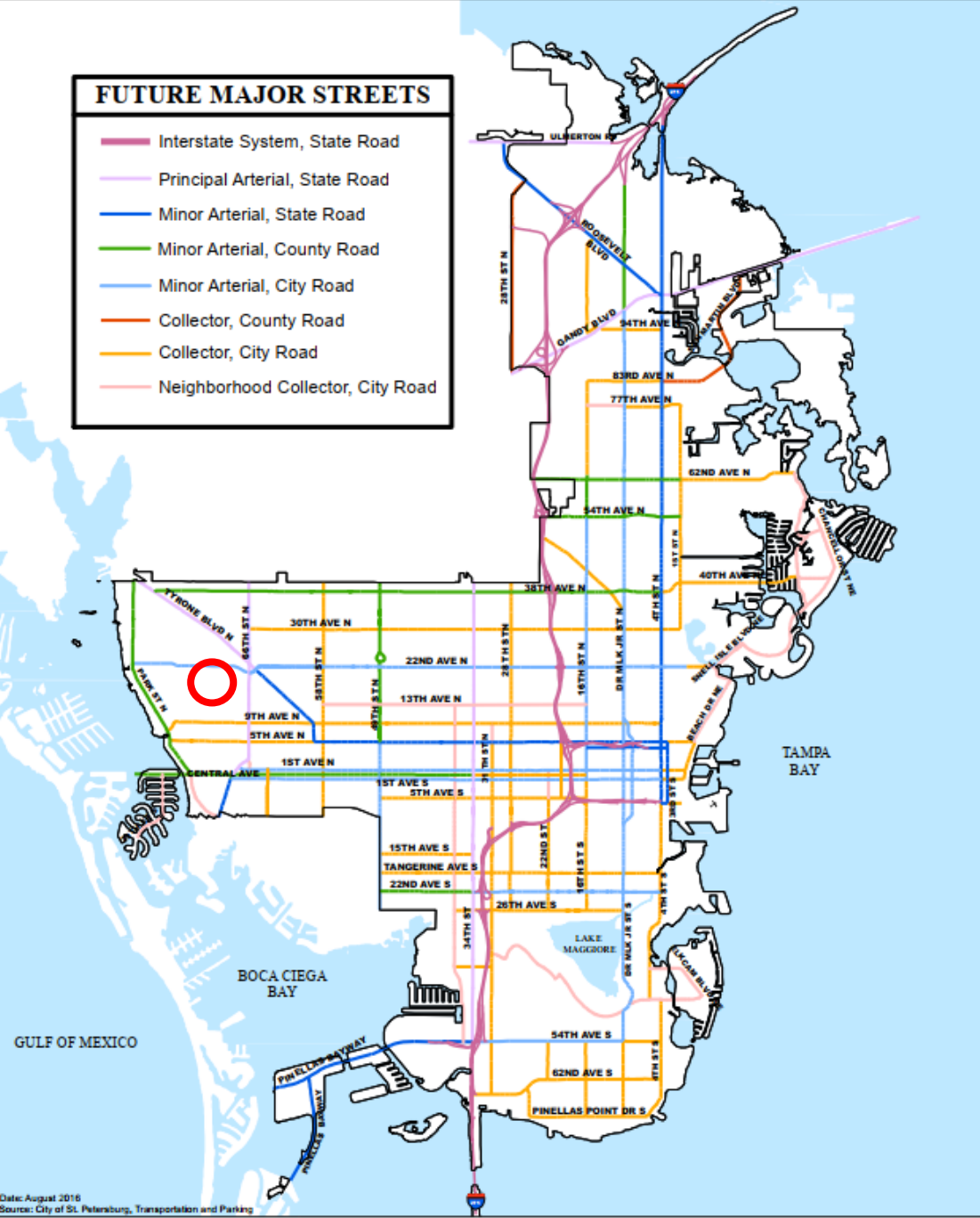


-  SPEED HUMP
-  LANDSCAPED MEDIAN
-  CHICANE
-  TRAFFIC CIRCLE W/ SPLITTER ISLANDS



CITY OF ST PETERSBURG TRANSPORTATION & PARKING		TITLE AZALEA HOMES COMMUNITY ASSOC REVISED TRAFFIC PLAN	DRAWN BY: NANCE	DATE: 23 AUG 00
			REV NO: 12	REV DATE: 16 APRIL 2019
SCALE:		APPROVED BY:	DRAWING NO: TPS-109TPR	

