



## 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, April 11, 2023  
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-66

14<sup>th</sup> Street North (between 5<sup>th</sup> – 7<sup>th</sup> Avenue North)

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 amendments from Planned Redevelopment – Residential (PR-R) to Planned Redevelopment – Mixed Use (PR-MU) and Residential Medium (RM) and concurrent amendments to the Official Zoning Map from Neighborhood Traditional -2 (NT-2) and Neighborhood Traditional Mixed Residential - 1 (NTM-1) to Neighborhood Suburban Multifamily – 1 (NSM-1) and Corridor Residential Traditional -1 (CRT-1) for a 1.66-acre site, which consists of the entire eastern facing block of 14<sup>th</sup> Street North between 7<sup>th</sup> and 5<sup>th</sup> Avenues North, just west of St. Anthony’s Hospital.

#### APPLICANT INFORMATION

**APPLICANT/OWNER:** John D. Smith, Belleair Properties Group LLC and Fifth Avenue Properties Group LLC

2840 West Bay Drive, Suite 204  
Belleair Bluffs, Florida 33770  
Davidsmith4343@rogers.com

**AGENT:** Katie Cole, Esq. Hill Ward Henderson

600 Cleveland Street, Suite 800  
Clearwater, Florida 33755  
Katie.Cole@hwhlaw.com

**CITY STAFF:** Britton Wilson, AICP

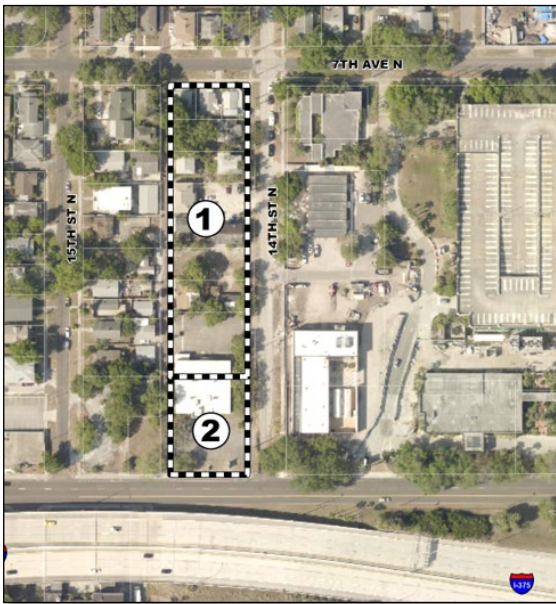
Urban Planning and Historic Preservation Division  
Planning and Development Services Department  
One 4<sup>th</sup> Street North  
St. Petersburg, Florida 33731  
Britton.wilson@stpete.org  
(727) 551-3542

## REQUEST

The applicant is requesting amendments to the Future Land Use Map from Planned Redevelopment – Residential (PR-R) to Planned Redevelopment – Mixed Use (PR-MU) and Residential Medium (RM) and concurrent amendments to the Official Zoning Map from Neighborhood Traditional - 2 (NT-2) to Neighborhood Suburban Multifamily – 1 (NSM-1) and from Neighborhood Traditional Mixed Residential – 1 (NTM-1) to Corridor Residential Traditional -1 (CRT-1) for a 1.66-acre site, which consists of the entire eastern facing block of 14<sup>th</sup> Street North between 7<sup>th</sup> and 5<sup>th</sup> Avenues North. This section of 14<sup>th</sup> Street north is a one-way street located just west of St. Anthony’s Hospital. The site is also located within the Intown Activity Center (AC) overlay on the Future Land Use Map, which will remain. As stated by the applicant, there are no immediate plans for redevelopment, but the purpose of the proposed amendments is to allow for resale of the property in support of redevelopment to multifamily housing at a greater density than what is currently permitted.

## SITE DESCRIPTION

Street Addresses:	1400 7 <sup>th</sup> Avenue North (lot 79), 1402 7 <sup>th</sup> Avenue North (lot 79), 1404 7 <sup>th</sup> Avenue North (lot 79) and 636 14 <sup>th</sup> Street North (lot 78), 634 14 <sup>th</sup> Street North (lot 77), 622 14 <sup>th</sup> Street North (lot 76), 610 14 <sup>th</sup> Street North (lot 75), 0 14 <sup>th</sup> Street North (lot 74), 540 14 <sup>th</sup> Street North (lot 73), and 1401 5 <sup>th</sup> Avenue North (lots 68-72)
Parcel ID No.:	13-31-16-10062-000-0791, 13-31-16-10062-000-0792, 13-31-16-10062-000-0790, 13-31-16-10062-000-0780, 13-31-16-10062-000-0770, 13-31-16-10062-000-0760, 13-31-16-10062-000-0750, 13-31-16-10062-000-0740, 13-31-16-10062-000-0730 and 13-31-16-10062-000-0680
Acreage:	1.66
Future Land Use:	(1) The northern 1.24 acres (MOL) from Planned Redevelopment – Residential (PR-R) with Activity Center Overlay to Residential Medium (RM) with Activity Center Overlay and (2) The southern 0.42 acres (MOL) from Planned Redevelopment – Residential (PR-R) with Activity Center Overlay to Planned Redevelopment – Mixed Use (PR-MU) with Activity Center Overlay
Zoning:	(1) The northern 1.24 acres (MOL) from Neighborhood Traditional - 2 (NT-2) to Neighborhood Suburban Multifamily -1 (NSM-1) and (2) The southern 0.42 acres (MOL) from Neighborhood Traditional Mixed Residential – 1 (NTM-1) to Corridor Residential Traditional -1 (CRT-1)
Countywide Plan Map:	Activity Center (AC) – no change proposed
Existing Uses:	Facing 5 <sup>th</sup> Avenue North is a vacant medical office building (former assisted living facility), the northern portion of the block are duplexes, single family homes, a quadraplex and a five-unit multifamily apartment building.
Surrounding Uses:	North: 7 <sup>th</sup> Avenue North and Single-family residential, duplexes and multifamily residential West: Buffered by a 15-foot alleyway followed by single-family residential, duplexes, multifamily residential and former medical offices that are now vacant South: 5 <sup>th</sup> Avenue North and I-375, a raised interstate highway, followed by St. Vincent De Paul institutional uses East: The entire block consists of existing professional medical buildings and vacant land owned by St. Anthony’s Hospital
Neighborhood Association:	Within the Historic Uptown Neighborhood Association.



- |                  |   |
|------------------|---|
| Future Land Use: | <ul style="list-style-type: none"> <li>(1) The northern 1.24 acres from Planned Redevelopment – Residential (PR-R) with Activity Center Overlay to Residential Medium (RM) with Activity Center Overlay</li> <li>(2) The southern 0.42 acres from Planned Redevelopment – Residential (PR-R) to Planned Redevelopment – Mixed Use (PR-MU) with Activity Center Overlay</li> </ul> |
| Zoning:          | <ul style="list-style-type: none"> <li>(1) The northern 1.24 acres from Neighborhood Traditional - 2 (NT-2) to Neighborhood Suburban Multifamily -1 (NSM-1)</li> <li>(2) The southern 0.42 acres from Neighborhood Traditional Mixed Residential – 1 (NTM-1) to Corridor Residential Traditional -1 (CRT-1)</li> </ul>  |

## BACKGROUND

The subject 1.66-acre site between 5<sup>th</sup> and 7<sup>th</sup> Avenue North contains ten parcels consisting of twelve east facing platted lots in the Bon Air subdivision on 14<sup>th</sup> Street North, which is a one-way road. The site consists of a 14,000 square foot vacant medical office building that is considered an abandoned grandfathered use since there has been no active tax receipt since 2019 (per LDR Section 16.60.030.1.D). The northern portion of the block is a mix of duplexes, single-family homes, a quadraplex and a five-unit multifamily building all built between 1918 and 1922.

There are active code violations for four of the subject addresses. The single-family home located at 636 14<sup>th</sup> Street North was issued violations for roof, fascia/soffit disrepair, windows, and various other exterior property maintenance. The duplex located at 634 14<sup>th</sup> Street North was issued violations for fascia/soffit and porch disrepair and other various exterior property maintenance. The multifamily building located at 610 14<sup>th</sup> Street North was issued violations for roof, fascia/soffit disrepair, exterior stairs, windows, and other various exterior property maintenance. The quadraplex located at 622 14<sup>th</sup> Street North was issued a civil citation for two inoperable vehicles and code violations for fascia/soffit disrepair, structural maintenance, paint and exterior wall disrepair. At the time of writing, none of the above-mentioned violations have been resolved.

Projects subject to a planning and zoning decision which involve demolition of four or more existing occupied multifamily dwelling units at the time of application shall provide written notice via certified mail of the intent to develop to all tenants residing on the subject property at least 90 days prior to issuance of a building permit (per LDR Section 16.70.010.14).

On the east side of 14<sup>th</sup> Street North from 5<sup>th</sup> to 7<sup>th</sup> Avenue is property owned by St. Anthony’s hospital that consists of parking for the main entrance of the hospital accessed from 5<sup>th</sup> Avenue North, vacant parcels, and a medical office building at the southeast corner of 7<sup>th</sup> Avenue North. To the south is 5<sup>th</sup> Avenue North and I-375, a raised interstate highway, followed by St. Vincent De Paul CARES Center of Hope and other institutional uses. To the north is 7<sup>th</sup> Avenue North with south facing duplexes and single-family homes on the north side of the avenue.

The site is located in the western portion of Historic Uptown Neighborhood Association. There is an adopted neighborhood plan that was last updated in 2013. The plan identifies the entire length of 7<sup>th</sup> Avenue North as an appropriate roadway for implementation of a complete streets concept with a bike/pedestrian influence as well as calling for the deterrence of traffic from 7<sup>th</sup> Avenue North to make the neighborhood quieter. The plan

also calls for structural neighborhood improvements such as infilling vacant lots and improving or eliminating substandard housing.

