

FORWARD PINELLAS STAFF ANALYSIS



APPLICATION NO.: Case DA 23-01

STAFF: Rodney Chatman, Planning Division Manager

APPLICANT: City of St. Petersburg

PROPERTY SIZE: 17.91 acres m.o.l.

**CURRENT COUNTYWIDE
PLAN MAP CATEGORY:** Activity Center, Target Employment Center

**PROPOSED COUNTYWIDE
PLAN MAP CATEGORY:** Activity Center, Target Employment Center

**CURRENT LOCAL
FUTURE LAND USE PLAN
MAP CATEGORY:** Industrial Limited, Planned Redevelopment Commercial and
Preservation with Activity Center overlay

**PROPOSED LOCAL
FUTURE LAND USE PLAN
MAP CATEGORY:** Industrial Limited, Planned Redevelopment Commercial and
Preservation with Activity Center overlay

LOCATION / PARCEL ID: Northwest corner of Gandy Boulevard and I-275

BACKGROUND SUMMARY:

On October 14, 2021, City Council approved a Future Land Use Map amendment and concurrent rezoning for a 17.9-acre portion of the subject 93.38-acre site with an associated Development Agreement applicable to the entire site. The local future land use designation changed from Industrial Limited to Planned Redevelopment – Commercial. The purpose of the amendment was to allow for multifamily housing; however, the Development Agreement was entered into to commit the developer to construct at least 200,000 square feet of industrial uses prior to or concurrently with the multifamily uses and to dedicate at least 20% of the housing units to workforce housing.

STAFF RECOMMENDATION:

Forward Pinellas staff recommends that the proposed modification to the previously approved Development Agreement tied to the subject property be approved.

PLANNERS ADVISORY COMMITTEE RECOMMENDATION:

At its October 30, 2023 meeting, the Planners Advisory Committee voted 12-0 to recommend approval of this amendment.

LOCAL GOVERNMENT COUNCIL/COMMISSION ACTION:

The St. Petersburg Community Planning and Preservation Commission held a public hearing on the Development Agreement amendment on October 19, 2023. The Commission approved the first amendment to the Development Agreement and there were no public comments.

CURRENT PROPERTY INFORMATION:

Property Use(s):	Multifamily housing and Industrial
Site Features:	Vacant

PLANNING CONSIDERATIONS:

When considering this application, the following general site conditions, planning concepts, and other facts should be noted:

1. In October 2021, the City changed the zoning and future land use designations on approximately 17.91 acres of the property to permit the development of multifamily dwellings.
2. Development of 412 multifamily dwellings and 290,000 sf of industrial buildings has been under construction since July 2022.
3. The surrounding uses are a mix of general warehousing, industrial, multifamily, office, light manufacturing, government facilities, mini-storage, and cemetery.
4. Adverse subsurface soil conditions have led to completion delays for two of the three industrial buildings.
5. The applicant is requesting a modification to the Development Agreement to change 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.

RELEVANT COUNTYWIDE CONSIDERATIONS:

The Countywide Rules state that the Activity Center category is “intended to recognize those areas of the county within each local government jurisdiction that have been identified and planned for in a special and detailed manner, based on their unique location, intended use, appropriate density/intensity, and pertinent planning considerations. In particular, it is the intent of this category to recognize those important, identifiable centers of business, public, and residential activity, as may be appropriate to the particular circumstance, that are the focal point of a community, and served by enhanced transit commensurate with the type, scale, and intensity of use. Activity Centers are designed at a size and scale that allows for internal circulation by pedestrians, bicyclists, and transit users, and typically encompass areas developed in a radial pattern within walking distance (¼ to ½ mile) of a central point or hub served by transit.”

The Land Use Strategy Map and Table 2 of the Countywide Plan Rules identify locations appropriate to be designated as Activity Center, utilizing one of four subcategories. The subject property is located east of 28th Street North and north of Gandy Boulevard. Additionally, the property is located in the existing Gateway Regional Activity Center and falls under the Major Center subcategory.

The subject property is located east of 28th Street North and north of Gandy Boulevard. Additionally, the subject property is located within the City's Gateway Regional Activity Center, which includes a Target Employment Center overlay. The Gateway Regional Activity Center is the center of the Tampa Bay regional market and contains large tracts of vacant land, such as the subject property.