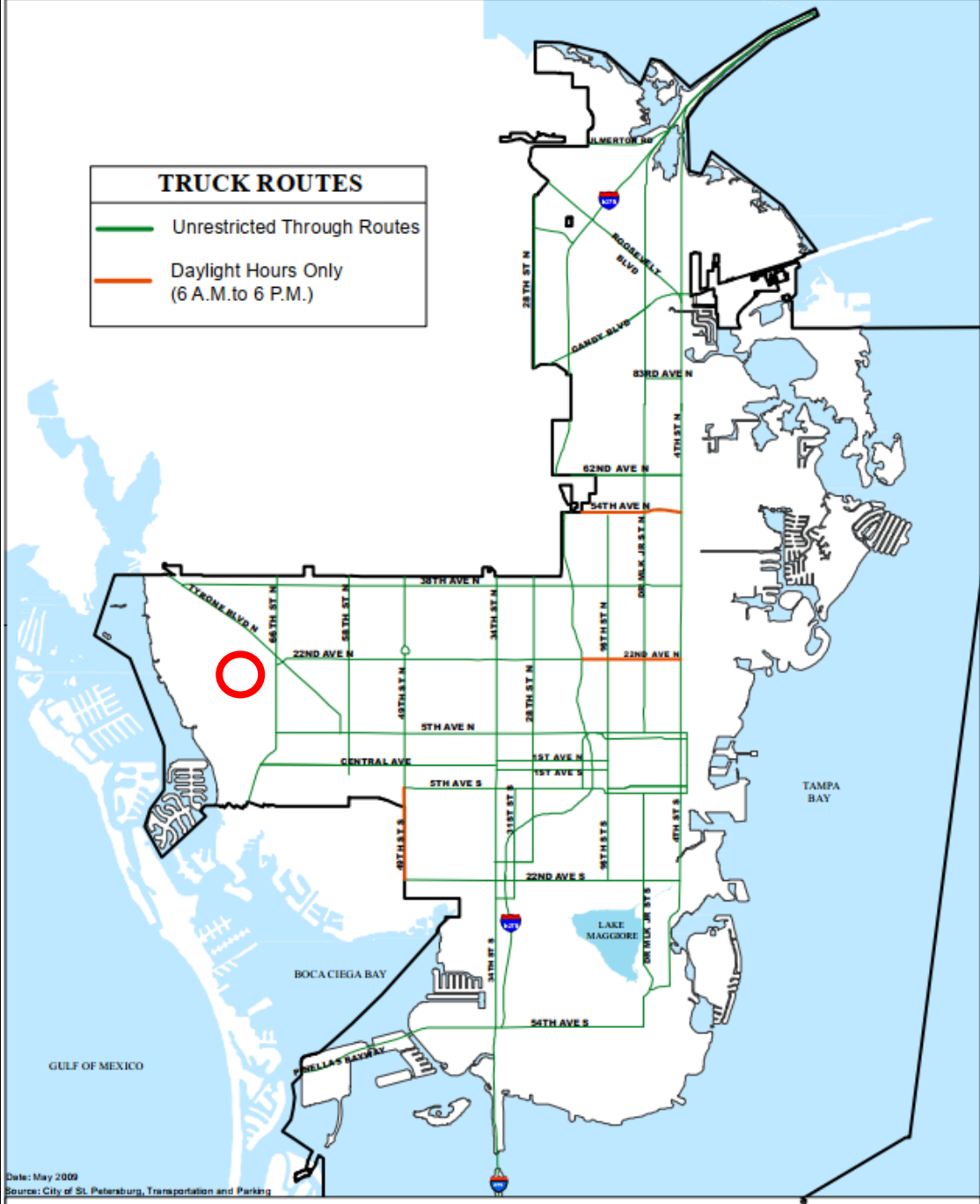
- FUTURE MAJOR STREETS**
- Interstate System, State Road
 - Principal Arterial, State Road
 - Minor Arterial, State Road
 - Minor Arterial, County Road
 - Minor Arterial, City Road
 - Collector, County Road
 - Collector, City Road
 - Neighborhood Collector, City Road