From 1977 to 2007, the site and surrounding area was zoned Residential Office -1 (RO-1), which was intended to permit a mix of residential and office uses allowing up to 12 dwelling units per acre. The subject site was rezoned to NT-2 in September 2007, following the implementation of the City’s Vision 2020 Plan and the Citywide rezoning and update of the Land Development Regulations. On March 23, 2023, the city rezoned the southern three lots (lots 68-70) to Neighborhood Traditional Mixed Residential – 1 (NTM-1) but was zoned NT-2 at the time of application. The existing medical office building was in conformance with its zoning designation until 2007, where it then became a grandfathered use under both the NT-2 and NTM-1 zoning districts.

## 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 property owner’s intent to resell the property with the ability to redevelop to multifamily housing at a greater density than what is currently permitted is not consistent with the current Planned Redevelopment – Residential (PR-R) Future Land Use designation and Neighborhood Traditional - 2 (NT-2) and Neighborhood Traditional Mixed Residential -1 (NTM-1) zoning districts. The PR-R land use designation is intended for low to moderate density residential uses not to exceed 15 dwelling units per net acre; however, when located outside of the Coastal High Hazard Area, and only when abutting a major street as depicted on the Future Major Streets Map (Map 20), Missing Middle Housing at a maximum density of 30 dwelling units per net acre is permitted in accordance with the Land Development Regulations (LDRs) and special area plan. The southern three lots (lots 68-70) of the amendment qualify for Missing Middle Housing as they abut the major street of 5<sup>th</sup> Avenue North and therefore were rezoned on March 23, 2023, to NTM-1. The NT-2 zoning district also only allows for single-family residential homes with accessory dwelling units. On the Future Land Use map, the site is also located within the Intown Activity Center (AC) overlay. An AC overlay provides for density and intensity increases for mixed use zoning districts. Since the subject site is zoned NT-2 and NTM-1, which only allow for single-family residential and small four-unit multifamily buildings and do not allow for a mix of uses, the AC overlay therefore does not provide for density or intensity increases.

The proposed Residential Medium (RM) Future Land Use designation for the nine northern lots (lots 71-79) allows for medium density residential uses not to exceed 15 dwelling units per net acre; however, when located outside of the Coastal High Hazard Area, and only when abutting a major street as depicted on the Future Major Streets Map (Map 20), Missing Middle Housing at a maximum density of 30 dwelling units per net acre is permitted in accordance with the Land Development Regulations (LDRs) and special area plan. The nine northern lots of the amendment do not qualify for Missing Middle Housing as they don’t abut a major street and therefore are not eligible to be rezoned to NTM-1. Similar to PR-R, RM does not allow for a mix of uses, therefore the AC overlay does not provide for density or intensity increases.

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

The requested amendments to the RM land use designation and NSM-1 zoning district are appropriate at this location as it is consistent with several Comprehensive Plan goals, objectives, and policies, which are included in the following section of the report. For example, Policy LU3.4 that calls for *the Land Use Plan to provide for compatible land use transitions through an orderly land use arrangement*. The request furthers this policy

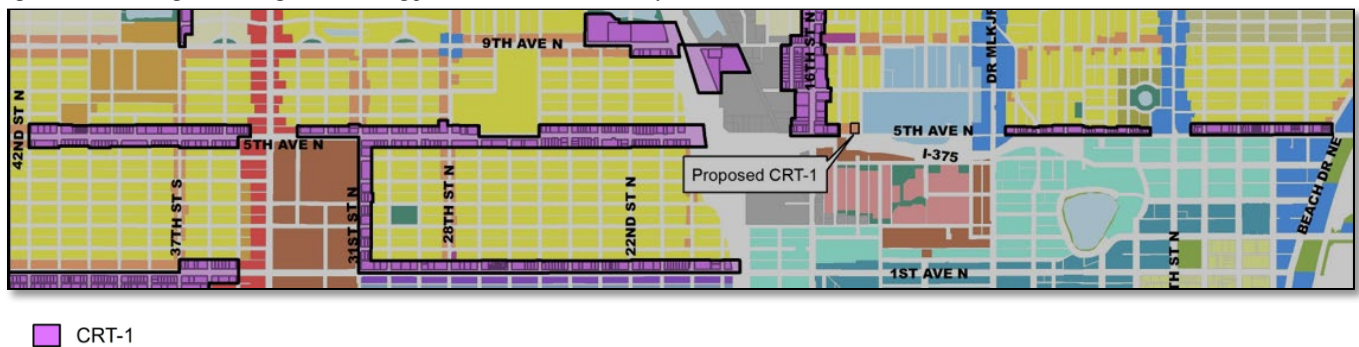
as the proposed amendments provide for a step down in intensity from the institutional use of St. Anthony’s Hospital to the east and the single-family homes to the west resulting in an orderly land use arrangement.

The proposed Planned Redevelopment – Mixed Use (PR-MU) Future Land Use designation for the three southern lots (lots 68-70) 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 three lots qualified for Missing Middle Housing and were rezoned to Neighborhood Traditional Mixed Residential -1 (NTM-1) on March 23, 2023. The PR-MU land use category allows for a mix of uses, therefore higher densities and intensities are acceptable within activity centers.

A land use change to PR-MU would allow for the proposed rezoning to Corridor Residential Traditional -1 (CRT-1). The purpose of the CRT district is to address major streets lined with single-family residential by encouraging redevelopment of townhomes, condominiums, apartment buildings and mixed-use buildings that are appropriately scaled to the context of the corridor and to facilitate conversion of the remaining single-family homes to offices or limited retail uses. These uses can provide affordable workforce housing units and buffer the adjacent interior single-family neighborhoods from the high volumes of traffic on major streets. Development standards reinforce the traditional development pattern. When located in an Activity Center overlay, such as the subject site, an increase in density and intensity is permitted up to 60 dwelling units per acre and 2.5 FAR with a potential Workforce Housing Density Bonus of 8 dwelling units and 0.2 FAR. Additionally, under the CRT-1 zoning district, the option to build to NTM-1 standards will remain.

The requested amendments to the PR-MU land use designation and CRT-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, Policy LU3.11 calls for *more dense residential uses (more than 7.5 units per acre) to be located along designated major streets* and Policy LU3.6 calls for *land use decisions to weigh heavily on the established character of the neighborhood*. The request furthers these policies as the subject property is located on 5<sup>th</sup> Avenue North, which is designated as a future major street on the Future Major Streets Map (Comprehensive Plan Map 20) and is consistent with the current mix of residential densities and the established zoning pattern of the north side of 5<sup>th</sup> Avenue North, which is predominantly CRT-1, one standard lot deep, for 3.5 miles from Beach Drive to 42<sup>nd</sup> Street North, only periodically interspersed with more intensive zoning such as Industrial Traditional (IT) at the highway interchange and Corridor Commercial Traditional – 1 (CCT-1) at other arterial roadway intersections such as 4<sup>th</sup> Street North (see below map). It is also in character with the predominant surrounding development that is also within the AC overlay, which includes this subject site and its surroundings with the intent to support neighboring St. Anthony’s Hospital and the greater downtown area.

Figure demonstrating the existing CRT-1 zoning pattern on 5<sup>th</sup> Avenue North from 42<sup>nd</sup> Street North to Beach Drive.



The proposed amendments are also consistent with Countywide Land Use Strategy Map, where the subject property is designated Activity Center (AC) with an Urban Center subcategory designation, which provides for the highest density and intensity development standards. The Countywide Plan Rules identifies the Urban Center as providing for up to 200 dwelling units an acre and a Floor Area Ratio (FAR) of 8.0. The Land Use Strategy Map and the Advantage Pinellas Plan, also known as the 2045 Long Range Transportation Plan, identify this section of 5<sup>th</sup> Avenue North as a supporting multimodal corridor which are key priority investment corridors to be served with high frequency transit. Both plans prioritize investment in projects that support these investment corridors as they are best suited for regional connectivity of housing and employment by promoting travel options and economic redevelopment while protecting established communities.

**RELEVANT CONSIDERATIONS ON AMENDMENTS TO THE FUTURE LAND USE MAP**

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

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

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

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

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

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

The request furthers this policy as the proposed amendments to CRT-1 are consistent with the established zoning pattern of the north side of 5th Avenue North, which is predominantly CRT-1 one standard lot deep for 3.5 miles from Beach Drive to 42nd Street North. The proposed amendments will be a continuation of the existing transition in intensity resulting in a logical and orderly land use pattern.

The request also furthers this policy as the proposed amendments to NSM-1 provide for a step down in intensity from the institutional use of St. Anthony’s Hospital to the east and the single-family homes with a 15-foot wide alley separator to the west resulting in an orderly land use arrangement.

*LU3.5 The tax base will be maintained and improved by encouraging the appropriate use of properties based on their locational characteristics and the goals, objectives, and policies within this Comprehensive Plan.*

The subject property is located within the Intown Activity Center (AC) overlay. A change in zoning from NTM-1 to CRT-1 will allow for the density and intensity increases the overlay is intended to provide. The tax base will improve when the site is redeveloped in keeping with densities that the AC overlay was intended to support.

*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.*

When applied to the southern 0.42-acres of the site, the proposed PR-MU Future Land use designation and CRT-1 zoning district with existing AC overlay will allow for mixed use residential development of 25 total dwelling units, or medical office expansion up to 45,738 square feet, which is in character with the predominant surrounding development that is also within the AC overlay, which includes this subject site and its surroundings with the intent to support neighboring St. Anthony's Hospital and the greater downtown area.

When applied to the northern 1.24-acres of the site, the proposed RM Future Land Use and NSM-1 zoning district will allow for 19 total dwelling units with a potential workforce housing density bonus of ten dwelling units, which is in keeping with the surrounding residential density but will allow a building form of townhouses or multifamily units.

*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.*

Land use boundaries are logically drawn and are of a relatively consistent depth in relation to existing land use and zoning pattern.

