



## 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-73:** Private initiated application for a 1.35-acre parcel, located at the southeast corner of 32<sup>nd</sup> Avenue North and Hartford Street North, requesting amendments to the Future Land Use and Official Zoning maps.
- (a) **ORDINANCE 757-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 1.35-Acre parcel generally located at the southeast corner of 32<sup>nd</sup> Avenue North and Hartford Street North, from Residential Medium (RM) to Planned Redevelopment – Mixed Use (PR-MU); providing for repeal of conflicting ordinances and provisions thereof; and providing an effective date.
- (b) **ORDINANCE 789-Z**, amending the Official Zoning Map of the City of St. Petersburg, Florida, by changing the zoning of a 1.35-acre parcel generally located at southeast intersection of 32<sup>nd</sup> Avenue North and Hartford Street North, from Neighborhood Suburban Multifamily -1 (NSM-1) to Corridor Commercial Suburban -1 (CCS-1); providing for repeal of conflicting ordinances and provisions thereof; and providing an effective date.

### **RECOMMENDATION:**

Administration: City staff recommends **APPROVAL**.

Public Input: One public comment in support.

Community Planning and Preservation Commission (CPPC): On January 9, 2024, the CPPC held a public hearing regarding this matter and voted 7 to 0 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
- 2) APPROVE the proposed ordinances.

Attachments: Ordinance 757-L, Ordinance 789-Z, CPPC Staff Report, and CPPC Draft Minutes.

ORDINANCE NO. 757-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 1.35-ACRE PARCEL GENERALLY LOCATED AT THE SOUTHEAST CORNER OF 32ND AVENUE NORTH AND HARTFORD STREET NORTH, FROM RESIDENTIAL MEDIUM (RM) TO PLANNED REDEVELOPMENT - MIXED USE (PR-MU); 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 Residential Medium (RM) as shown on "Attachment A":

SIGSBEE SUB LOTS 3, 4 & 5 LESS ST

Together with:

PT OF SE 1/4 OF NE 1/4 OF SEC 10-31-16 DESC AS BEG NW COR SIGSBEE SUB EXECUTIVE ADD TH S00D09' 45"W 200.15FT TH S89D56' 03"W 213.33FT TH N00D07' 51"E 201.16FT TH N89D56' 45"E 213FT(S) TO POB

Parcel ID Numbers:

10-31-16-00000-140-0100  
10-31-16-81900-000-0030

Land Use Category

From: Residential Medium (RM)  
To: Planned Redevelopment – Mixed Use (PR-MU)

**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-73  
(Land Use)

<u><i>/s/ Elizabeth Abernethy</i></u>	1/16/24
PLANNING & DEVELOPMENT SERVICES DEPARTMENT	DATE

<u><i>Michael J. Dema</i></u>	1/18/24
ASSISTANT CITY ATTORNEY	DATE

# ATTACHMENT A



## FUTURE LAND USE

CITY FILE <b>FLUM-73</b>	From: RM (Residential Medium )	To: PR-MU (Planned Redevelopment - Mixed Use )	
SCALE: 1" = 250'	SUBJECT AREA		
(Empty space for additional information)			

ORDINANCE NO. 789-Z

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF ST. PETERSBURG, FLORIDA, BY CHANGING THE ZONING OF A 1.35-ACRE PARCEL GENERALLY LOCATED AT THE SOUTHEAST CORNER OF 32ND AVENUE NORTH AND HARTFORD STREET NORTH FROM NEIGHBORHOOD SUBURBAN MULTIFAMILY – 1 (NSM-1) TO CORRIDOR COMMERCIAL SUBURBAN – 1 (CCS-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 Suburban Multifamily – 1 (NSM-1) and as shown on “Attachment A”:

SIGSBEE SUB LOTS 3, 4 & 5 LESS ST

Together with:

PT OF SE 1/4 OF NE 1/4 OF SEC 10-31-16 DESC AS BEG NW COR SIGSBEE SUB EXECUTIVE ADD TH S00D09' 45"W 200.15FT TH S89D56' 03"W 213.33FT TH N00D07' 51"E 201.16FT TH N89D56' 45"E 213FT(S) TO POB

Parcel ID Numbers:

10-31-16-00000-140-0100  
10-31-16-81900-000-0030

Zoning District

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

To: Corridor Commercial Suburban – 1 (CCS-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 757-L).

APPROVED AS TO FORM AND SUBSTANCE:

FLUM-73 (Zoning)

*/s/ Elizabeth Abernethy*

1/16/24

PLANNING & DEVELOPMENT SERVICES DEPARTMENT

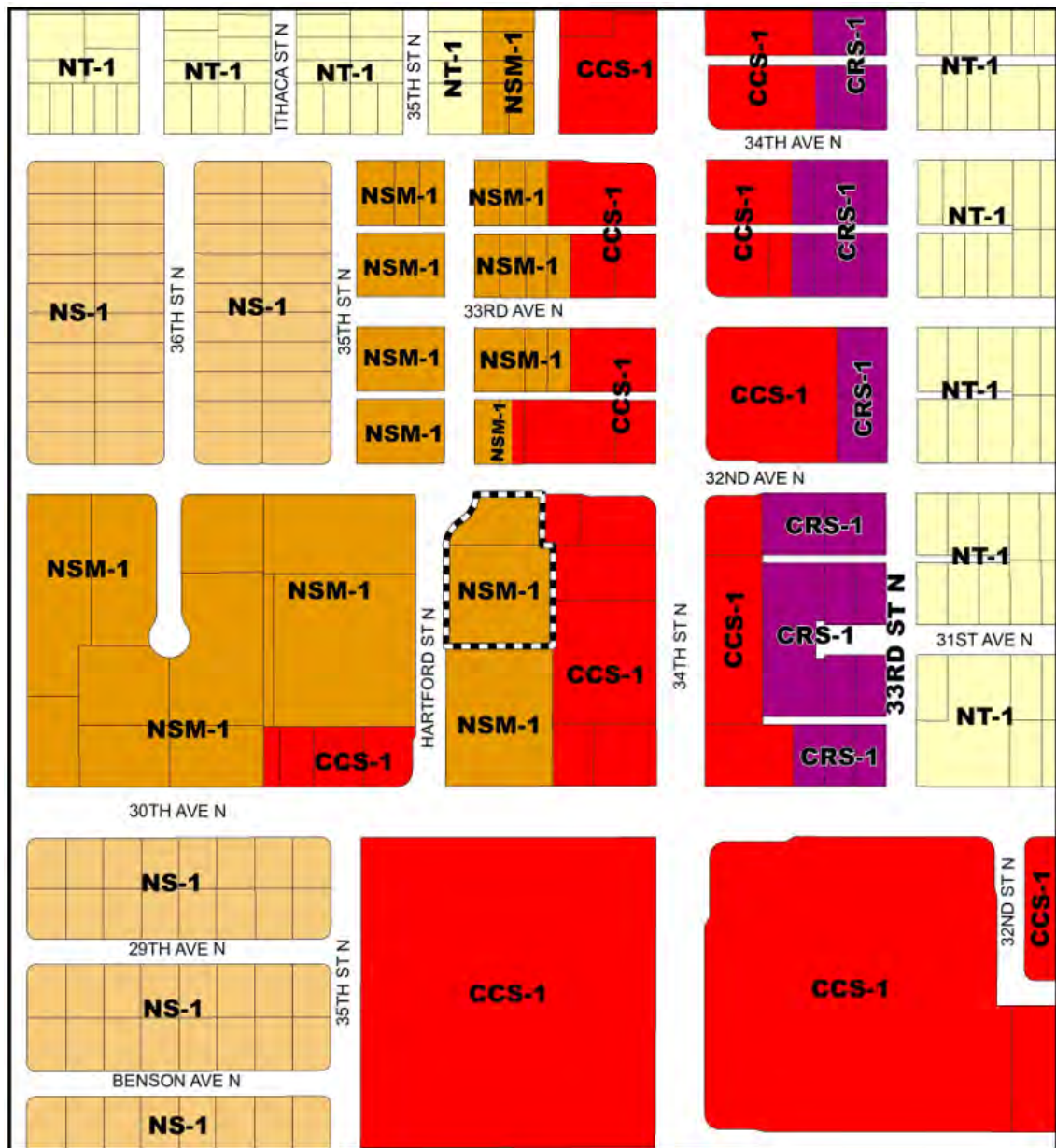
DATE

*Michael J Dema*  
ASSISTANT CITY ATTORNEY

1/18/24

DATE

**ATTACHMENT A**





**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 5<sup>th</sup> 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-73**