The Countywide Plan Map category is remaining the same, the request is only for a amendment to the previously approved Development Agreement. The standards for the current and proposed Countywide Plan Map categories are summarized below:

	Current Countywide Plan Map Category: Activity Center (Major Center)
Purpose:	The purpose of this category is to recognize those areas of the county within each local government jurisdiction that have been identified and planned for in a special and detailed manner, based on their unique location, intended use, appropriate density/intensity, and pertinent planning considerations. In particular, it is the intent of this category to recognize those important, identifiable centers of business, public, and residential activity, as may be appropriate to the particular circumstance, that are the focal point of a community, and served by enhanced transit commensurate with the type, scale, and intensity of use.
Permitted Uses:	As determined by the local government's implementing regulations adopted pursuant to Section 6.2.3.2. Amendments to permitted uses shall be pursuant to Planning and Urban Design Principles described in Section 6.2.6 and Land Use Goal 16.0 of the Countywide Plan Strategies, and the use provisions of Section 6.2.4.
Max. Density:	Residential UPA: 150 Temporary Lodging UPA: 250
Max. Floor Area Ratio (FAR):	5
Max. Impervious Surface Ratio (ISR):	N/A

1. The manner in, and extent to, which the amendment is consistent with the Countywide Rules and with the Countywide Plan Strategies as implemented through the Countywide Rules.

Staff Analysis: The 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 and only allows for one temporary certificate of occupancy. Therefore, the multifamily dwellings cannot be occupied until completion of the third industrial building, which is now currently estimated to be late 2024 to early 2025. This would result in 412 multifamily dwellings, including 83 workforce housing units, sitting empty for approximately one year.

The multifamily portion is expected to be complete and ready for occupancy by the end of 2023. 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 applicant is requesting an amendment to an existing Development Agreement that was approved by City Council on October 14, 2021. The proposed modification will allow the developer to address the above mentioned adverse subsurface soil conditions encountered during the construction of the industrial portion of the property that has led to completion delays for two of the three industrial buildings.

The developer is requesting a modification to the Development Agreement to change the timing of the delivery as follows:

- To 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.
- To 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.

The proposed modification will allow for the vast majority of the originally anticipated industrial uses and the multifamily dwelling units to be available to support the community shortly after completion in late 2023. Additionally, the proposed modification will require the Developer to deliver an additional 90,000 square feet more than the 200,000 square feet of industrial uses that are currently required.

2. An amendment adopting or amending the AC, MMC or PRD category and affecting fewer than 10 acres shall be subject to the Multimodal Accessibility Index (MAX Index) provisions of Section 6.5.5. An amendment adopting or amending the AC,

MMC or PRD category and affecting 10 acres or more shall include an analysis of the average daily trips for the current and proposed land use categories.

Staff Analysis: No change in the current land use category is proposed.

- 3. If located within a Scenic/Noncommercial Corridor, the manner in, and extent to, which the amendment conforms to the criteria and standards contained in Section 6.5.4.1 of these Countywide Rules.**

Staff Analysis: The amendment area is not located on a Scenic/Noncommercial Corridor.

- 4. If located within a Coastal High Hazard Area, the manner in, and extent to, which the amendment conforms to the terms set forth in Section 4.2.7.**

Staff Analysis: The amendment area is not located within the Coastal High Hazard Area.

- 5. If the amendment involves the creation, expansion, contraction of, or substantive change to the Activity Center, Multimodal Corridor, or Planned Redevelopment District category, the manner in, and extent to, which the amendment conforms to the purpose and requirements of the applicable category, and addresses the relevant Planning and Urban Design Principles described in Section 6.2.6 and Land Use Goal 16.0 of the Countywide Plan Strategies.**

Staff Analysis: The amendment area does not involve the creation, expansion, contraction of, or substantive change to the Activity Center, Multimodal Corridor, or Planned Redevelopment District category.

- 6. The manner in, and extent to, which the amendment significantly impacts a public educational facility or an adjoining jurisdiction.**

Staff Analysis: The amendment area is not adjacent to a public educational facility. The amendment area is directly adjacent to the City of Pinellas Park.

- 7. If the amendment involves the conversion from the Employment (E), Industrial (I), or Target Employment Center (TEC) category, the extent to which the amendment area can continue to provide for target employment opportunities as evaluated and set forth in Section 6.5.4.5.**

Staff Analysis: The amendment does not involve the conversion of land from the Employment (E), Industrial (I), or Target Employment Center (TEC) category.

PUBLIC CORRESPONDENCE

The proposed Countywide Plan Map amendment was publicly advertised as required by Section 7.8.4. of the Countywide Rules. No public correspondence has been received to date.

CONCLUSION

Staff finds the proposed amendment is consistent with the Relevant Countywide Considerations found in Section 6.5.3.1 of the Countywide Rules.