Date: August 2016
 Source: City of St. Petersburg, Transportation and Parking

Transportation Element

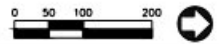
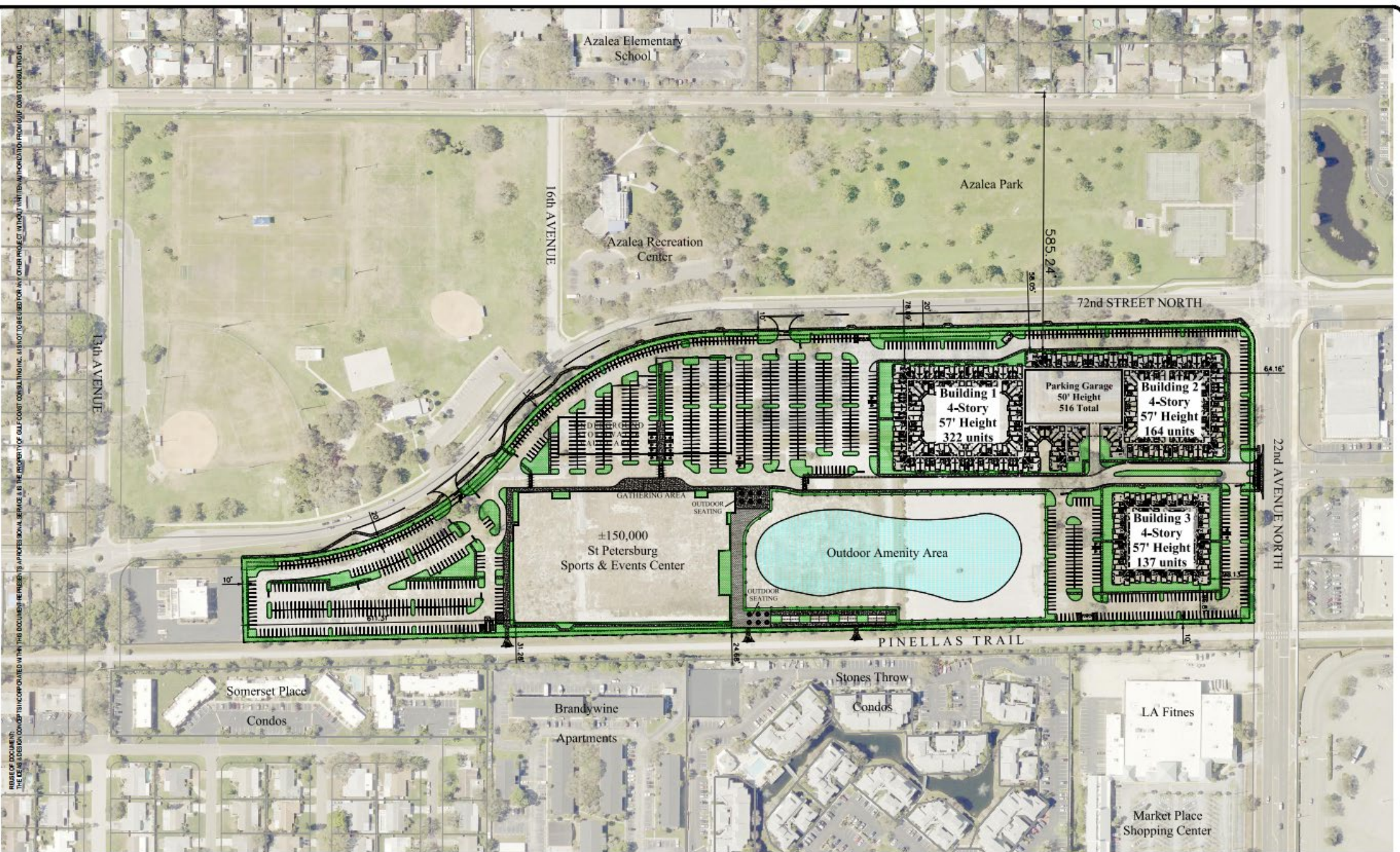
- TRUCK ROUTES**
- Unrestricted Through Routes
 - Daylight Hours Only (6 A.M. to 6 P.M.)



Date: May 2009
 Source: City of St. Petersburg, Transportation and Parking

TRANSPORTATION ELEMENT

PORT OF DOCUMENTS
THE DESIGN AND CONCEPTS INCORPORATED IN THIS DOCUMENT REMAINS THE PROPERTY OF GULF COAST CONSULTING, INC. AND IS NOT TO BE REPRODUCED OR USED FOR ANY OTHER PROJECT WITHOUT WRITTEN AUTHORIZATION FROM GULF COAST CONSULTING, INC.