**Hartford Street North & 32<sup>nd</sup> Avenue North – St. Petersburg Housing Authority**

This is a private-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 Residential Medium (RM) to Planned Redevelopment – Mixed Use (PR-MU) and a concurrent amendment to the Official Zoning Map from Neighborhood Suburban Multifamily – 1 (NSM-1) to Corridor Commercial Suburban -1 (CCS-1) for a 1.35-acre site consisting of two parcels under common ownership located at Hartford Street North.

### **APPLICANT INFORMATION**

**OWNER:** **St. Petersburg Housing Authority**  
2001 Gandy Blvd. N  
St. Petersburg, FL 33702

**APPLICANT/AGENT:** **Blue Sky Communities, LLC, and Trenam Law, R. Donald Mastry**  
200 Central Avenue, Suite 1600  
St. Petersburg, Florida 33701  
dmastry@trenam.com

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

## REQUEST

The applicant is requesting an amendment to the Future Land Use Map from Residential Medium (RM) to Planned Redevelopment – Mixed Use (PR-MU) and a concurrent amendment to the Official Zoning Map from Neighborhood Suburban Multifamily – 1 (NSM-1) to Corridor Commercial Suburban -1 (CCS-1) for a 1.35-acre site consisting of two parcels located at the southeast intersection of 32<sup>nd</sup> Avenue North and Hartford Street North. The site is approximately 350 feet from the intersection of the two Future Major Streets of 34<sup>th</sup> Street North and 30<sup>th</sup> Avenue North. The property is currently vacant with scattered pine and oak trees and has been owned by the St. Petersburg Housing Authority since 2016. Consistent with the stated mission of the St. Petersburg Housing Authority, the purpose of the proposed amendments is to allow for multifamily housing that is safe, sanitary, accessible, decent, and affordable to eligible citizens of the City of St. Petersburg, while enhancing and promoting resident self-sufficiency.

## SITE DESCRIPTION

Street Address/Location:	SE Corner of Hartford Street North and 32 <sup>nd</sup> Avenue North
Parcel ID Nos.:	10-31-16-00000-140-0100 and 10-31-16-81900-000-0030
Acreage:	1.35
Future Land Use:	From Residential Medium (RM) to Planned Redevelopment – Mixed Use (PR-MU)
Zoning:	From Neighborhood Suburban Multifamily – 1 (NSM-1) to Corridor Commercial Suburban -1 (CCS-1)
Countywide Plan Map:	From Residential Medium (RM) to Multimodal Corridor (MMC)
Existing Use:	Vacant
Surrounding Uses:	North: Single-family residential and vacant parcels owned by applicant South: Christ Evangelical Lutheran Church West: Multi-family residential (Tiffany Gardens and Tiffany Arms Condominiums) East: Restaurant and motel (Smokin' 19)
Neighborhood Association:	Not within a neighborhood or business association.

## BACKGROUND

The subject 1.35-acre site consists of two undeveloped parcels without assigned addresses. The site is located at the southeast intersection of 32<sup>nd</sup> Avenue North and Hartford Street North and approximately 350 feet from the intersection of the two Future Major Streets of 34<sup>th</sup> Street North and 30<sup>th</sup> Avenue North. The site consists of one unplatted parcel and portions of three platted lots consisting of open lawn with scattered pine and oak trees. North of the site across from 32<sup>nd</sup> Avenue North are two parcels zoned for multifamily with single-family homes and to the east of the homes is a vacant .53-acre commercial zoned parcel owned by the applicant, planned for affordable housing development. To the northwest is a .53-acre parcel consisting of a 17-unit two-story walk-up multifamily apartment building built in 1972 that was purchased by the St. Petersburg Housing Authority in 2008. Across Hartford Street to the west are the Tiffany Arms condominiums and Tiffany Gardens condominiums that both consist of two-story walk-up buildings. The Tiffany Arms condos consists of 33 dwelling units on a 1.1-acre parcel. The Tiffany Gardens condos consists of 58 units on a 2-acre parcel. To the immediate south is a 0.67-acre parcel zoned for multifamily developed as the Christ Evangelical Lutheran Church fronting 30<sup>th</sup> Avenue North, with surface parking on the rear north side abutting the subject site. Directly to the east is commercial property facing 34<sup>th</sup> Street North consisting of medical office, restaurant,



motel and a bar/lounge entertainment venue. Further to the south is a commercial strip center with a Save-A-Lot grocery store.

From 1977 to 2007, the site and surrounding area to the north and west were zoned Residential Medium -12/15 (RM-12/15), which was intended for multi-family residential medium population densities. 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 and the neighboring residential lots to the north, west and south were rezoned to Neighborhood Suburban Multifamily – 1 (NSM-1), an equivalent category.

## 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 applicant's intent to redevelop the 1.35-acre site for multifamily is consistent with the current Residential Medium (RM) Future Land Use designation and Neighborhood Suburban Multifamily – 1 (NSM-1) zoning district. The RM 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.* The NSM-1 zoning district at this location allows for multifamily housing at a density of 15 dwelling units per acre, and a workforce housing density bonus of six dwelling units per acre. The site does not qualify for the missing middle housing density bonus as it does not front a major roadway or have alley access.

The proposed Planned Redevelopment – Mixed Use (PR-MU) Future Land Use designation *allows for mixed use retail, office, service and medium density residential uses not to exceed a floor area ratio of 1.25 and a net residential density of 24 dwelling units per 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 proposed Corridor Commercial Suburban -1 (CCS-1) zoning district allows for mixed uses to include commercial and multifamily housing at a density of 15 dwelling units per acre, a workforce housing density bonus of eight dwelling units per acre, and a TDR density bonus option of nine dwelling units per acre.

The requested amendments to the PR-MU land use designation and CCS-1 zoning district would result in the same allowed base residential dwelling units, but allow for commercial intensity of 0.55, two additional bonus workforce housing units, and nine environmental TDR housing units. The CCS-1 zoning district will also allow for the utilization of Sec. 166.04151, F.S. that implemented HB 1339 and SB102, which allows for affordable housing outside of the limits of the designated land use category and zoning district. The City has adopted an ordinance to establish the review and approval process in Chapter 17.5, Housing under this state statutory provision.

The requested amendments to the PR-MU land use designation and CCS-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 stated mission of the St. Petersburg Housing Authority (SPHA) directly furthers this objective as it strives to provide housing that is safe, sanitary, accessible, decent, and affordable to eligible citizens of the city of St. Petersburg, while enhancing and promoting resident self-sufficiency. SPHA operates three housing programs: Public Housing, Affordable Housing, and Housing Choice Vouchers. Together, these programs provide quality, sustainable

housing opportunities for approximately 4,000 qualifying low-income families, seniors, veterans, and the disabled in the greater St. Petersburg region. Also, Policy LU3.6 calls for *land use decisions to weigh heavily on the established character of the neighborhood*. The proposed CCS-1 zoning district is consistent with the existing zoning pattern of 34th Street North (SR 19) as the existing CCS-1 zoning depth extends out more than 600 feet both east and west of the roadway in nearby locations and is appropriately applied when located in close proximity to the intersection of two Future Major Streets. As stated above, the established character of the immediate surrounding area is predominantly multifamily housing built out at densities much higher than the current zoning allows. Furthermore, the site's close proximity to supportive commercial uses will ensure that future residents will have safe and convenient access to needed goods and services.