*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 the street fronting higher density mix-uses followed by the less dense multifamily to the north. In accordance with the Land Development Regulations, Site Plan Review criteria, appropriate building setbacks and existing 15-foot-wide alley will provide compatibility and protection of the neighboring residential uses to the west and the single-family homes to the north are buffered by 7<sup>th</sup> Avenue North.

*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 located on 5th Avenue North, which is designated as a future major street on the Future Major Streets Map (Comprehensive Plan Map 20). The Land Use Strategy Map and the Advantage Pinellas Plan, also known as the 2045 Long Range Transportation Plan, identify this section of 5th Avenue North as a supporting multimodal corridor which are key priority investment corridors to be served with high frequency transit. Both plans prioritize investment in projects that support these investment corridors as they are best suited for regional connectivity of housing and employment by promoting travel options and economic redevelopment while protecting established communities. The subject site is also located within the Intown Activity Center, which is identified as an area suitable for concentrated growth and economic development.

*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 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.

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

The site is located on 5<sup>th</sup> Avenue North, which is a supporting multimodal corridor served by high frequency transit serviced by three different transit routes with service headway times between 30 and 60 minutes. The subject property is located within the northern outer edge of the Intown Activity Center, which may make commuting into the economic downtown center by transit and other mobility options more appealing.

Additionally, the StPete2050 Vision 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 are consistent with the Countywide Rules and Future Land Use Plan as the site is already designated Activity Center (AC). Therefore, no amendment to the Countywide Map is required.

*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.*

The subject property has frontage on 5<sup>th</sup> Avenue North which is classified as a Future Major Street and a supporting multimodal corridor. The proposed amendments support the integration of land use with transportation planning as the site is currently served with high frequency transit while being located within the northern boundaries of the Intown Activity Center.

*T13.2 The City shall include criteria in the FLUM amendment process in the Land Development Regulations to give additional weight to amendments that increase densities for projects that are located in close proximity to Activity Centers or along corridors where transit or facilities for high occupant vehicles exist, where compatible with the policies established in the Land Use Element.*

As stated above, the proposed amendments will allow for higher density with the potential for mixed-use development that is located within the Intown Activity Center and served by high frequency transit.

Additionally, a goal of the StPete2050 Vision Plan theme of Sustainability and Resilience is to reduce vehicle miles traveled and parking demand by increasing development that is supported by high-frequency transit service.

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. The lots were first developed in the early 1900's with a mixture of single family and missing middle housing types.

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

The existing PR-R and proposed RM Future Land Use designation (for the northern 1.24-acres) both allow for 15 dwelling units per acre. However, the PR-R units are expressed as 7.5 single family dwellings with 7.5 accessory dwelling units (ADUs) and the RM units are expressed as 15 multifamily dwelling units per acre. Assuming 2.5 people per single family home and 1 person per ADU, the current land use and zoning could support approximately 33 people  $[(7.5 \times 1.24 \times 2.5) + (7.5 \times 1.24 \times 1) = 32.5]$ . Assuming 1.5 people per multi-family dwelling unit, the proposed land use could also support an approximate population of 28 people, which represents a potential slight decrease in population of five people.

For the southern 0.42-acres, the existing PR-R Future Land Use designation allows for 15 dwelling units per acre or up to 30 units per acre when zoned NTM-1 or 13 units on the subject property. The current land use and zoning could support approximately 19 people  $[0.42 \times 30 \times 1.5 = 18.9]$ . The proposed Future Land Use designation of PR-MU with AC overlay would allow for 60 dwelling units per acre or 25 dwelling units. Assuming 1.5 people per multi-family dwelling unit, the proposed land use could support a population of 38 people or an approximate increase of 19 people.

Overall, the proposed amendments represent an increase in supported population of approximately 14 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 72.4 gpcd. The City's overall potable water demand is approximately 26.8 million gallons per day (mgd), while the systemwide capacity is 68 mgd. With only 40% 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 Southwest Water Reclamation Facility (WRF), which presently has an estimated excess average daily capacity of 5.26 mgd. The estimate is based on permit capacity of 20 mgd and a calendar year 2021 daily average flow of 14.74 mgd. With approximately 26% 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 82 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 20.3 acres/1,000 population. With a LOS rate of 9 acres/1,000 permanent and seasonal residents, the City would still have 20.3 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**

### Existing Conditions

Fifth Avenue North, 14th Street, 7th Avenue North, and a north-south alley border the subject property. The Florida Department of Transportation maintains 5<sup>th</sup> Avenue North, which is a three-lane, undivided road that is classified as a minor arterial. The City of St. Petersburg maintains 14<sup>th</sup> Street, which is a one-lane, one-way local road commonly utilized for on-street parking. The City also maintains 7<sup>th</sup> Avenue North, which is a two-lane, undivided road. The north-south, two-way alley is located west of the subject parcels; the alley has a platted width of 15 feet and the surface material is brick.

While the City no longer has a level of service (LOS) standard for roadway capacity, the Comprehensive Plan (T3.2) requires the City to utilize the Forward Pinellas Annual LOS Report to monitor roadway LOS for major streets. Roadway LOS is divided into six letter grades, “A” through “F,” with “A” representing free flow conditions for motorists and “F” representing heavy traffic congestion. The proposed amendment is not expected to degrade existing levels of service significantly. According to the Forward Pinellas’ 2022 Annual Level of Service Report, the Average Annual Daily Traffic (AADT) volume on 5<sup>th</sup> Avenue North from Dr. ML King Jr. Street to 16<sup>th</sup> Street is 10,200. This segment of 5<sup>th</sup> Avenue North has a volume-to-capacity (V/C) ratio of 0.27 and functions at a LOS “D.” Fifth Avenue North carries 475 peak hour, peak direction trips, and has a spare capacity of 1,301 peak hour, peak direction trips. Roadway level of service data is not provided for 14<sup>th</sup> Street and 7<sup>th</sup> Avenue North because they are not major streets.

### Trip Generation

The subject properties are developed with a 14,000-square-foot medical office building, six single-family homes on five parcels, one quadplex, and one five-unit multifamily development. The Transportation and Parking Management Department staff utilized trip generation data in the Institute of Transportation Engineer’s (ITE’) “Trip Generation Manual” (11th Edition) to estimate the trip generation for the existing development. Staff utilized the following ITE land use types (followed by ITE land use code): single-family attached housing (215), single-family detached housing (210), multifamily low rise (220), and medical office (720). These land use types were used to estimate existing morning (7 a.m. to 9 a.m.) and evening (4 p.m. to 6 p.m.) peak hour trips. If fully occupied, the current land uses would generate an estimated 51 a.m. peak hour trips (34 trips in, 17 trips out) and 66 p.m. peak hour trips (24 trips in, 42 trips out).

The maximum build-out for low-rise multifamily (ITE land use 220), accounting for the activity center density and workforce housing density bonuses, across all the lots would be 54 units, which would generate an estimated 40 a.m. peak hour trips (10 trips in, 30 trips out) and 44 p.m. peak hour trips (28 trips in, 16 trips out). If the southern portion of the development were to build strictly commercial development, the maximum build-out for general commercial would be 45,738 square feet. A variety of commercial developments could be built, but for the purpose of this trip generation analysis staff selected a shopping plaza (ITE land use code 821). A shopping plaza would generate an estimated 79 a.m. peak hour trips (49 trips in, 30 trips out) and 237 p.m. peak hour trips (116 trips in, 121 trips out).

Staff utilized ITE trip generation data from general urban/suburban settings for the existing and proposed uses. Vehicular trip rates per unit of development are typically lower in denser urban areas, such as the vicinity of the subject property. This suggests that the existing land uses would likely generate fewer than 51 a.m. and 66 p.m. peak hour trips, and the proposed uses would likely generate fewer than 79 a.m. and 237 p.m. peak hour trips. As noted, the spare capacity on 5<sup>th</sup> Avenue North adjacent to the site is 1,301 peak hour, peak direction trips. A significant amount of excess capacity is available to accommodate the potential trips generated by the proposed land use change and rezoning.

### Sidewalks

There are sidewalks adjacent to the subject property on 5<sup>th</sup> Avenue North. There are also sidewalks on both sides of 14<sup>th</sup> Street and both sides of 7<sup>th</sup> Avenue North.

### Bicycle Network

There is a bike lane on the northern side of 5<sup>th</sup> Avenue North for bicyclists traveling in the westbound direction. A bike lane exists on the southern side of 4<sup>th</sup> Avenue North for bicyclists traveling eastbound.

### Neighborhood Traffic Plan

The subject property is in the Historic Uptown Neighborhood Association, which has a neighborhood traffic plan. There are no traffic-calming measures in the vicinity of the subject property.

### Complete Streets

The portion of 7<sup>th</sup> Avenue North that is east of Dr. ML King Jr. Street is a designated neighborhood greenway in the Complete Streets Implementation Plan. This portion of 7<sup>th</sup> Avenue North is designated for bicycle priority and street calming in coordination with neighborhood plans.

### **TRANSIT**

The Citywide LOS for mass transit will not be affected. There is a bus stop on 5<sup>th</sup> Avenue North between 15<sup>th</sup> and 14<sup>th</sup> Street, which services three transit routes, two of which are high- frequency routes:

- Route 9 with 30-minute headways
- Route 16 with 65-minute headways
- Route 32 with 35-minute headways

These routes provide service to Grand Central Station, Gateway Mall transfer center, and downtown St. Petersburg, including the SunRunner service. Additionally, PSTA offers several programs that provide discounted or late-night bus service to qualifying individuals, including the Late Night, Direct Connect, and Access Programs.

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

The 1.66-acre land area is both appropriate and adequate for the applicants stated intention to resell the property to be redeveloped for 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 large, consolidated lots such as the subject property that can help the community address the growing need for market rate affordable housing. Its location on a multimodal corridor served by high frequency transit and within the Intown Activity Center support 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;**

The established land use pattern of the immediate surrounding neighborhood is a mix of single and multifamily houses and St. Anthony's Hospital with supporting medical offices. When applied to the northern 1.24-acres of the site, the proposed RM Future Land Use designation and NSM-1 zoning district will allow for 19 total dwelling units with a potential workforce housing density bonus of ten dwelling units, which is in keeping with the surrounding residential density but will allow a building form of townhouses or multifamily units, while also providing for a transition in density from Institutional to the east and single family to the west with a 15-foot alley separator.