CONCEPT PLAN ONLY
 SUBJECT TO CHANGE BASED ON FINAL DESIGN, BOUNDARY
 & TOPOGRAPHIC SURVEY AND JURISDICTIONAL WETLAND
 CONSTRAINTS. SUBJECT TO SITE PLAN APPROVAL.

Parking 1203 Surface Spaces
 516 Garage Spaces (if necessary)
 Total Parking 1719 Spaces

Sports Tourism Complex
 Conceptual Maximum Development Option Site Plan





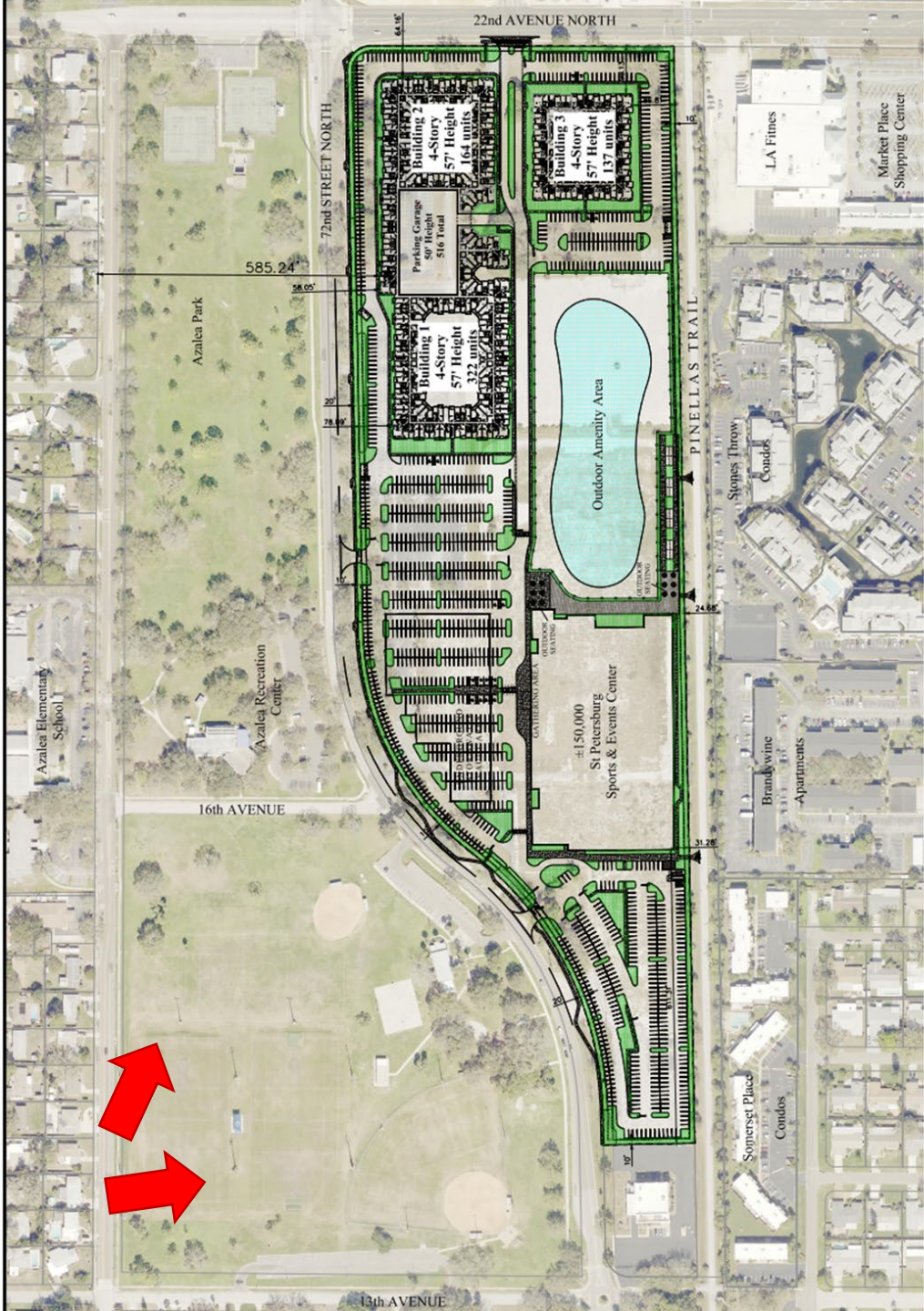




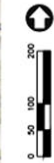








CONCEPT PLAN ONLY
 SUBJECT TO CHANGE BASED ON FINAL DESIGN, BOUNDARY
 & TOPOGRAPHIC SURVEY AND JURISDICTIONAL WETLAND
 CONSIDERATIONS. SUBJECT TO SITE PLAN APPROVAL.