The proposal also furthers the City's Housing Opportunities for All plan, which aims to address housing affordability in St. Petersburg through local housing policies intended to assist developers, homeowners, and renters by producing new affordable rate units, preserving the existing stock of affordable housing, and protecting tenants. This 10-year program began in 2020 with a goal of providing services to 7,800 individual households by the year 2030, to date the program has completed 1,780 applications for assistance and currently reports an additional 2,000 applications in progress. It 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 development 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 1.35-acre site is located approximately 200-feet from 34<sup>th</sup> Street North, also known as State Road 19, which is a primary corridor and designated a major roadway on the Future Major Streets Map (Comprehensive Plan Map 20) and is approximately 350 feet from the intersection of the two Future Major Streets of 34<sup>th</sup> Street North and 30<sup>th</sup> Avenue North. Across Hartford Street to the west are the Tiffany Arms condominiums and Tiffany Gardens condominiums that both consist of two-story walk-up buildings. The Tiffany Arms condos consists of 33 dwelling units on a 1.1-acre

parcel, which is a built-out density of 30 dwelling units per acre. The Tiffany Gardens condos consists of 58 units on a 2-acre parcel which is a built-out density of 29 dwelling units per acre. To the northwest is a .53-acre parcel consisting of a 17-unit two-story walk-up multifamily apartment, which is a built-out density of 32 dwelling units per acre. From 34<sup>th</sup> Street North headed west to 37<sup>th</sup> Street North, there will be a step down in development intensity as the land use changes from commercial mixed use to multifamily, then single family residential with each use buffered and separated by a roadway.

*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 CCS-1 zoning district is consistent with the existing zoning pattern of 34<sup>th</sup> Street North (SR 19) as the existing CCS-1 zoning depth extends out more than 600 feet both east and west of the roadway in nearby locations and is appropriately applied when located in close proximity to the intersection of two Future Major Streets. As stated above, the established character of the immediate surrounding area is predominantly multifamily housing built out at densities much higher than the current zoning allows. Furthermore, the site's close proximity to supportive commercial uses will ensure that future residents will have safe and convenient access to 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 mixed-use and multifamily development will provide for a compatible land use transition from 34<sup>th</sup> Street North westward. The subject site is buffered by Hartford Street N to the west, 32<sup>nd</sup> Avenue to the north and the Lutheran Church to the south and is consistent with the existing zoning to the east.

*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.*

The amendment area is in close proximity to two major roadways as designated by the Future Major Streets Map (Comprehensive Plan Map 20) supported by two existing high frequency transit stops.

*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 CCS-1 zoning district will allow for an increased workforce housing density bonus and utilization of either HB 1339 or SB 102 that provide for increases in residential densities that mandate the inclusion of affordable housing. Furthermore, it is the stated mission of the St. Petersburg Housing Authority to offer housing that is safe, sanitary, accessible, decent, and affordable to eligible

citizens of the city of St. Petersburg, while enhancing and promoting resident self-sufficiency.

- LU4.4 The future land use needs identified in this element: mixed-use developments are encouraged in appropriate locations to foster a land use pattern that results in fewer and shorter automobile trips and vibrant walkable communities.*

The subject property is an appropriate location to permit mixed-use development considering the established surrounding multifamily uses to the west and the site's close proximity to supportive commercial uses that will ensure that future residents will have safe and convenient access to needed goods and services.

- 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 in close proximity to two major roadways as designated by the Future Major Streets Map (Comprehensive Plan Map 20) supported by two existing high frequency transit stops. Additionally, the StPete2050 Plan recognizes that higher density projects along major corridors increase the number of riders and future success of any expanded transit options.

- 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 Residential Medium (RM) to Multimodal Corridor (MMC), which is appropriate at this location as 34<sup>th</sup> Street North (SR 19) is classified as a primary corridor on the Countywide Land Use Strategy map.

- 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 uses will ensure that future residents will have safe and convenient access to 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 mission of the St. Petersburg Housing Authority (SPHA) to provide housing that is safe, sanitary, accessible, decent, and affordable to eligible citizens of the city of St. Petersburg, while enhancing and promoting resident self-sufficiency, directly furthers this goal. The SPHA offers a variety of programs that provide affordable rental housing to low-income families, seniors, veterans, and the disabled in the greater St. Petersburg region.

*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 St. Petersburg Housing Authority to further their mission to build residential housing that is safe, sanitary, accessible, decent, and affordable to eligible citizens of the city of St. Petersburg, while enhancing and promoting resident self-sufficiency. In addition, the city has adopted a “Housing Opportunities for All” plan and the Advantage Pinellas Housing Action Plan. 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 mission of the St. Petersburg Housing Authority (SPHA) to provide housing that is safe, sanitary, accessible, decent, and affordable to eligible citizens of the city of St. Petersburg, while enhancing and promoting resident self-sufficiency, directly furthers this objective. SPHA operates three housing programs: Public Housing, Affordable Housing, and Housing Choice Vouchers. Together, these programs provide quality, sustainable housing opportunities for approximately 4,000 qualifying low-income households.

*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 commercial zoning will provide the St. Petersburg Housing Authority the opportunity to utilize either HB 1339 or Senate Bill 102 as adopted in City code chapter 17.5 that allow for additional residential density affordable housing when located on commercial, mixed-use or industrial zoned lands.

*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 1.35-acre site’s existing Neighborhood Suburban Multifamily -1 (NSM-1) zoning district has a workforce housing density bonus of six units per acre. The proposed zoning district of Corridor Commercial Suburban – 1 (CCS-1) allows for a workforce housing density bonus of eight units. Therefore, the change in zoning would allow for three 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.*

Workforce housing density bonuses are available for both the existing and proposed zoning districts. However, the proposed Corridor Commercial Suburban – 1 (CCS-1) zoning district provides the opportunity to utilize either HB 1339 or Senate Bill 102 that allow for additional residential density for affordable housing when located on commercial, mixed-use or industrial zoned lands.

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 subject property owner has initiated the subject land use and zoning map amendments in order to further their interests in their private property.

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 subject property owner has initiated the subject land use and zoning map amendments in order to expand upon their existing entitlements and to develop according to state law and local ordinances.

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.

**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 subject site is open maintained lawn with scattered oak and pine trees.

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

The existing RM land use category and NSM -1 zoning district allow for 15 dwelling units per acre, or 20 dwelling units on the subject property. Assuming 1.5 people per multifamily dwelling unit, the existing land use and zoning could support an approximate population of 30 people. The proposed PR-MU land use category and CCS-1 zoning district allow for 24 units per acre, or 32 dwelling units on the subject property. Assuming 1.5 people per multifamily dwelling unit, the proposed land use and zoning could support an approximate population of 48 people, which represents a potential increase in population of 18 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 1<sup>st</sup> 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 Plan with an expected completion before the end of calendar year 2023. 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 the availability of transit service for transportation planning purposes and to assess the impact of land development projects and proposed rezonings and Future Land Use Map amendments on the surface transportation system.

### Existing Roadway Conditions

Hartford Street North and 32<sup>nd</sup> Avenue North border the subject property. The City of St. Petersburg maintains Hartford Street North and 32<sup>nd</sup> Avenue North, which are two-lane, undivided roads. Thirty-fourth Street North and 30<sup>th</sup> Avenue North are on the City’s Future Major Streets Map (Map 20) in the Comprehensive Plan and are located near the subject property. The Florida Department of



Transportation (FDOT) maintains 34<sup>th</sup> Street, a six-lane, divided road classified as a principal arterial. The City maintains 30<sup>th</sup> Avenue North, a two-lane undivided road classified as a collector.