When applied to the southern 0.42-acres of the site, the proposed PR-MU Future Land use designation and CRT-1 zoning district with existing AC overlay will allow for mixed use residential development of 25 total dwelling units, or medical office expansion up to 45,738 square feet, which is in character with the predominant surrounding development that is also within the AC overlay, which includes this subject site and its surroundings with the intent to support neighboring St. Anthony's Hospital and the greater downtown area.

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

The existing district boundary of NT-2 applied to the norther 1.24-acres and NTM-1 applied to the southern 0.42-acres are logically drawn and will continue to be so with the proposed districts.

**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;**

The current residential use will remain with the potential for limited office and/or retail uses on the southern 0.42-acres designated CRT-1.

**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 Activity Center (AC) is consistent with the proposed City land use designation of RM, therefore no amendment to the Countywide Map is required.

**PUBLIC NOTICE and COMMENTS**

***Public Notice***

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

- December 29, 2022: Pursuant to City Code, the applicant sent a “Notice of Intent to File” to the Council of Neighborhood Associations (“CONA”), and the nearby neighborhood association of Historic Uptown.
- February 13, 2023: The City’s Urban Planning and Historic Preservation Division (“Division”) received an application for processing.
- February 21, 2023: An email notification and the submitted application was sent by the Division to CONA, and the nearby neighborhood association of Historic Uptown.
- March 24, 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.
- March 24, 2023: Public notification letters were sent by direct mail to neighboring property owners within 300-linear feet of the subject property. Additional letters of notification were sent to CONA, FICO, and the nearby neighborhood associations of Historic Uptown Neighborhood Association. In addition to the standard information, this notification included both the CPPC and City Council public

hearing dates and times, web links to review the then-pending staff reports, and a link to the current planning projects webpage for more information.

**Public Comments**

To date, staff has received one public comment in support of the proposal.

**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 requirements 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>	04.03.2023
Britton Wilson, AICP, Planner II	DATE
Urban Planning and Historic Preservation Division	
Planning & Development Services Department	

**REPORT APPROVED BY:**

	04.03.2023
Derek Kilborn, Manager	DATE
Urban Planning and Historic Preservation Division	
Planning & Development Services Department	

**ATTACHMENTS**

1. Subject Area Maps
2. Application
3. Public Comments





# **ATTACHMENT NO. 1**

## **Application**



# FUTURE LAND USE PLAN CHANGE REZONING

**CITY OF ST. PETERSBURG**  
**FEB 13 2023**  
**PLANNING & DEVELOPMENT SERVICES**

Application No. FLUM-66

(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.

## GENERAL INFORMATION

### APPLICATION

Date of Submittal: 10/14/2022

Street Address: 1400 7th Ave N; 1402 7th Ave N; 1404 7th Ave N; 636 14th St N; 634 14th St N; 622 14th St N; 610 14th St N; 14th St N; 540 14th St N; 1401 5th Ave N

Parcel ID or Tract Number: 13-31-16-10062-000-0791; 13-31-16-10062-000-0792; 13-31-16-10062-000-0790; 13-31-16-10062-000-0780; 13-31-16-10062-000-0770; 13-31-16-10062-000-0760; 13-31-16-10062-000-0750; 13-31-16-10062-000-0740; 13-31-16-10062-000-0730; 13-31-16-10062-000-0680

Zoning Classification: Present: NT-2 Proposed: CRT-1 and NSM-1 (see narrative)

Future Land Use Plan Category: Present: PR-R Proposed: PR-MU and RM (see narrative)

**NAME of APPLICANT (Property Owner):** John D. Smith/Belleair Properties Group LLC/ Fifth Avenue Properties Group LLC

Street Address: 2840 West Bay Drive *Suite 204*

City, State, Zip: Belleair Bluffs, FL, 33770

Telephone No: (727) 724-3900

Email Address: davidsmith4343@rogers.com

**NAME of any others PERSONS (Having ownership interest in property):**

Specify Interest Held:

Is such Interest Contingent or Absolute:

Street Address:

City, State, Zip:

Telephone No:

Email Address:

**NAME of AGENT OR REPRESENTATIVE:** Katie Cole, Esq./Hill Ward Henderson

Street Address: 600 Cleveland St., Suite 800

City, State, Zip: Clearwater, FL, 33755

Telephone No: (727) 724-3900

Email Address: *Katie.Cole@hwrlaw.com*

## AUTHORIZATION

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

Date: Feb 11, 2023

# 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:

## Narrative Request

### 14<sup>th</sup> Street North at 7<sup>th</sup> Avenue

The applicant requests a land use map amendment as well as a zoning map amendment for property owned by Belleair Properties Group LLC and Fifth Avenue Properties Group LLC and generally located at 1400 7th Ave N; 1402 7th Ave N; 1404 7th Ave N; 636 14th St N; 634 14th St N; 622 14th St N; 610 14th St N; 14th St N; 540 14th St N; and 1401 5th Ave N ("the Property"). The applicant specifically requests:

- (1) Rezoning from NT-2 to NSM-1 for the northern 1.24 acres of land located at generally located at 1400 7th Ave N (Lot 79); 1402 7th Ave N (Lot 79); 1404 7th Ave N (Lot 79); 636 14th St N (Lot 78); 634 14th St N (Lot 77); 622 14th St N (Lot 76); 610 14th St N (Lot 75); 14th St N (Lot 74); and 540 14th St N (Lot 73); and 1401 5th Ave N (Lots 71-72); and
- (2) Rezoning from NT-2 to CRT-1 for the southern 0.42 acres of land generally located at 1401 5th Ave N (Lots 68-70); and
- (3) A future land use amendment from PR-R to RM for the northern 1.24 acres of land located at generally located at 1400 7th Ave N (Lot 79); 1402 7th Ave N (Lot 79); 1404 7th Ave N (Lot 79); 636 14th St N (Lot 78); 634 14th St N (Lot 77); 622 14th St N (Lot 76); 610 14th St N (Lot 75); 14th St N (Lot 74); and 540 14th St N (Lot 73); and 1401 5th Ave N (Lots 71-72); and
- (4) A future land use amendment from PR-R to PR-MU for the southern 0.42 acres of land generally located at 1401 5th Ave N (Lots 68-70).

While there are no immediate plans for redevelopment, the trend of development and the intensity of nearby development, coupled with the future sale of the Property necessitates this change. Under an NSM-1 and CRT-1 zoning classification, the Property will allow a developer to purchase the land and develop residential properties with multifamily housing and a greater density than what is permitted today. Pursuant to conversations with staff, the applicant acknowledges that the City may require a development agreement to maximize the number of workforce housing units available on the Property.

This request meets the standard of review in the St. Petersburg Code §16.70.040.1.1(E) as provided for below.

- 1.C compliance of the proposed use with the goals, objectives, policies and guidelines of the Comprehensive Plan.

The Proposal will encourage pedestrian and bicycle transportation as future development will permit greater density adjacent to the St. Anthony's Hospital that can be utilized by employees and staff on that campus in an area where there is otherwise limited multifamily housing. Moreover, rezoning the southern portion of the Property to a CRT classification will promote development of housing options with greater density, which will in turn relieve St. Petersburg's housing shortage. Overall, the Proposal will promote redevelopment that will protect and enrich the quality of life in the Historic Uptown Community and the City at large.

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 Proposal will not adversely impact any environmentally sensitive lands. Moreover, the Property does not have any documented habitats for listed species.

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

The Proposal would increase the population density on the Property. Any proposed development that would follow this map amendment would likely include a workforce housing agreement, allowing the density in a CRT-1 zone to reach 68 dwelling units per acre and to 21 dwelling units per acre in the NSM-1 zone.

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 proposed increase in density will not trigger a negative impact on existing levels of service.

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

The Property contains approximately 1.66 acres of land and encompasses an entire city block. This Proposal creates a transition from the Institutional use to the east and the Industrial and CRT-1 to the southwest facing the interstate as well as NSM-1 to the northwest blending into the Historic Uptown Neighborhood. While there is not a current contract to develop the property, the land will be sufficient for future residential development that will match the character of the surrounding area. As noted above a future development agreement would likely include workforce housing, so the proposed CRT zoning would provide ample space for the City to continue to address affordable housing needs.

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

At present, there is a shortage of available vacant and otherwise suitable land for redevelopment for residential and mixed uses in St. Petersburg. The Property is suitable for redevelopment for residential uses as there are currently some single family homes – all of which are in need of renovations and improvements. By allowing for a CRT-1 and NSM-1 rezoning classification, and the necessary future land use map amendment, the City will promote housing development that can address the City-wide shortage and contribute to relieving the housing affordability crisis.

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

A CRT-1 classification would be consistent with the pattern of land use surrounding the Property. This would reflect a continuation of the CRT-1 zoning to the west of the Property and allow for a more natural

transition to the Institutional Center (“IC”) use to the East of the Property. Moreover, NSM-1 zoning in the north of the Property would provide a transition from the denser IC and CRT zoning districts to the substantially less dense NT-2 zoning district.

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

The present boundaries and conditions of the property are not consistent with the intent of its present zoning, Neighborhood Traditional Single-Family-2 (“NT-2”), as stated in §16.20.010.3 of the code. As noted above, the Property borders IC use to its east and has CRT-1 zoning to its west. Thus, lower density zoning effectively interrupts the transition from a CRT-1 zone to an Institutional Center. Moreover, the present conditions do not reflect single family character found in the remainder of this NT-2 District. While there are some single-family homes, there are also duplexes, a vacant lot, a surface parking lot, and an office. Since the existing structures already deviate from the intent of the NT-2 district, it would benefit the districts surrounding the Property to allow to redevelopment and a more natural transition from CRT and NSM to IC.