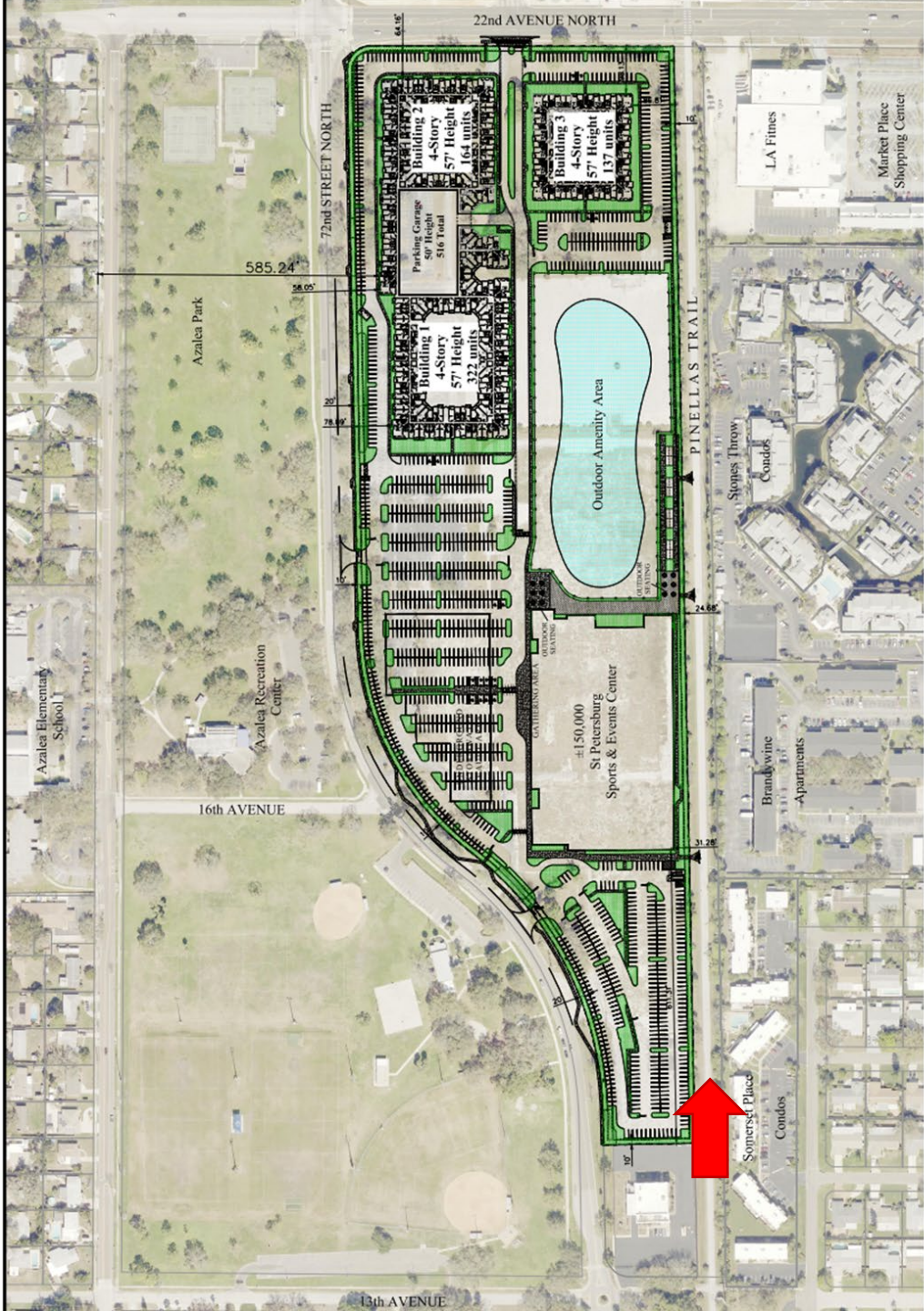


Parking
 Total Parking

1203 Surface Spaces
 516 Garage Spaces (if necessary)
 1719 Spaces

Sports Tourism Compl
 Conceptual Maximum Development