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 FDOT, roadway LOS is a quantitative stratification of a performance measure or measures that represent 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. The FDOT’s current target for state highways in urbanized areas, such as 34<sup>th</sup> Street, is “D.” LOS “D” can be viewed as a target for roads not on the state highway system, but it is no longer a standard, as noted. According to the FP 2023 LOS Report, 34<sup>th</sup> Street from 38<sup>th</sup> Avenue North to 22<sup>nd</sup> Avenue North carried 38,215 vehicles on a typical day and has a LOS of “C” and a volume-to-capacity ratio of 0.66. Forward Pinellas did not provide a LOS determination for 30<sup>th</sup> Avenue North. The City conducted a traffic count on 30<sup>th</sup> Avenue North east of 34<sup>th</sup> Street in March 2017. The daily traffic volume was 7,028. Based on this volume, 30<sup>th</sup> Avenue North operates at a LOS “D” and has a volume-to-capacity ratio of 0.50 near the subject property. A significant amount of excess roadway capacity exists on both 34<sup>th</sup> Street and 30<sup>th</sup> Avenue North.

The Transportation and Parking Management Department conducted two counts on local roads near the subject property. The daily traffic on Hartford Street between 30<sup>th</sup> and 32<sup>nd</sup> Avenue North was 790 vehicles in March 2019. The daily traffic on 32<sup>nd</sup> Avenue Northwest of Kingston Street was 454 vehicles in April 2018.

#### 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. The subject property is vacant land. The proposed rezoning and density bonuses would allow the applicant to build up to 82 workforce housing units. Staff utilized trip generation data in the Institute of Transportation Engineer’s (ITE’) “Trip Generation Manual” (11<sup>th</sup> Edition) to estimate the trip generation for 82 units of low-rise, multifamily housing (Land Use Code 220) in a general urban/suburban location. The 82 residential units are projected to generate 48 a.m. peak hour trips, 56 p.m. peak hour trips, and 601 trips on an average weekday. If ITE’s data for affordable housing (Land Use Code 223) is utilized to reflect the fact that the units would be provided for low and moderate-income persons, 82 units are projected to generate 41 a.m. peak hour trips, 38 p.m. peak hour trips, and 445 trips on an average weekday. 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. Eligibility to live in affordable housing can be a function of limited household income and resident age.”

The major roads and local roads near the subject property can carry the relatively small number of vehicular trips projected to be generated by the proposed rezoning and land use change for a maximum build-out scenario. The subject property is easily accessible from 34<sup>th</sup> Street and 30<sup>th</sup> Avenue North. Thirty-fourth Street North has a full median opening at 32<sup>nd</sup> Avenue North, but residents leaving the site and seeking to travel north can use southbound left-turn lanes on 34<sup>th</sup> Street at two locations to travel north. The subject property is located within the boundary of the Disston Heights Neighborhood Association, which has a neighborhood traffic plan. Near the subject property, there are speed humps on 35<sup>th</sup> Street between 32<sup>nd</sup> Avenue North and 34<sup>th</sup> Avenue North.

#### Sidewalks

There is a sidewalk on the western side of Hartford Street from 30<sup>th</sup> Avenue North to 33<sup>rd</sup> Avenue North. There is a sidewalk on the eastern side of Hartford Street from south of the subject property to 30<sup>th</sup> Avenue North. There are sidewalks on both sides of 34<sup>th</sup> Street and 30<sup>th</sup> Avenue North.

### Bicycle Network

There are bicycle lanes on 30th Avenue North from 4<sup>th</sup> Street to 66<sup>th</sup> Street. Share lane markings connect these bicycle lanes to 1<sup>st</sup> Street and Tyrone Boulevard. Several major north-south bicycle facilities intersect 30<sup>th</sup> Avenue North.

### Complete Streets

In the Complete Streets Implementation Plan, 34<sup>th</sup> Street is designated as a transit modal priority road. A neighborhood greenway is planned for 40<sup>th</sup> Street. A neighborhood greenway is a street designated for bicycle priority and traffic calming.

### **TRANSIT**

The Citywide level of service for mass transit will not be affected. The Pinellas Suncoast Transit Authority's (PSTA's) Route 34 serves 34<sup>th</sup> Street and has a 30-minute headway. Route 34 was PSTA's third most popular route in FY23, carrying 725,020 passengers. A bus stop for southbound travel is located south of 32<sup>nd</sup> Avenue North. A bus stop for northbound travel is located north of 30<sup>th</sup> Avenue North. PSTA offers several programs that provide discounted or late-night bus service to qualifying individuals, including the Late Night, Direct Connect, and Access Programs.

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. The subject property is in a grid cell with a MAX score of 23.25. 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 1.35-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 two future major streets served by transit supports the subject property as being 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 1.35-acre site is located approximately 200-feet from 34th Street North, also known as State Road 19, which is a primary corridor and designated a major roadway on the Future Major Streets Map (Comprehensive Plan Map 20) and is approximately 350 feet from the intersection of the two Future Major Streets of 34th Street North and 30th Avenue North. Across Hartford Street to the west are the Tiffany Arms condominiums and Tiffany Gardens condominiums that both consist of two-story walk-up buildings. The Tiffany Arms condos consists of 33 dwelling units on a 1.1-acre parcel, which is a built-out density of 30 dwelling units per acre. The Tiffany Gardens condos consists of 58 units on a 2-acre parcel which is a built-out density of 29 dwelling units per acre. To the northwest is a .53-acre parcel consisting of a 17-unit two-story walk-up multifamily apartment, which is a built-out density of 32 dwelling units per acre. From 34th Street North headed west to 37th Street North, there will be a step down in development

intensity as the land use changes from commercial mixed use to multifamily, then single family residential with each use buffered and separated by a roadway.

**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 NSM-1 applied to the two parcels are 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 Residential Medium (RM) is inconsistent with the proposed City land use designation of PR-MU, therefore an amendment to the Countywide Map to Multimodal Corridor (MMC) is required.

**PUBLIC NOTICE and COMMENTS**

***Public Notice***

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

- December 22, 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 22, 2023: Public notification letters were sent by direct mail to neighboring property owners within 300-linear feet of the subject property. An additional letter of notification were sent to CONA. 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, no public comments have been submitted.

**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:**

<i>Britton Wilson</i>	1/3/24
Britton Wilson, AICP, Planner II	DATE
Urban Planning and Historic Preservation Division	
Planning & Development Services Department	

**REPORT APPROVED BY:**

<i>Derek A. Kilborn</i>	1/3/2024
Derek Kilborn, Manager	DATE
Urban Planning and Historic Preservation Division	
Planning & Development Services Department	