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.

The primary intended use in CRT-1 and NSM-1 zoning is residential, just as it is in NT-2 zoning. However, CRT zoning does permit some limited mixed-use development that is in scale with the surrounding neighborhood. More non-residential land is not needed, rather more residential use at greater density is needed on the Property.

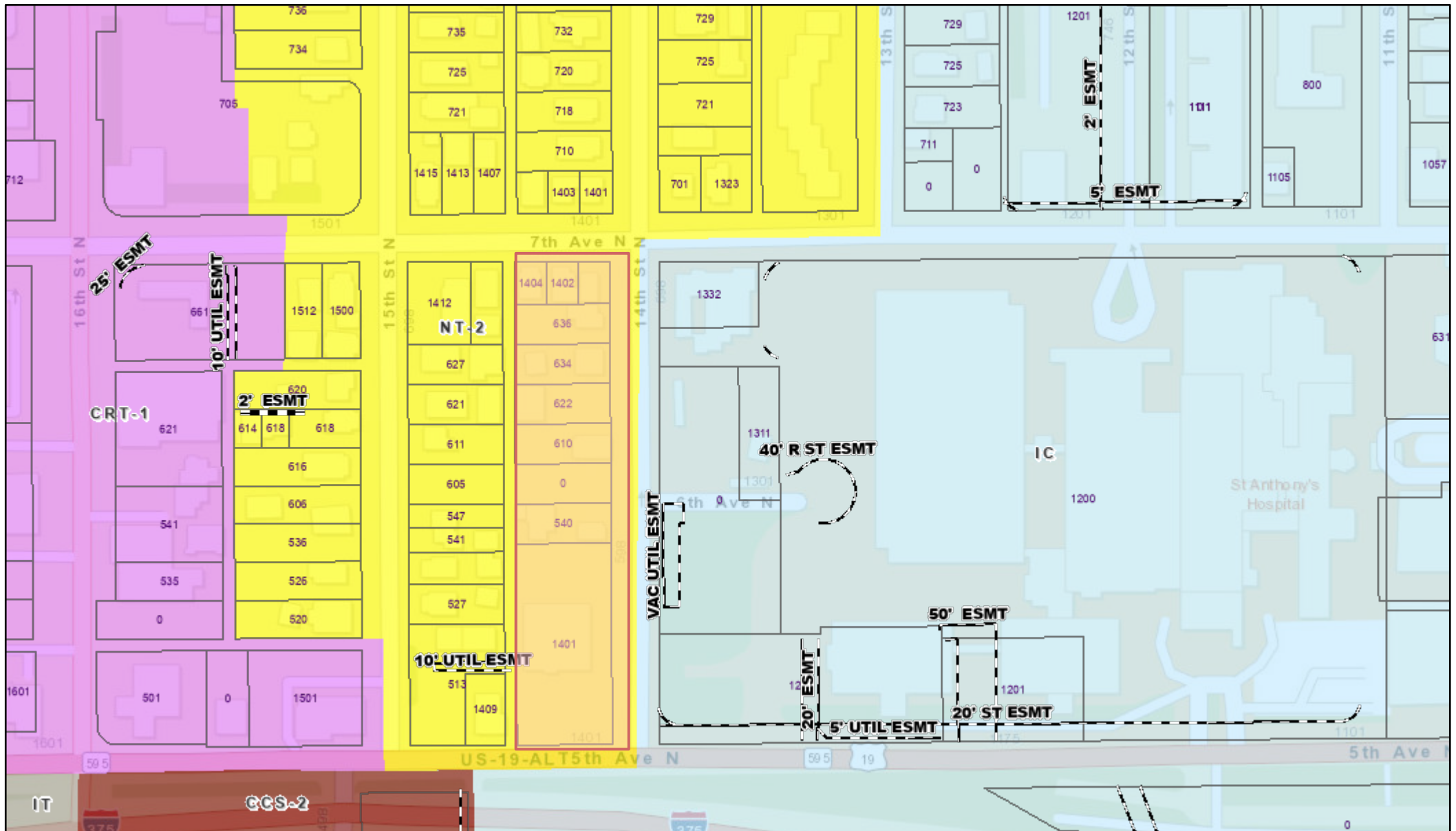
10. Whether the subject property is within the 100-year floodplain, hurricane evacuation level zone A or coastal high hazard areas as identified in the coastal management element of the Comprehensive Plan.

The Property is not located within the 100-year floodplain, any hurricane evacuation level zone, or a coastal high hazard area.

11. Other pertinent facts.

While the Proposal itself does not include any redevelopment of the Property, we have also confirmed that there are no local landmarks or potentially eligible properties on the Property.

# Zoning Map



10/13/2022, 1:57:09 PM

- Easements
- Tax Parcels Boundary
- House Numbers
- Tax Parcels Info
- Zoning Districts
- CCS-2
- CRT-1
- NT-2
- IC
- IT

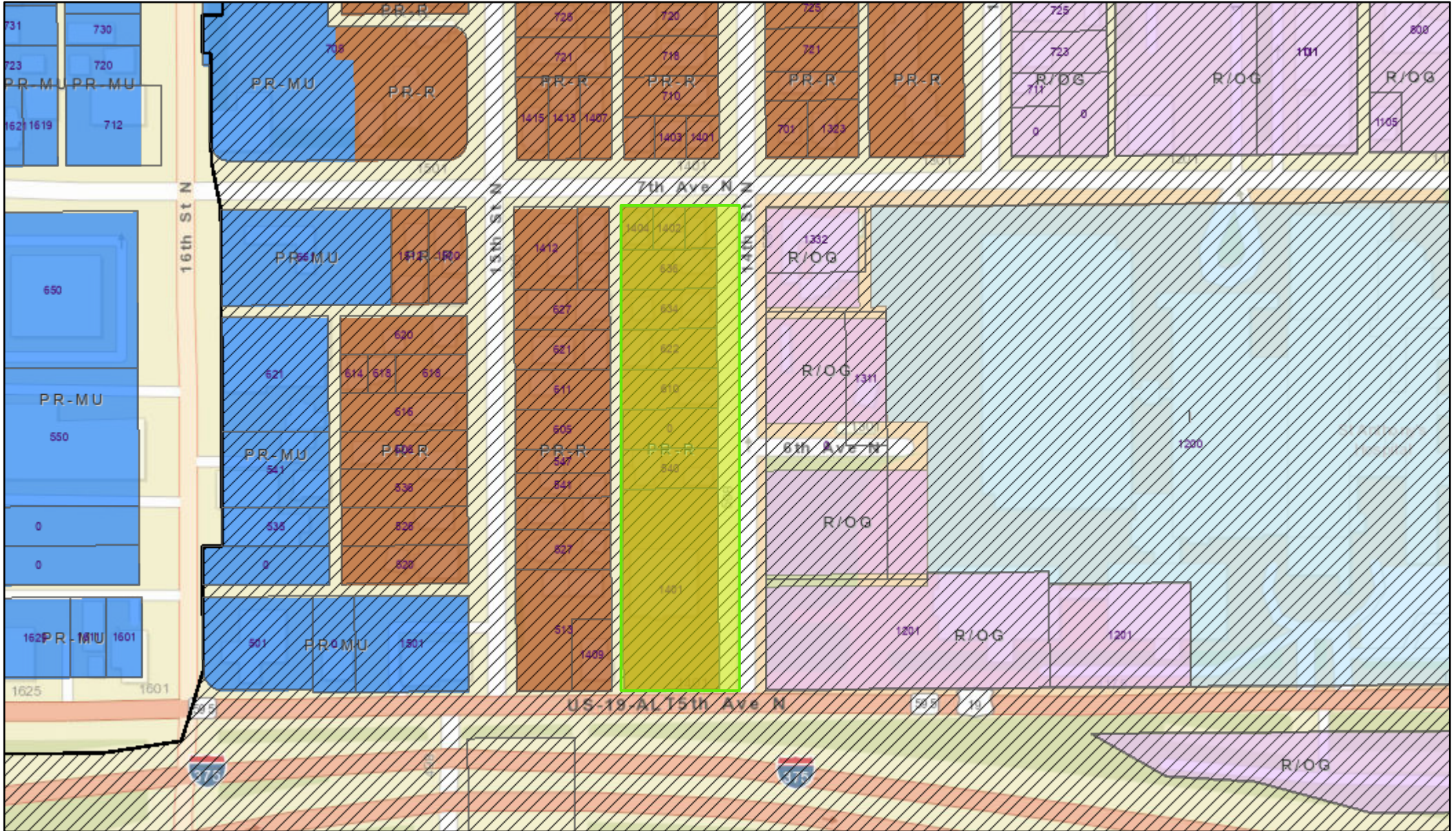
1:2,257

0 0.01 0.03 0.06 mi

0 0.03 0.06 0.11 km

City of St. Petersburg, City of Tampa, County of Pinellas, Esri, HERE, Garmin, GeoTechnologies, Inc., NGA, USGS

# Future Land Use Map



10/13/2022, 2:00:19 PM

Tax Parcels Boundary	FLU Special Designation Overlays	Institutional
House Numbers	ACTIVITY CENTERS	Planned Redevelopment Residential
Tax Parcels Info	Future Land Use	Planned Redevelopment Mixed-Use
	Residential/Office General	

1:2,257

0 0.01 0.03 0.06 mi

0 0.03 0.06 0.11 km

City of St. Petersburg, City of Tampa, County of Pinellas, Esri, HERE, Garmin, GeoTechnologies, Inc., NGA, USGS





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## Detail by Entity Name

Florida Limited Liability Company  
FIFTH AVENUE PROPERTIES GROUP LLC

### Filing Information

**Document Number** L21000194377  
**FEI/EIN Number** APPLIED FOR  
**Date Filed** 05/04/2021  
**Effective Date** 05/04/2021  
**State** FL  
**Status** ACTIVE