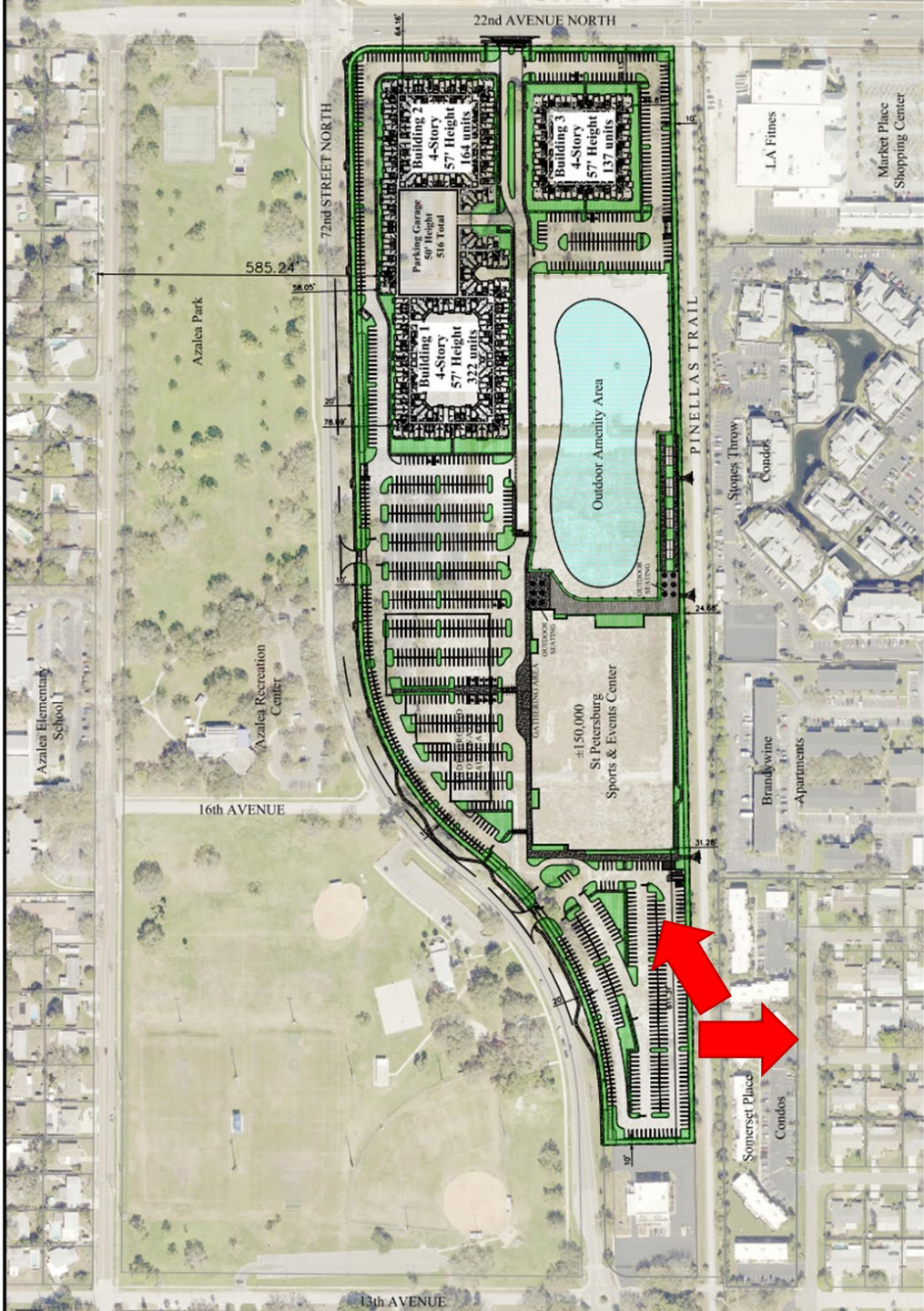
CONCEPT PLAN ONLY
 SUBJECT TO CHANGE BASED ON FINAL DESIGN, BOUNDARY
 & TOPOGRAPHIC SURVEY AND JURISDICTIONAL WETLAND
 CONSTRAINTS. SUBJECT TO SITE PLAN APPROVAL.