**ATTACHMENTS**

1. Subject Area Maps
2. Application



# **ATTACHMENT NO. 1**

## **Map Series**



# AERIAL

CITY FILE

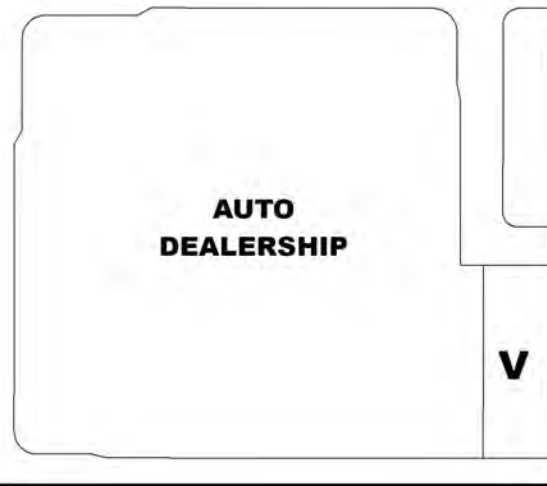
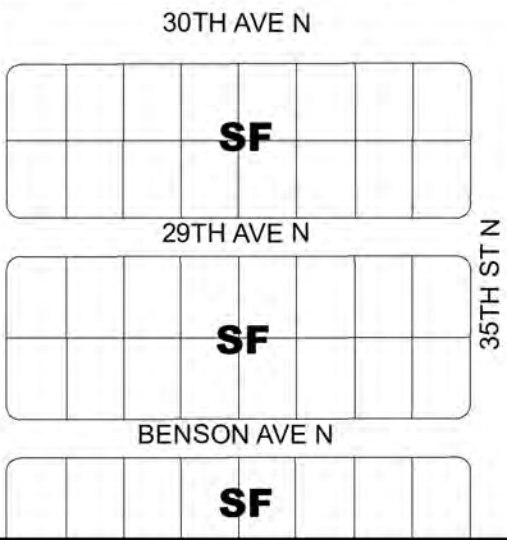
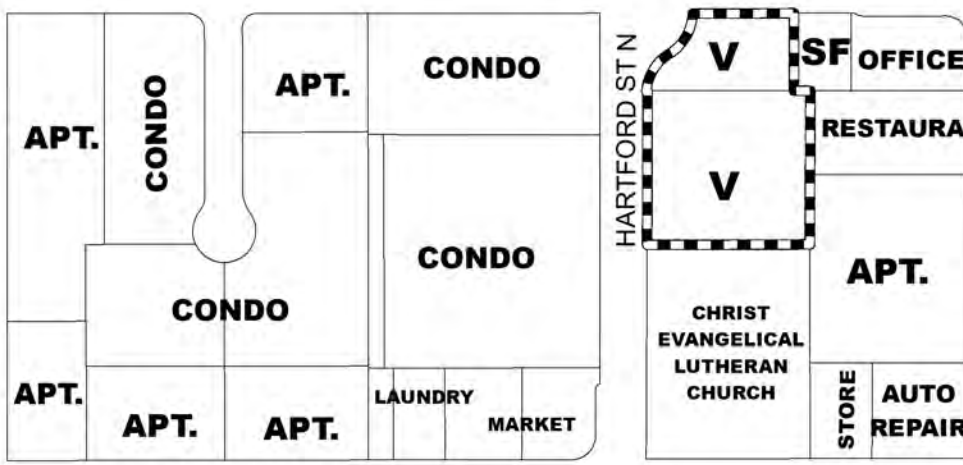
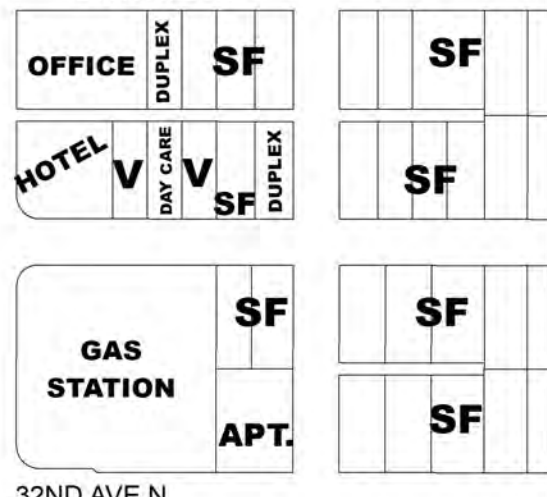
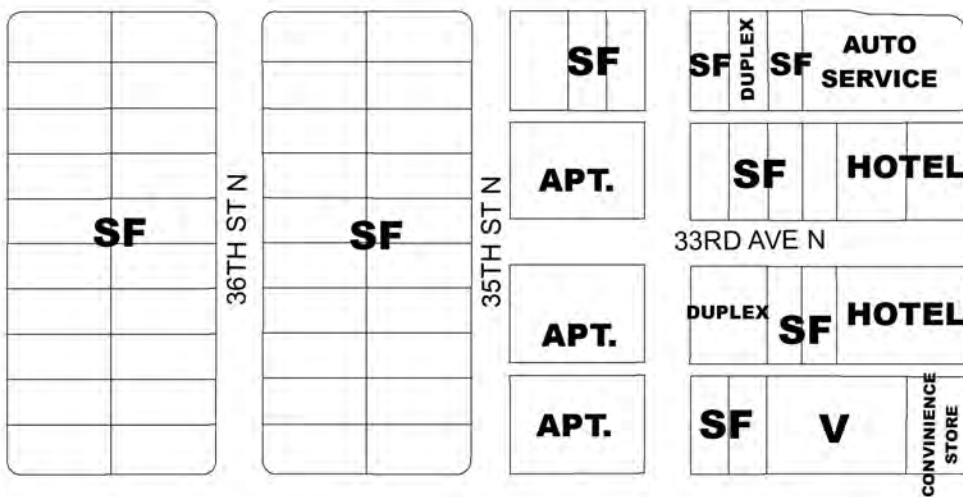
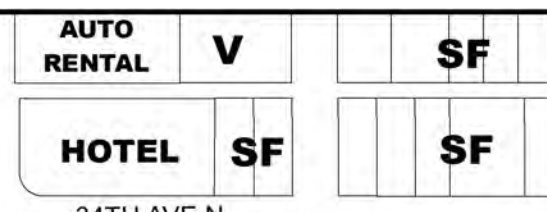
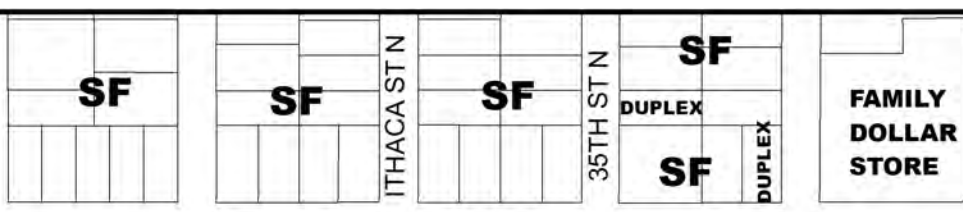
**FLUM-73**

SCALE: 1" = 250'



SUBJECT AREA





**EXISTING USES**

CITY FILE  
**FLUM-73**  
 SCALE: 1" = 250'



SUBJECT AREA





## FUTURE LAND USE

CITY FILE

**FLUM-73**

SCALE: 1" = 250'