### Principal Address

2840 W BAY DR UNIT 204  
BELLEAIR BLUFFS, FL 33770

### Mailing Address

2840 W BAY DR UNIT 204  
BELLEAIR BLUFFS, FL 33770

### Registered Agent Name & Address

SMITH, JOHN D  
2840 W BAY DR UNIT 204  
BELLEAIR BLUFFS, FL 33770

### Authorized Person(s) Detail

#### **Name & Address**

Title MBR

SMITH, JOHN D  
2840 W BAY DR UNIT 204  
BELLEAIR BLUFFS, FL 33770

Title MBR

SMITH, MARK R  
2840 W BAY DR UNIT 204  
BELLEAIR BLUFFS, FL 33770

**Annual Reports**

<b>Report Year</b>	<b>Filed Date</b>
2022	04/06/2022

**Document Images**

[04/06/2022 -- ANNUAL REPORT](#)

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## Detail by Entity Name

Florida Limited Liability Company  
BELLEAIR PROPERTIES GROUP LLC

### Filing Information

<b>Document Number</b>	L17000094353
<b>FEI/EIN Number</b>	82-3971666
<b>Date Filed</b>	04/28/2017
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<b>State</b>	FL
<b>Status</b>	ACTIVE
<b>Last Event</b>	LC NAME CHANGE
<b>Event Date Filed</b>	01/16/2018
<b>Event Effective Date</b>	NONE

### Principal Address

2840 WEST BAY DRIVE  
BELLEAIR BLUFFS, FL 33770

### Mailing Address

2840 WEST BAY DRIVE  
BELLEAIR BLUFFS, FL 33770

### Registered Agent Name & Address

Weylie, Philip A, Esq.  
780 94TH AVE N  
STE 104  
ST PETERSBURG, FL 33702

Name Changed: 04/07/2019

Address Changed: 04/29/2021

### Authorized Person(s) Detail

#### **Name & Address**

Title MGR

SMITH, JOHN D

2840 WEST BAY DRIVE  
BELLEAIR BLUFFS, FL 33770

Title MGR

SMITH, BARBARA A  
2840 WEST BAY DRIVE  
BELLEAIR BLUFFS, FL 33770

Title MGR

SMITH, MARK R  
2840 WEST BAY DRIVE  
BELLEAIR BLUFFS, FL 33770

Title MGR

SMITH, JOHN D, JR.  
2840 WEST BAY DRIVE  
BELLEAIR BLUFFS, FL 33770

**Annual Reports**

<b>Report Year</b>	<b>Filed Date</b>
2020	02/05/2020
2021	04/29/2021
2022	03/14/2022

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<a href="#">02/05/2020 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/07/2019 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">06/28/2018 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/16/2018 -- LC Name Change</a>	<a href="#">View image in PDF format</a>
<a href="#">04/28/2017 -- Florida Limited Liability</a>	<a href="#">View image in PDF format</a>

# BOUNDARY SURVEY

LOCATION MAP  
NOT TO SCALE



**GENERAL NOTES:**

- LEGAL DESCRIPTION USED TO PERFORM THIS SURVEY WAS SUPPLIED BY OTHERS. THIS SURVEY DOES NOT DETERMINE OR IS NOT TO IMPLY OWNERSHIP.
- THIS SURVEY ONLY SHOWS ABOVE GROUND IMPROVEMENTS. UNDERGROUND UTILITIES, FOOTINGS, OR ENCROACHMENTS ARE NOT LOCATED ON THIS SURVEY MAP.
- IF THERE IS A SEPTIC TANK, WELL OR DRAIN FIELD ON THIS SURVEY, THE LOCATION OF SUCH ITEMS WAS SHOWN TO US BY OTHERS AND THE INFORMATION WAS NOT VERIFIED.
- EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECT THIS PROPERTY.
- THE LANDS SHOWN HEREIN WERE NOT ABSTRACTED FOR EASEMENT OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT.
- WALL TIES ARE TO THE FACE OF THE WALL.
- FENCE OWNERSHIP NOT DETERMINED.
- BEARINGS REFERENCED TO LINE NOTED AS B.R.
- DIMENSIONS SHOWN ARE PLATTED AND MEASURED UNLESS OTHERWISE SHOWN.
- NO IDENTIFICATION FOUND ON PROPERTY CORNERS UNLESS NOTED.
- NOT VALID UNLESS SEALED WITH THE SIGNING SURVEYOR'S EMBOSSED SEAL.
- BOUNDARY SURVEY MEANS A DRAWING AND/OR GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD, COULD BE DRAWN AT A SHOWN SCALE AND/OR NOT TO SCALE.
- ELEVATIONS IF SHOWN ARE BASED UPON N.G.V.D. 1929 UNLESS OTHERWISE NOTED.
- THIS IS A BOUNDARY SURVEY UNLESS OTHERWISE NOTED.
- THIS BOUNDARY SURVEY IS EXCLUSIVE FOR THE USE PARTIES TO WHOM IT IS CERTIFIED. THE CERTIFICATIONS DO NOT EXTEND TO ANY UNNAMED PARTIES.
- THIS SURVEY SHALL NOT BE USED FOR CONSTRUCTION/PERMITTING PURPOSES WITHOUT WRITTEN CONSENT FROM THE LAND SURVEYOR WHO HAS SIGNED AND SEAL THIS SURVEY.

**PROPERTY ADDRESS:**

1404, 1402 and 1400 7th Avenue N. AND 636, 634, 622, 610, 540 4th Street N. St. Petersburg, FLORIDA 33705

**LEGAL DESCRIPTION:**

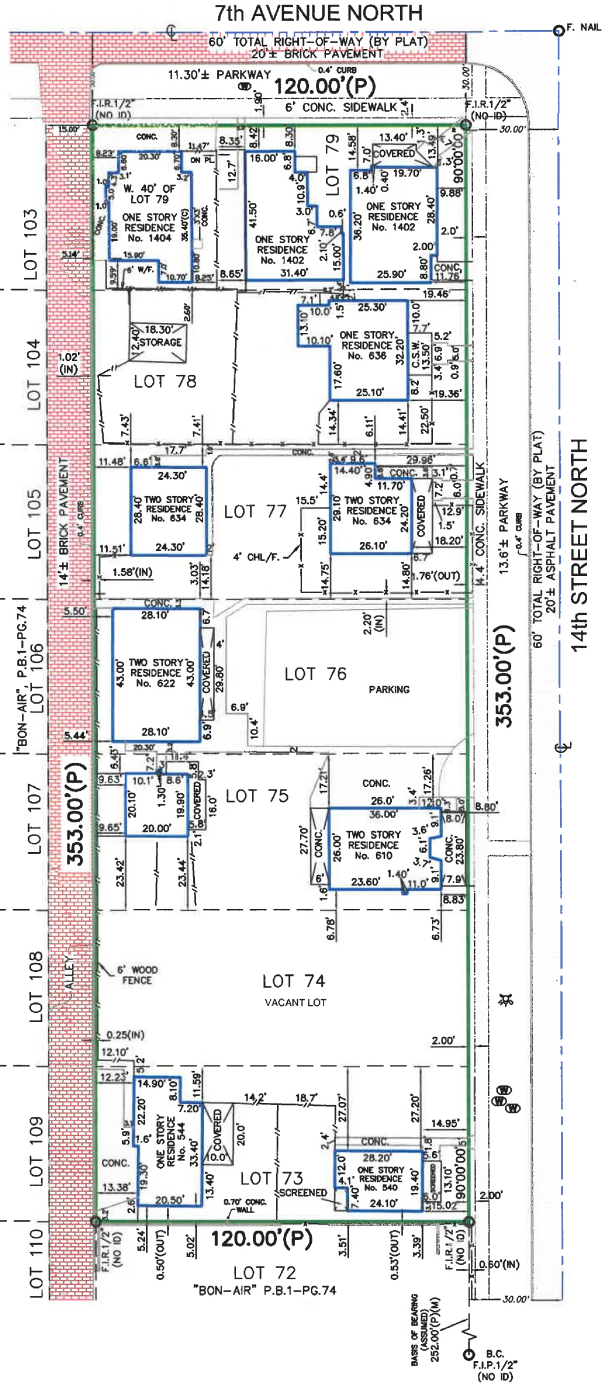
Lot 73, Bon-Air, according to the map or plat thereof, as recorded in Plat Book 1, Page 4, of the Public Records of Pinellas County, Florida. AND Lot 74, Bon-Air, according to the map or plat thereof, as recorded in Plat Book 1, Page 4, of the Public Records of Pinellas County, Florida. AND Lots 75, 76 and 77, Bon-Air, according to the map or plat thereof, as recorded in Plat Book 1, Page 4, of the Public Records of Pinellas County, Florida. AND Lot 78, Bon-Air, according to the map or plat thereof, as recorded in Plat Book 1, Page 4, of the Public Records of Pinellas County, Florida. AND Lot 79, Bon-Air, according to the map or plat thereof, as recorded in Plat Book 1, Page 4, of the Public Records of Pinellas County, Florida.

**CERTIFIED TO:**

John David Smith

**ABBREVIATIONS AND LEGENDS:**

CONC.	CONCRETE	—	PROPERTY LINE
C	CALCULATED	—	BOUNDARY LINE
D	DEED	—	CENTER LINE
E	EAST	—	CHAIN LINK FENCE
F.I.R.	FOUND IRON ROD	—	WOOD FENCE
M	MEASURED	—	
N	NORTH		
S	SOUTH		
W	WEST		
WM	WATER METER		
IN	INSIDE		
OUT	OUTSIDE		
P	PLAT		
F.N.	FOUND NAIL		



SURVEYOR'S CERTIFICATION: I HEREBY CERTIFY THAT THIS "BOUNDARY SURVEY" IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. THIS COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS, AS SET FORTH BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.05, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

SIGNED: MIGUEL ESPINOSA FOR THE FIRM P.S.M. No. 5101-STATE OF FLORIDA

NOT VALID WITHOUT AN AUTHENTIC ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL AND/OR THIS MAP IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A LICENSE SURVEYOR AND MAPPER.