1203 Surface Spaces
 516 Garage Spaces (if necessary)
 1719 Spaces

Parking
 Total Parking

Sports Tourism Complex
 Conceptual Maximum Development





CONCEPT PLAN ONLY
 SUBJECT TO CHANGE BASED ON FINAL DESIGN, BOUNDARY
 & TOPOGRAPHIC SURVEY AND JURISDICTIONAL WETLAND
 CONSTRAINTS. SUBJECT TO SITE PLAN APPROVAL.

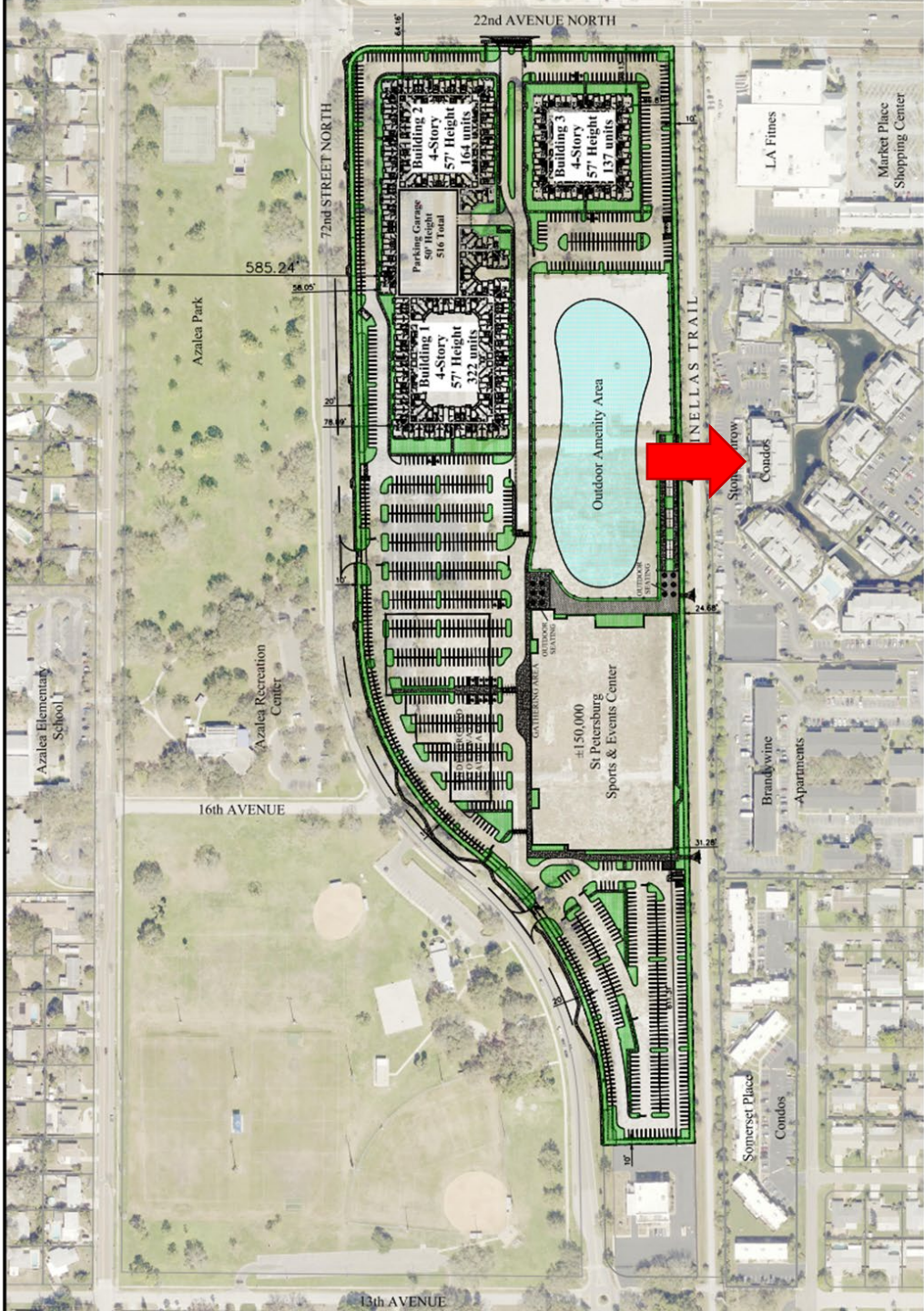


Parking
 Total Parking

1203 Surface Spaces
 516 Garage Spaces (if necessary)
 1719 Spaces