**From: RM**  
(Residential Medium)

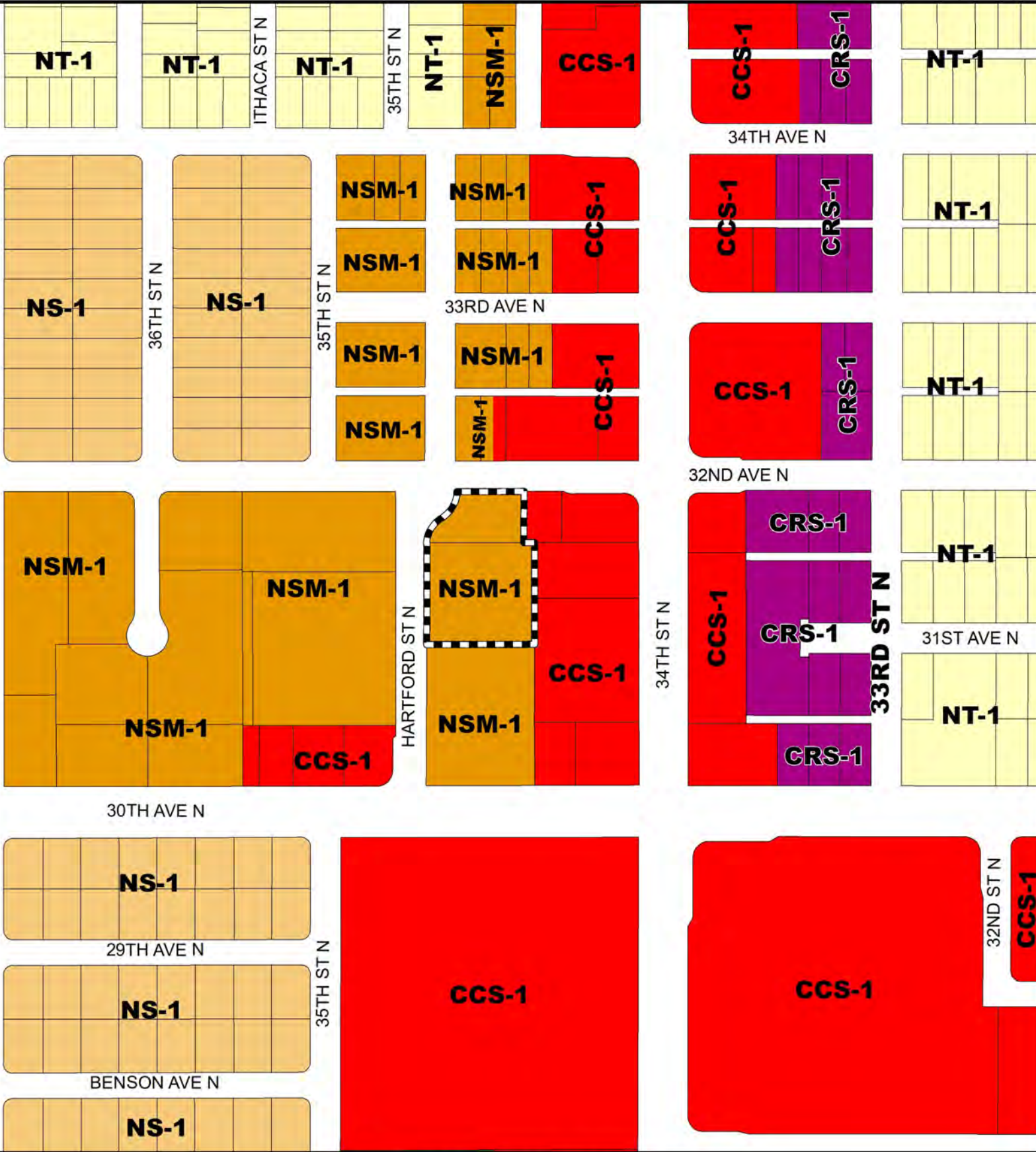
**To: PR-MU**  
(Planned Redevelopment  
- Mixed Use)



SUBJECT AREA







## EXISTING ZONING

CITY FILE

**FLUM-73**

SCALE: 1" = 250'

**From: NSM-1**

(Neighborhood Suburban Multifamily - 1)

**To: CCS-1**

(Corridor Commercial Suburban - 1)



SUBJECT AREA





# COUNTYWIDE PLAN MAP

CITY FILE

**FLUM-73**

SCALE: 1" = 250'

**From: RM**  
(Residential Medium)

**To: MMC**  
(Multimodal Corridor)



SUBJECT AREA





# **ATTACHMENT NO. 2**

## **Application**



**FUTURE LAND USE PLAN CHANGE**  
 **REZONING**

**Application No.** FLUM-73  
*(To Be Assigned)*

All applications are to be filled out completely and correctly. The application shall be submitted to the City of St. Petersburg's Planning and Economic Development Department, located on the 8<sup>th</sup> floor of the Municipal Services Building, One Fourth Street North, St. Petersburg, Florida.

<b>GENERAL INFORMATION</b>	
<b>APPLICATION</b>	
Date of Submittal:	
Street Address:	
Parcel ID or Tract Number:	
Zoning Classification:	<i>Present:</i> _____ <i>Proposed:</i> _____
Future Land Use Plan Category:	<i>Present:</i> _____ <i>Proposed:</i> _____
<b>NAME of APPLICANT (Property Owner):</b>	
Street Address:	
City, State, Zip:	
Telephone No:	
Email Address:	
<b>NAME of any others PERSONS (Having ownership interest in property):</b>	
Specify Interest Held:	
Is such Interest Contingent or Absolute:	
Street Address:	
City, State, Zip:	
Telephone No:	
Email Address:	
<b>NAME of AGENT OR REPRESENTATIVE:</b>	
Street Address:	
City, State, Zip:	
Telephone No:	
Email Address: dmastry@trenam.com	

<b>AUTHORIZATION</b>	
----------------------	--

Future Land Use Plan amendment and / or rezoning requiring a change to the Countywide Map	\$ 2,400.00
Future Land Use Plan amendment and / or rezoning NOT requiring a change to the Countywide Map	\$ 2,000.00
Rezoning only	\$ 2,000.00

*Cash or credit card or check made payable to the "City of St. Petersburg"*

The UNDERSIGNED CERTIFIES that the ownership of all property within this application has been fully divulged, whether such ownership be contingent or absolute, and that the names of all parties to any contract for sale in existence or any options to purchase are filed with the application. Further, this application must be complete and accurate, before the public hearings can be advertised, with attached justification form completed and filed as part of this application.

Signature: see file R. Donald Mastry, as agent Date: \_\_\_\_\_

*Must be signed by title holder(s), or by an authorized agent with letter attached.*



**FUTURE LAND USE PLAN CHANGE**  
 **REZONING**

***NARRATIVE*** (PAGE 1 of 1)

**NARRATIVE**

**PROPERTY INFORMATION:**

Street Address:

Parcel ID or Tract Number:

Square Feet:

Acreage:

Proposed Legal Description:

Is there any existing contract for sale on the subject property:

If so, list names of all parties to the contract:

Is contract conditional or absolute:

Are there any options to purchase on the subject property:

Is so, list the names of all parties to option:

**REQUEST:**

The applicant is of the opinion that this request would be an appropriate land use and / or rezoning for the above described property, and conforms with the Relevant Considerations of the Zoning Ordinance for the following reasons:

EXHIBIT "A"  
Legal Description

Commencing at the Northeast corner of Lot 3, SIGSBEE SUBDIVISION, according to the map or plat thereof as recorded in Plat Book 35, Page 93, of the Public Records of Pinellas County, Florida, for a Point of Beginning; thence S 00°07'51" W, along the East line of said lot, 102.00 feet to the Southeast corner thereof; thence N 89°56'45" E, along the South line of Lot 2, said plat, 21.44 feet to the Northwest corner of SIGSBEE SUBDIVISION EXECUTIVE ADDITION, according to map or plat thereof as recorded in Plat Book 62, Page 51, of the Public Records of Pinellas County, Florida; thence S 00°09'45" W, along the West line thereof, 200.15 feet; thence S 89°56'03" W, 213.33 feet to an intersection with the East right of way line of Hartford Street North (a 60 foot right of way); thence along said right of way line by the following three (3) courses: 1) North 00°07'51" East, 201.16 feet to a point of curve; 2) along the arc of a curve to the right, radius of 58.44 feet, arc 61.20 feet, chord N 30°07'51" E, 58.44 feet to a point of reverse curve; 3) along the arc of a curve to the left, radius 58.44 feet, arc 61.20 feet, chord N 30°07'51" E, 58.44 feet; to an intersection with the South right of way line of 32nd Avenue North (a 60 foot right of way); thence N 89°56'45" E along said right of way line, 133.56 feet to the Point of Beginning.

**NARRATIVE IN SUPPORT OF APPLICATION FOR LAND USE AND ZONING  
CHANGE**

The Housing Authority of the City of St. Petersburg (the “Owner”) is the owner of the property located at the southeast corner of 32<sup>nd</sup> Ave. N. and Hartford St. N. known as Pinellas County Property Appraiser Parcel Nos. 10-31-16-00000-140-0100 and 10-31-16-81900-000-0030 (the “Property”). The Owner has selected Blue Sky Communities, LLC (the “Developer”), to develop a workforce housing project on the Property.

Owner and Developer are requesting an amendment of the Future Land Use Map designation of the Property from RM (Residential Medium) to PR-MU (Planned Redevelopment – Mixed Use), and an amendment of the Zoning Map designation of the Property from NSM-1 (Neighborhood Suburban Multi-Family-1) to CCS-1 (Corridor Commercial Suburban-1).

