

Countywide Planning Authority Countywide Plan Map Amendment

Case DA 23-01 – City of St. Petersburg

December 12, 2023

Local Government Request

Subject Property

- Approximately 17.91 Acres
- Northwest corner of Gandy Boulevard and I-275

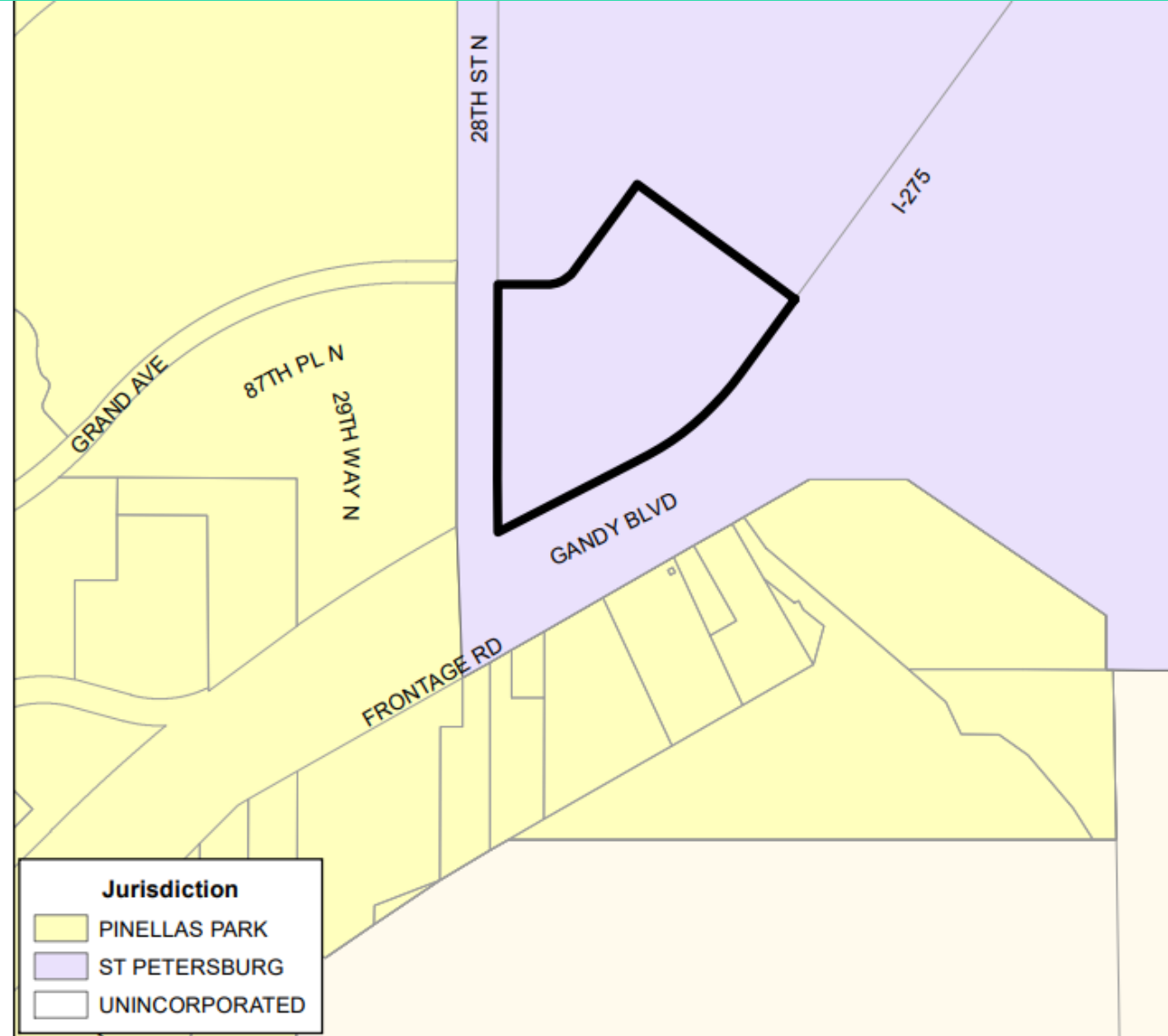
Existing and Proposed Countywide Plan Map Category (future land use)

- Activity Center, Target Employment Center
- The applicant is requesting the first amendment to an existing Development Agreement. Countywide Plan Map Category will remain the same.