Sports Tourism Compl
 Conceptual Maximum Development





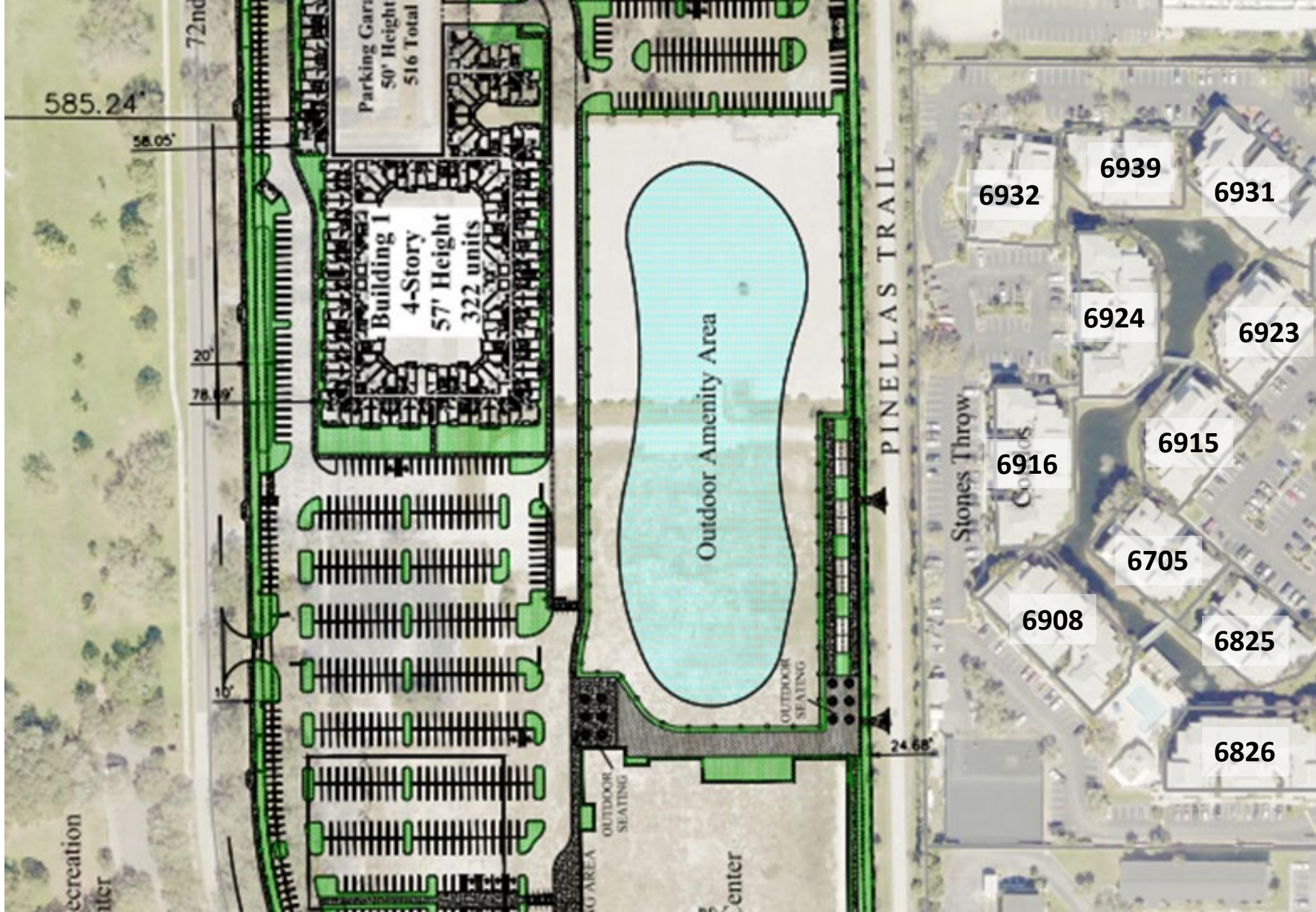
CONCEPT PLAN ONLY
 SUBJECT TO CHANGE BASED ON FINAL DESIGN, BOUNDARY
 & TOPOGRAPHIC SURVEY AND JURISDICTIONAL WETLAND
 CONSTRAINTS. SUBJECT TO SITE PLAN APPROVAL.

1203 Surface Spaces
 516 Garage Spaces (if necessary)
 1719 Spaces

Parking
 Total Parking

Sports Tourism Complex
 Conceptual Maximum Development





STONESTHROW CONDOS BLDG. NOS.