**Discussion of Standards of Review for Amendments to the Future Land Use Map and  
Zoning Map**

Sec. 16.70.040.1.1.E of the Land Development Code (“Code”)

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

The amendments and proposed use are consistent with the Comprehensive Plan, including, without limitation, those provisions listed on Schedule A.

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

The amendments will not have this affect as the Property does not contain environmentally sensitive lands or documented habitat for listed species.

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

Both the NSM-1 and CCS-1 districts permit the same base density and missing middle housing density bonus; however, the CCS-1 district provides a higher workforce housing density bonus (8 units per acre vs. 6 units per acre) and also provides for a TDR density bonus of 8 units per acre. The CCS-1 district will also allow for utilization of Sec. 166.04151, F.S. (aka HB 1339 and/or SB 102), which grants additional density for workforce housing outside the limits of the City’s Comprehensive Plan and Code.

While the amendments will allow for this increase in density, they will not adversely affect residential dwelling units or public schools. The surrounding area already contains and is zoned for multifamily uses, and the development of more multifamily on the Property is consistent and compatible with these conditions. The public schools will not be adversely affected by an increase in density given that they have available capacity.

- 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 amendments will not have an adverse impact on the adopted LOS as there is available capacity for all public services and facilities subject to LOS.

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

The Property contains 1.35 +/- acres, which is appropriate and adequate for residential uses.

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

There are no available contiguous properties and there is not sufficient property within the City to meet demand. The widespread housing shortage has left the City with a deficit of housing stock, including a severe lack of workforce housing. The amendments will allow for the Property to be developed with workforce housing to help solve this need.

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

The amendments propose the same land use and zoning designations that are immediately to the east of the Property. The surrounding area consists of a mix of residential and commercial uses, including:

- Properties along 34<sup>th</sup> St. N. are developed with commercial uses.
- The adjacent multifamily uses to the west and northwest of the Property range in density from 28.8 units per acre to 34.8 units per acre.
- The parcel to the south is developed with a church.

The proposed designations and proposed multifamily development on the Property are consistent with this surrounding land use pattern.

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

The Property is vacant and appears to have never been developed, so there are no existing conditions to compare to. The surrounding area has been developed with commercial and multifamily uses. Generally, the area to the west and north of the Property is also designated NSM-1 and RM and is predominately multifamily.



To the east and south are predominately commercial uses, which are designated CCS-1 and PR-MU. These designations line both sides of 34<sup>th</sup> St. N. and recognize the high intensity development of this corridor.

The request to change the Property to CCS-1 and PR-MU is consistent with the location of other CCS-1 and PR-MU designations along 34<sup>th</sup> St. N., which range in depth from one parcel to over 1,000 ft from 34<sup>th</sup> St. N. Here, the change would result in CCS-1 and PR-MU designations extending approximately 415 ft from 34<sup>th</sup> St. N. The western boundary will be Hartford St. N., which is a logical boundary to separate the proposed CCS-1 and PR-MU from the NSM-1 and RM designations further to the west.

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

While the amendments involve a change from residential to mixed use designations, the Property will be developed with multifamily residential uses which are needed in the City.

10. *Whether the subject property is within the 100-year floodplain, hurricane evacuation level zone A or coastal high hazard areas as identified in the coastal management element of the Comprehensive Plan.*

The Property is not within the 100-year floodplain, hurricane evacuation level zone A or the Coastal High Hazard Area.

11. *Other pertinent facts.*

None.

**Discussion of Standards of Review for Planning and Zoning Decisions, Generally**

Sec. 16.70.040.1.E of the Code

- E. *Standards for review. In reviewing the application for a planning and zoning decision in addition to the standards of review applicable to the decision, the POD, commission or the City Council shall consider whether the proposed amendment is consistent with and furthers the purpose of the Land Development Regulations and other City ordinances and actions designed to implement the plan.*

The application is consistent with and furthers the purpose of the Land Development Regulations and other City ordinances and actions designed to implement the Comprehensive Plan, specifically the promotion of redevelopment and the provision of workforce housing.

**SCHEDULE A**  
Comprehensive Plan Provisions

LU3.15        The Land Use Plan shall provide housing opportunity 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.

**OBJECTIVE LU4:**

The following future land use needs are identified by this Future Land Use Element:

1. Residential – the City shall provide opportunities for additional residential development where appropriate.

**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.

**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.

**OBJECTIVE 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.

**OBJECTIVE 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).

H3.2        Distribute publicly assisted housing equitably throughout the City to provide for a wide variety of neighborhood settings for extremely low, very low, low, and

moderate income persons and to avoid undue concentrations in single neighborhoods.

H3.8 All residential districts designated by the land use plan and zoning map shall permit development of affordable housing for extremely low, very low, low, and moderate income households, preferably in developments containing units affordable to a range of income groups.

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

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.



**CITY OF ST. PETERSBURG  
COMMUNITY PLANNING & PRESERVATION COMMISSION  
PUBLIC HEARING**

**Council Chambers, City Hall  
175 – 5<sup>th</sup> Street North  
St. Petersburg, Florida 33701**

**January 9, 2024  
Tuesday  
2:00 P.M.**

**MEETING MINUTES**

**Present:** Lisa Wannemacher, Chair  
Robert “Bob” Jeffrey, Vice-Chair  
Ashley Marbet  
Shannon Nelson  
Abel Carrasco  
Joseph Magnello, Alternate  
Will Michaels, Alternate

**Commissioners Absent:** Manita Moultrie  
Cassie Gardner

**Staff Present:** Derek Kilborn, Manager, Urban Planning & Historic Preservation  
Amy Foster, Housing and Neighborhood Services Administrator  
Mark Vanlue, Special Projects Manager, Housing Department  
Thomas Whalen, Transportation Coordinator  
Britton Wilson, Planner II  
Kelly Perkins, Historic Preservationist II  
Cindy Kochanek, Historic Preservationist II  
Michael Dema, Assistant City Attorney  
Heather Judd, Assistant City Attorney  
Iris Winn, Clerk, Planning and Development Services Department

The public hearing was called to order at 2:00 p.m., a quorum was present.

- I. OPENING REMARKS OF CHAIR**
- II. ROLL CALL**
- III. PLEDGE OF ALLEGIANCE AND SWEARING IN OF WITNESSES**
- IV. MINUTES (Approval of December 11, 2023 Minutes)**

The minutes from the December 11, 2023, meeting were approved unanimously

**V. PUBLIC COMMENTS****VI. QUASI-JUDICIAL HEARING****1. City File: FLUM-73****City Staff: Britton Wilson | 727-551-3542**

**Request (7:04):** Private initiated application to amend the Future Land Use Map from Residential Medium (RM) to Planned Redevelopment – Mixed Use (PR-MU) and a concurrent amendment to the Official Zoning Map from Neighborhood Suburban Multifamily–1 (NSM-1) to Corridor Commercial Suburban-1 (CCS-1) for a 1.35-acre site.

**City Staff Presentation (7:40):**

**Britton Wilson** gave a presentation based on the Staff Report.

**(12:07) Madam Chair Wannemacher:** Do the Commissioners have any questions for Ms. Wilson?

**(12:08) Commissioner Michaels:** This is a totally housing development? There's no retail included in it, is that correct? Okay. And I think, again...

**(12:19) Commissioner Wannemacher:** You know, I...I'm sorry, please could you step up to the podium. I just want to make sure that we get that response on record. Thank you, Mr. Mastry.

**(12:32) Don Mastry (Agent):** Yes, that's correct. It is entirely a 100% affordable housing project.

**(12:39) Madam Chair Wannemacher:** And please state your address, please.

**(12:40) Don Mastry:** My name is Don Mastry. My address is 200 Central Avenue, I have been sworn in and I will answer any questions you have. And then, I'll get my ten-minute presentation that's less than that.