SHEET 1 OFF 1	COMMUNITY NUMBER: 125148		PANEL NUMBER: 0219		DATE OF FIRM: 09/03/2003		<b>M.E. LAND SURVEYING, INC.</b> 10665 S.W. 190th STREET - SUITE 3110 MIAMI, FLORIDA 33157 PHONE: (305) 740-3319 FAX: (305) 669-3190 LICENSED BUSINESS #7989 www.melandservices.com	
	SUFFIX: H		FLOOD ZONE: X		BASE FLOOD ELEVATION: N/A			SCALE: 1"=40'
	DRAWN BY: L.T.		DATE: 04/28/2022		REVISED: M.E.			JOB No.B-112540





## **ATTACHMENT NO. 2**

### **Map Series**

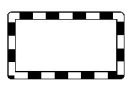


# AERIAL

CITY FILE  
**FLUM-66**  
SCALE: 1" = 170'



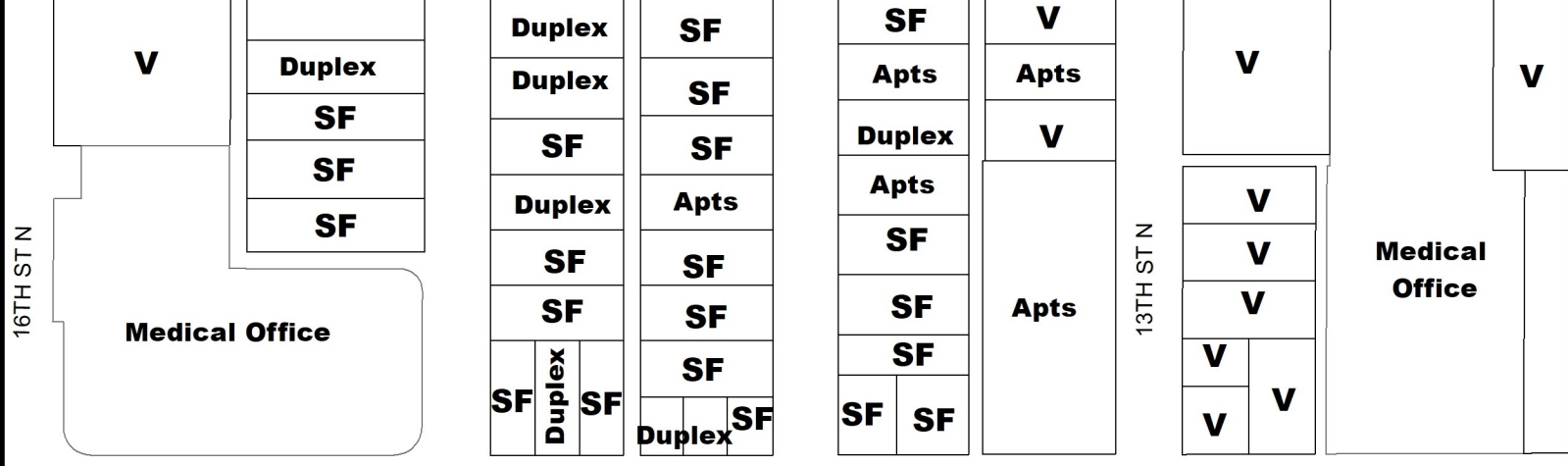
SUBJECT AREA 1



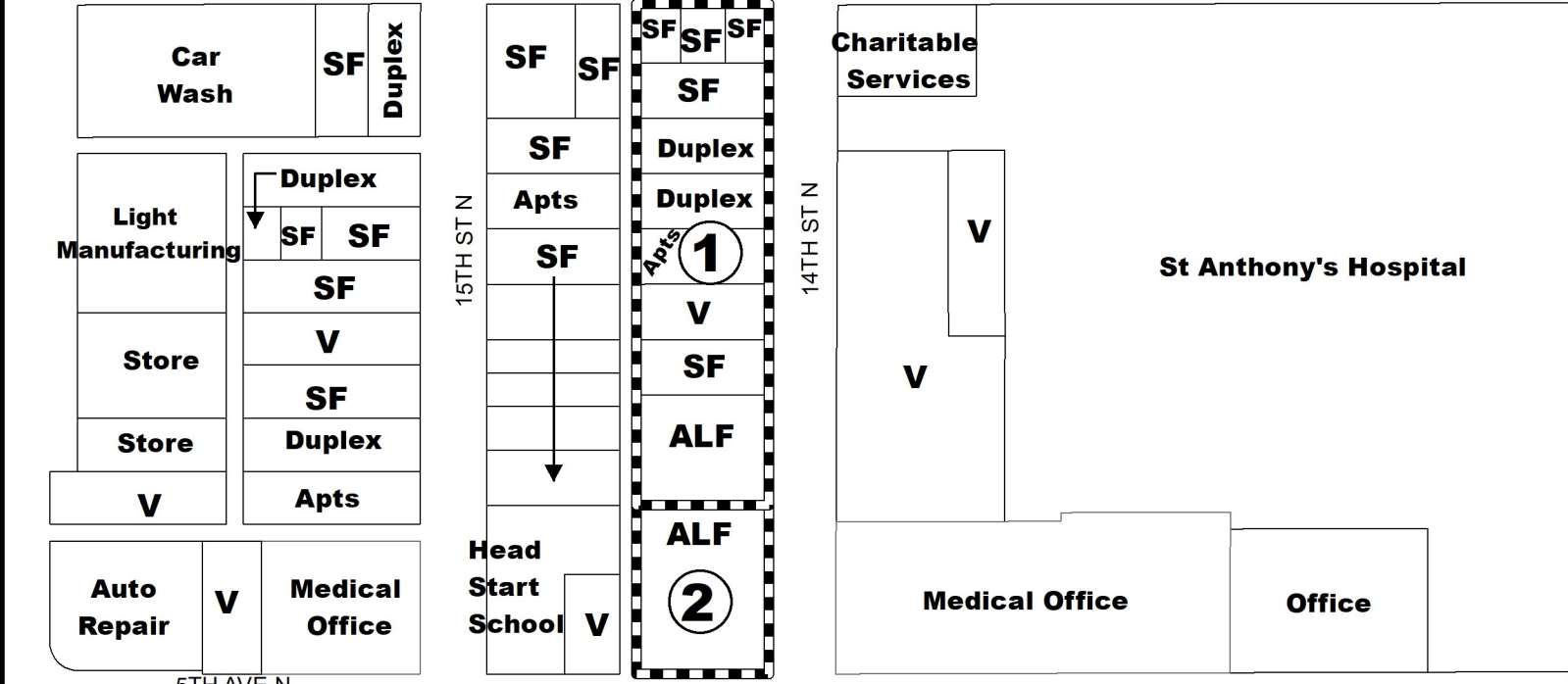
SUBJECT AREA 2



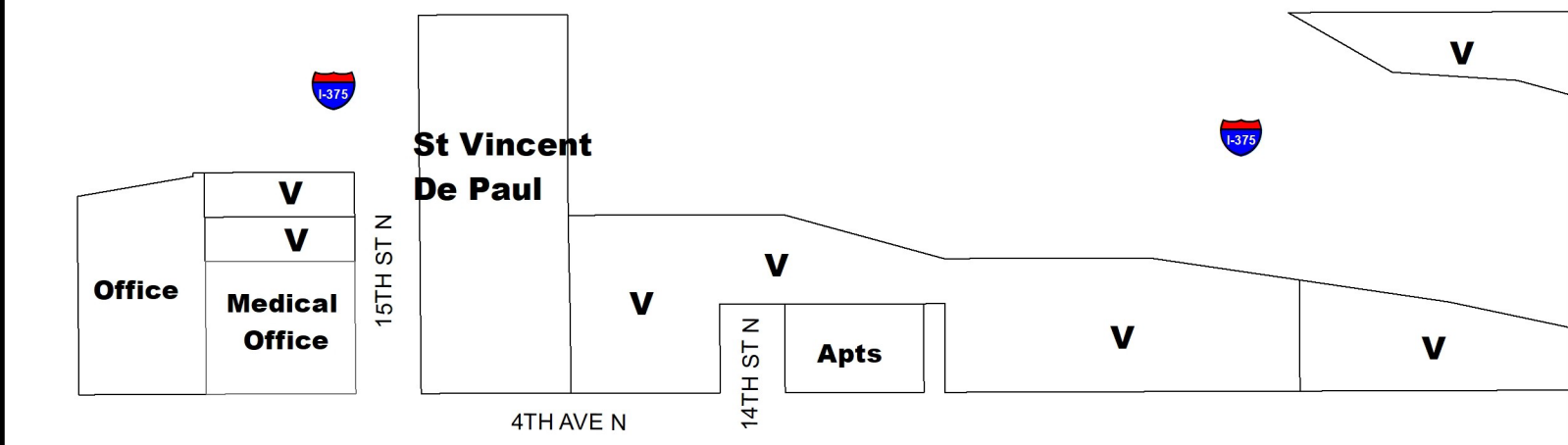




7TH AVE N



5TH AVE N



**EXISTING USES**

CITY FILE  
**FLUM-66**  
 SCALE: 1" = 170'