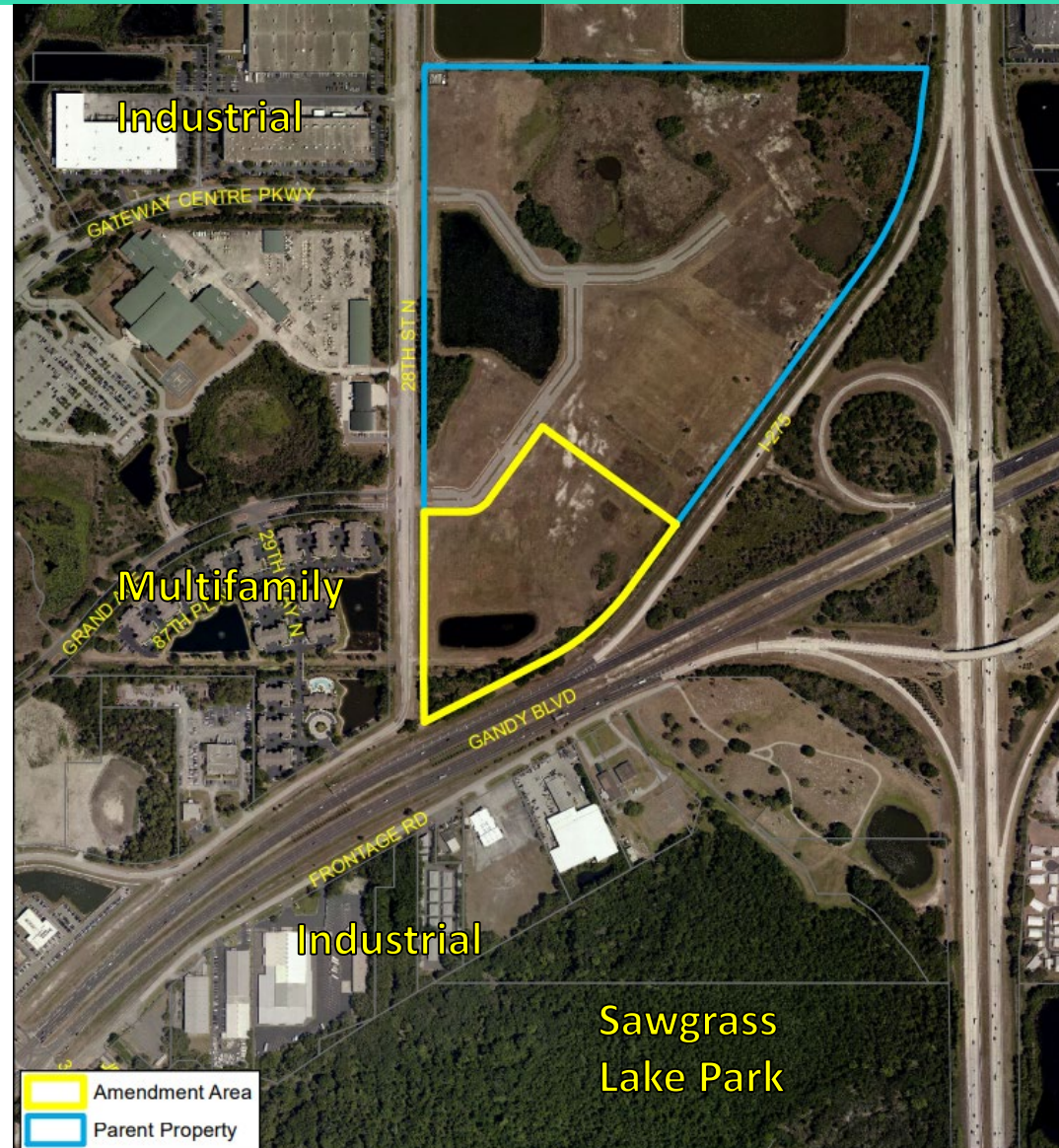
Existing Use(s): Vacant (under construction)