**(12:56) Madam Chair Wannemacher:** Commissioner Michaels, did you have any additional questions?

**(13:00) Commissioner Michaels:** I did have some other comments or questions here, so again...40% of the development would be affordable housing?

**(13:05) Don Mastry:** 100%

**(13:07) Commissioner Michaels:** 100%?

**(13:08) Don Mastry:** 100%

**(13:09) Commissioner Michaels:** I did not catch that.

**(13:10) Don Mastry:** And they all will be below 80% AMI and the majority will be at 60% AMI.

(13:20) **Commissioner Michaels:** That's fantastic.

(13:21) **Don Mastry:** This is the best deal you've seen.

(13:23) **Commissioner Michaels:** I believe it is. Yes. That is absolutely fantastic. Certainly moves us further towards our goal here.

(13:32) **Don Mastry:** Great.

(13:33) **Commissioner Michaels:** 7800 new units by 2030. I noticed there's some trees on the property, mature trees. Is any provision being made to save those?

(13:42) **Don Mastry:** That will be complied with on tree removal and replacement.

(13:47) **Commissioner Michaels:** And then you're using nine TDR housing units? I believe that's stated in the Staff report. Is there a...

(13:57) **Don Mastry:** I don't recall that being stated in the Staff report.

(14:02) **Derek Kilborn:** I think to help your understanding of that question...the zoning category allows for a TDR bonus of nine units per acre, but I don't know that that is requested in this instance. It may have been just included as a reference.

(14:17) **Commissioner Michaels:** I see.

(14:19) **Derek Kilborn:** Regarding total density.

(14:20) **Commissioner Michaels:** Okay. Alright, those are my comments. I'd want to hear what others have to say, but it has my support.

(14:36) **Madam Chair Wannemacher:** Any other questions for Ms. Wilson?

(14:39) **Commissioner Magnello:** Can we jump back to that delta slide, showing the zoning differences? Again, I think the overall agenda here is great, I'm just curious about the details. There we go. So, 15 dwelling units per acre, so the change is not changing the dwelling density.

(15:06) **Britton Wilson:** It is changing...

(15:07) **Commissioner Magnello:** What's the advantage here? To changing the zone besides the impervious surface?

(15:12) **Britton Wilson:** To take advantage of Senate Bill 102.

(15:16) **Commissioner Magnello:** Okay.

(15:17) **Britton Wilson:** Which is only allowed on commercially zoned property. It's not permitted on residential zoned property, which NSM-1 is (inaudible).

(15:23) **Commissioner Magnello:** I was just curious, because I didn't see any density change...so I was figuring we would want to increase that, but it's to get advantage of the...okay.

(15:29) **Britton Wilson:** The impervious surface increases a little bit.

(15:31) **Commissioner Magnello:** Yeah, I'm more looking at the units per acre, etc., because they didn't change, so...just curious. Appreciate it.

(15:37) **Madam Chair Wannemacher:** And now if the applicant has a presentation?

**(15:46) Agent Presentation:**

**Don Mastry** (Agent), 200 Central Avenue, spoke in support of the proposal.

(23:37) **Madam Chair Wannemacher:** Do the Commissioners have any questions for the applicant?

(23:44) **Commissioner Michaels:** I just got one more question on the drainage. This may be for Staff as well. You're meeting the current drainage standards?

(23:53) **Don Mastry:** Yes, and in site plan review, we will have to meet...go through that at that time again.

(24:01) **Commissioner Michaels:** What about the pending new standards for drainage. Will the development meet those as well?

(24:09) **Don Mastry:** I think they will meet whatever standards are in effect when they file the application, which they have not filed yet.

(24:19) **Commissioner Michaels:** You have any word on when the new standards will go into effect?

(24:25) **Britton Wilson:** No, Commissioner Michaels.

(24:31) **Madam Chair Wannemacher:** Okay, thank you very much. Is there anybody in the audience that wishes to speak on this topic? I do not have any cards. Okay, is there any cross-examination by either the City Staff or the Applicant...and rebuttal? And closing arguments? Thank you. Alright, with that we'll move into Executive Session. Does anybody want to open up the discussion or I will take a motion. Commissioner Jeffrey.

**Public Comment:**

None.

**Cross Examination:**

City Staff and Applicant/Agent waived.

**Rebuttal/Closing Remarks:**

City Staff and Applicant/Agent waived.

**Executive Session (25:07):**

**Commissioner Jeffrey:** I have a couple questions for Staff. I think the Union Central plan that was about a couple of years ago went up to 22<sup>nd</sup> Avenue North - if I'm correct. When I drove through there to look at the site, I noticed how ragged, shall we say, the edge was. I just wondered if there's been any discussion of looking at that area. What I noticed in driving through the area, how nice the transition goes from commercial to multi-family to then, into single-family, which is the pattern I think we're trying to create on major corridors like that. I just wondered if we had been looking at a plan or starting a plan to address all of 34<sup>th</sup> Street, not just specific issues.

**(25:55) Derek Kilborn:** There is not, to my knowledge, a plan that's being discussed for that area extending from Union Central North to the 38<sup>th</sup> Avenue North boundary 48<sup>th</sup> Avenue, but we do have an application that is going to be coming forward in the next couple of months that is looking at increasing density and floor area ratios in these major corridors, especially along 34<sup>th</sup> Street. That isn't a standalone plan for the targeted area you're talking about, but it does address the corridors.

**(26:35) Commissioner Jeffrey:** The zoning categories that would allow for H Bill 1339 and Senate Bill 102 to utilize, or...?

**(26:44) Derek Kilborn:** Yeah, the application...well the application that would be coming forward at the City level is to simply increase the allowed density and floor area ratio within the existing zoning categories. That would continue to qualify CCS-1 properties for use by Senate Bill 102. What we don't know is the Legislative Session starts...started yesterday, I believe and so, are there additional changes coming down that we just don't know at this time, possibly. But it would not affect what is trying to be achieved here through this rezoning.

**(27:25) Commissioner Jeffrey:** Okay, good. I'd like to applaud the efforts of going 60% or below of the median income. I think Commissioner Michaels suggested that I think it was 7800 units that were requested but I think the studies I've seen lately are more like 10,000 units were missing in that category and often, projects that we see are 120% or less...not in the 60 or 80 category, so I applaud the efforts of that.

**(27:59) Commissioner Michaels:** 7800 is the goal in the 10-year plan. The need is bigger.

**(28:12) Madam Chair Wannemacher:** Any other comments? I too want to applaud the efforts of St. Pete College and Blue Sky, thank you very much. Are we ready for a motion?

**(28:33) Commissioner Jeffrey:** I'd like to make a motion that the Community Planning and Preservation Commission in its capacity as a local planning agency make a finding of consistency with the Comprehensive Plan and recommend to City Council approval of the following Future Land Use Map Amendment from Residential Medium to Plan Redevelopment Mixed Use and



concurrent amendments to the official zoning map from Neighborhood Suburban Multi-Family to Corridor Commercial Suburban-1 for the 1.3 acre site at Hartford Street North as outlined in the Staff report.

**(29:08) Madam Chair Wannemacher:** Is there a second?

**(29:09) Commissioner Michaels:** Second.

**Motion:** *Commissioner Jeffrey moved approval of a Private initiated application to amend the Future Land Use Map from Residential Medium (RM) to Planned Redevelopment – Mixed Use (PR-MU) and a concurrent amendment to the Official Zoning Map from Neighborhood Suburban Multifamily-1 (NSM-1) to Corridor Commercial Suburban-1 (CCS-1) for a 1.35-acre site, subject to Staff conditions of approval.*

*Commissioner Michaels, Second.*

**YES – 7 – Wannemacher, Jeffrey, Marbet, Nelson, Carrasco, Michaels, Magnello.**

**NO – 0 – None.**

**Motion passed unanimously.**