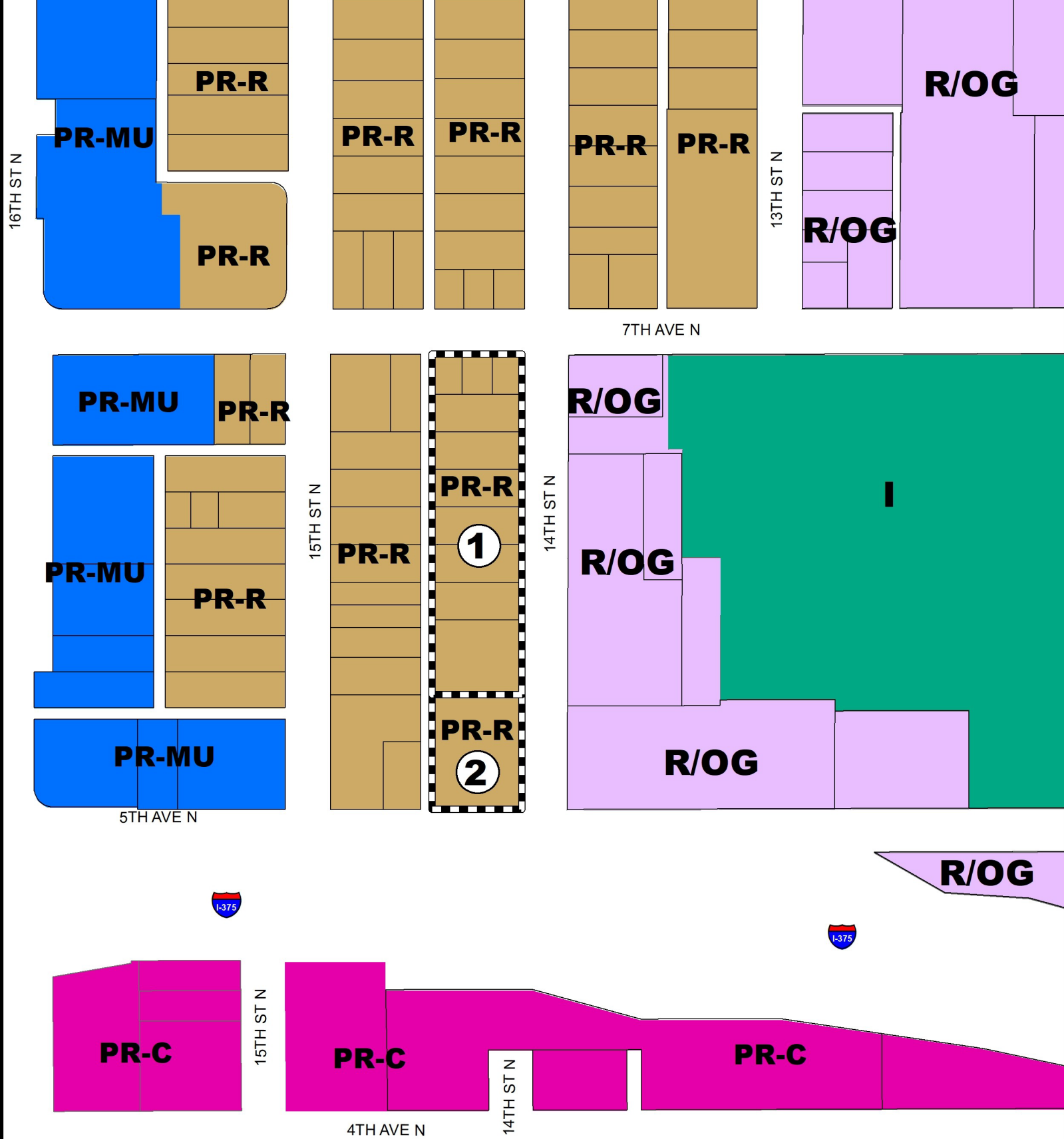


SUBJECT AREA 1



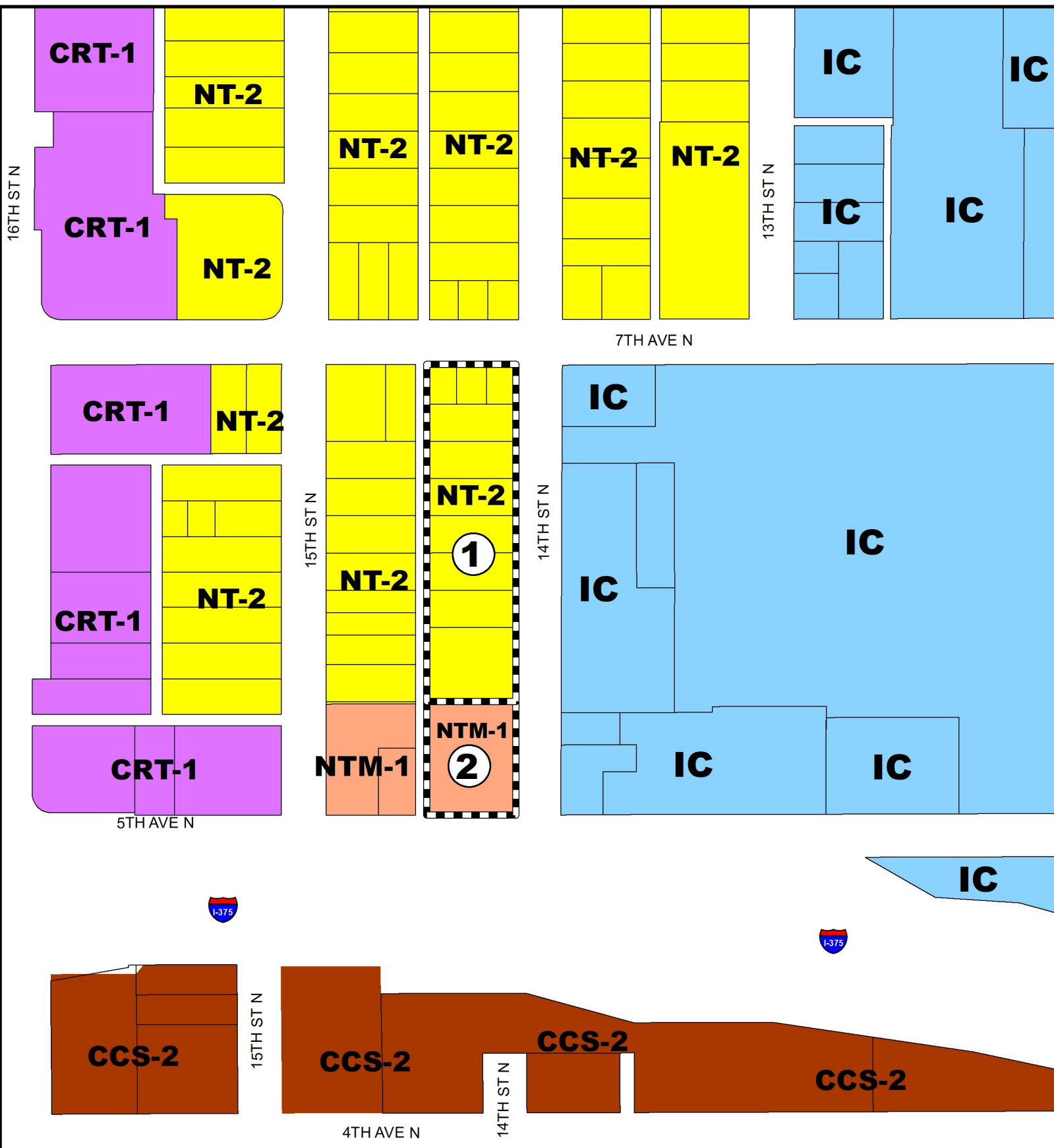
SUBJECT AREA 2





## FUTURE LAND USE

CITY FILE	SUBJECT AREA 1	<b>From: PR-R</b> <b>(Planned Redevelopment-Residential )</b> <b>with Activity Center Overlay</b>	<b>To: RM</b> <b>(Residential Medium)</b> <b>with Activity Center Overlay</b>	
<b>FLUM-66</b>	SUBJECT AREA 2	<b>From: PR-R</b> <b>(Planned Redevelopment-Residential )</b> <b>with Activity Center Overlay</b>	<b>From: PR-MU</b> <b>(Planned Redevelopment-Mixed Use)</b> <b>with Activity Center Overlay</b>	
SCALE: 1" = 170'				



## EXISTING ZONING

CITY FILE  <b>FLUM-66</b>	SUBJECT AREA 1	<b>From: NT-2</b> <b>(Neighborhood Traditional Single Family - 2 )</b>	<b>To: NSM-1</b> <b>(Neighborhood Suburban Multifamily - 1 )</b>	
SCALE: 1 " = 170 '	SUBJECT AREA 2	<b>From: NTM-1</b> <b>(Neighborhood Traditional Mixed-Residential - 1 )</b>	<b>To: CRT-1</b> <b>(Corridor Residential Traditional - 1 )</b>	



## **ATTACHMENT NO. 3**

### **Public Comments**

**From:** [Felix Fudge](#)  
**To:** [Britton N. Wilson](#)  
**Subject:** Application - FLUM-66  
**Date:** Tuesday, March 28, 2023 11:27:59 AM

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**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Happy Monday. I am in total support of this application. I believe this area warrants increased density and should have included all of the area from 7<sup>th</sup> Avenue to 5<sup>th</sup> Avenue and from 14<sup>th</sup> Street to 16<sup>th</sup> Street. Meaning, the areas bordered by I 375 to the South, the 1,000,000 sq. Ft. mol St. Anthony's Campus to the East, the 5 lane 16<sup>th</sup> Street to the West and 7<sup>th</sup> Avenue to the North. I appreciate this application was a "Private" initiated zoning application versus a City initiated application.

Britton, what density, height restriction and FAR will this new zoning allow?

The above area warrants a much higher density (of residential units per acre), a higher height restriction and a substantial increase to FAR. I would feel differently if there was not almost a million square feet of medical with a much higher height which is also one of the largest employers in the bay area with major roads bordering the South and West.

I would note, that in addition to our building at 1501 5<sup>th</sup> Avenue North, we also have our office building at the below address which is two blocks from the area to be rezoned. Both of our LLC's fully support this zoning change.

**Felix Fudge**

**Bridgeport South Realty Advisors, Inc.**

**650 16th Street North**

**St. Petersburg, FL 33705**

**Phone: [727-894-1717](tel:727-894-1717)**

**Cell: [727-458-7171](tel:727-458-7171)**

**[FFudge@BSRA.net](mailto:FFudge@BSRA.net)**