Proposed Use(s): Multifamily housing and Industrial

Location



Surrounding Uses

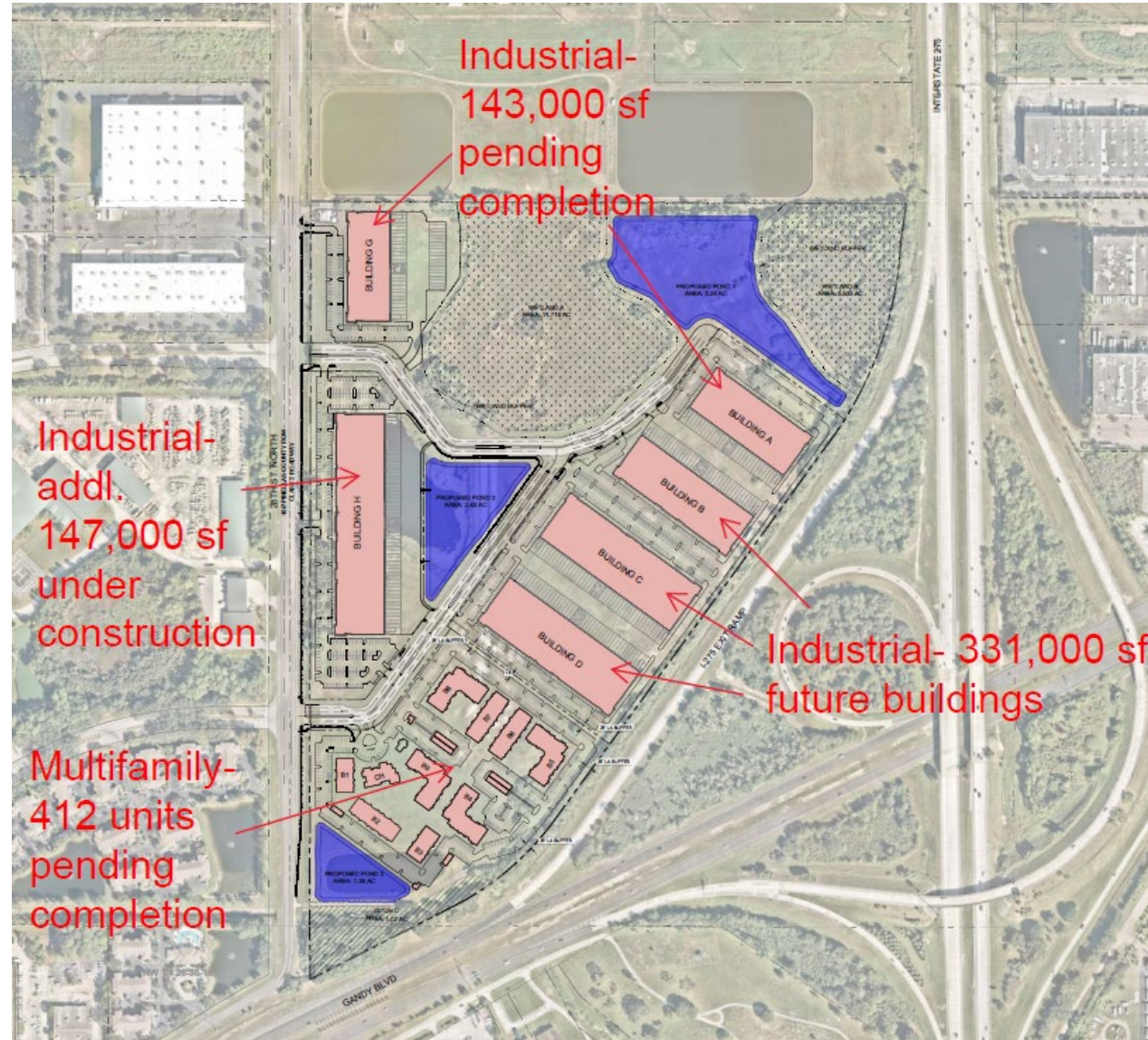


Site Street Photo



Front of the subject property

Site Plan



Construction Activity



Background - Previous Action

- August 2021: Underlying local category was requested to be amended from Industrial Limited to Planned Redevelopment – Commercial.
- Industrial Limited corresponds to Employment on Countywide Plan Map.
- November 2021: Reviewed through Countywide public hearing process, Forward Pinellas Board recommended approval.
- December 2021: Received Countywide Planning Authority approval with associated Development Agreement.

Current Development Agreement

- Currently requires the completion of 200,000 square feet of industrial uses no later than the first certificate of occupancy for the multifamily dwellings.
- During construction of the industrial portion of the project, the Developer encountered adverse subsurface soil conditions. This has led to completion delays for two of the three industrial buildings.
- The multifamily portion is expected to be complete and ready for occupancy by the end of 2023.
- Multifamily dwellings cannot be occupied until completion of the third industrial building, which is now currently estimated to be late 2024 to early 2025.

Development Agreement Amendment

- Developer is requesting a modification to the Development Agreement to change the timing of the project delivery as follows:
 - Reduce the required industrial use square footage that is required to be completed prior to or concurrently with the first certificate of occupancy for the multifamily uses from 200,000 to 143,000 square feet.
 - Require an additional 147,000 square feet of industrial uses to be delivered by February 28, 2025, with the building permit approved and the foundation completed no later than the final certificate of occupancy for the multifamily dwellings.
- This results in a 45% increase in the total amount of industrial uses required to be completed by the Developer.

Recommendation

Proposed Countywide Plan Map Amendment Findings

- Development Agreement amendment changes the timing of the delivery of industrial uses in order to address adverse subsurface soil conditions discovered during construction. In exchange, the amended agreement is requiring a 45% increase in the overall required industrial square footage to be built.
- The proposed amendment either does not involve, or will not significantly impact, the remaining relevant countywide considerations.

Staff finds the proposed amendment consistent with the Relevant Countywide Considerations and recommends approval

Planners Advisory Committee and Forward Pinellas Board recommends approval