



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, May 9, 2023
at 2:00 p.m. in City Council Chambers, City Hall
175 5th 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-69
118 66th Street 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 amendment from Residential/Office General (R/OG) to Planned Redevelopment – Mixed Use (PR-MU) and a concurrent amendment to the Official Zoning Map from Corridor Residential Suburban – 1 (CRS-1) to Corridor Residential Traditional -1 (CRT-1) for a 0.79-acre site located at 118 66th Street North.

APPLICANT INFORMATION

OWNER: 118 66th Street North, LLC
6822 22nd Avenue North #329
St. Petersburg, FL 33710

APPLICANT/AGENT: 3W LLC, Griffin Goudreau
1758 30th Avenue North
St. Petersburg, Florida 33713
goudreaux@gmail.com

CITY STAFF: Britton Wilson, AICP
Urban Planning and Historic Preservation Division
Planning and Development Services Department
One 4th 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/Office General (R/OG) to Planned Redevelopment – Mixed Use (PR-MU) and a concurrent amendment to the Official Zoning Map from Corridor Residential Suburban – 1 (CRS-1) to Corridor Residential Traditional -1 (CRT-1) for a

0.79-acre site, which consists of two eastern facing platted lots located at 118 66th Street North. The site is one platted lot north of the intersection of two Future Major Streets and the Central Avenue Corridor Activity Center (AC) overlay on the Future Land Use Map. There is an existing single-family home located entirely on the southern platted lot and the northern lot is vacant. As stated by the applicant, who is contracted to purchase the property, the purpose of the proposed amendments is to allow for redevelopment of the property in support of multifamily housing in the form of 19 townhomes with the potential for retail or other permitted mixed uses.

SITE DESCRIPTION

Street Addresses:	118 66 th Street North
Parcel ID No.:	19-31-16-67500-084-0120
Acreage:	0.79
Future Land Use:	From Residential/Office General (R/OG) to Planned Redevelopment – Mixed Use (PR-MU)
Zoning:	From Corridor Residential Suburban – 1 (CRS-1) to Corridor Residential Traditional -1 (CRT-1)
Countywide Plan Map:	From Office (O) to Multimodal Corridor (MMC)
Existing Use:	A single-family home built in 1954 and a vacant lot.
Surrounding Uses:	North: Single-family residential South: Mix of office and retail within the West Central Shopping Center strip mall West: Park Vendome Condominiums and two quadraplexes East: Single-family residential
Neighborhood Association:	Not within a neighborhood association, however it is within 300 feet of the Lake Pasadena neighborhood association and the West Central Village Business Association.

BACKGROUND

The subject 0.79-acre site address is 118 66th Street North, which is located within a larger triangular shaped land area surrounded by three roadways (66th Street North, Pasadena Avenue North and 1st Avenue North) that are designated as future major streets on the Comprehensive Plan’s Future Major Streets Map. The site consists of two east facing platted lots, where the southern lot contains a single-family home built in 1954 and the northern lot is vacant. To the north are three parcels developed with three single-family homes that terminate at the intersection of Pasadena Avenue and 66th Street North. To the northwest are two quadraplex multifamily buildings built in 2007. To the west, buffered by a 16-foot alley, is the Park Vendome Condominiums built in 1968 consisting of 68 dwelling units within two three-story walk-up multifamily buildings that are accessed from 1st Avenue North and the shared alleyway. On the east side of 66th Street North is a single-family neighborhood within the Lake Pasadena neighborhood association. To the immediate south is a single-family home that was rezoned and converted into office space. Further to the south is 1st Avenue North followed by the West Central Shopping Center, which is a commercial retail and office strip shopping center that faces Central Avenue. A SunRunner bus station is located on the west side of 66th Street North and on the east side of the West Central Shopping Center. The subject site is located within the quarter mile buffer area of the 66th Street North SunRunner Station Area.

From 1977 to 2007, the site and surrounding area was zoned Residential Suburban -100 (RS-100), which was intended for single-family residential with large lots and low population densities. Neighborhood Traditional - 3 (NT-3) was applied to subject site and the three neighboring residential lots to the north 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 15, 2012, the city rezoned the subject parcel along with the three neighboring residential lots to the north to Corridor Residential Suburban -1 (CRS-1) for the purpose of development for office and multifamily housing, which never came to fruition.

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 0.79-acre site to multifamily housing at a density of 24 dwelling units per acre is not consistent with the current Residential/Office General (R/OG) Future Land Use designation and Corridor Residential Suburban – 1 (CRS-1) zoning district. The R/OG land use designation is intended for mixed use office, office park, research and development, and medium density residential up to a floor area ratio of 0.5 and a net residential density of 15 dwelling units per acre. On the Future Land Use map, the site is also located one platted lot or 80 feet to the north of the Central Avenue Corridor Activity Center overlay that allows for density and intensity increases for mixed use zoning districts.

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 two lots will qualify for the Missing Middle Housing density bonus if the rezoning is approved as the parcels front the major street of 66th Street North and have rear alley access.

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.

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 66th Street North and in close proximity to 1st Avenue North and Pasadena Avenue North, which are all designated as a future major streets on the Future Major Streets Map (Comprehensive Plan Map 20) and is consistent with the existing zoning pattern of the north side of 1st Avenue North and the abutting parcel to the south, which are zoned CRT-1. The proposal is consistent with the established neighborhood as the Park Vendome condominiums, located immediately adjacent to the west, consists of 68 units on approximately 2.5 acres of land, equating to a built-out density of 27 dwelling units per acre, which is nine units per acre higher than the maximum density allowance of its Neighborhood Suburban Multi-family -1 (NSM-1) zoning designation. Furthermore, the site's close proximity to supportive office and retail in the Central West Shopping Center will ensure that future residents will have safe and convenient access to needed goods and services.

The requested amendments will also further recommendations of the SunRunner Development Study, as the subject site is located within a short 325-foot walk from the existing 66th Street bus station area located in the Central West Shopping Center. The Study focuses on best practices for Transit Oriented Development (TOD)

near and around the SunRunner Bus Rapid Transit (BRT) station areas necessary to support the continued success of this valuable community resource. The 66th Street station area is identified as a Village Place Type as it is a shopping destination for the surrounding neighborhoods with a popular grocery store and many other retail, restaurants, and services along Central Avenue. The station area is a nexus for multiple important corridors that connect to greater parts of the County, the Pinellas Trail, South Pasadena, and Treasure Island. As shown in the below graphic, the study identifies the subject property along with other areas within a quarter mile of the station area that have the greatest potential for redevelopment with higher density and intensity than what current zoning designations allow. The study was accepted by City Council on April 21, 2022.

Potential Parcels for Redevelopment:



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 subject 0.79-acre site is located within in a larger 5-acre triangular shaped land area surrounded by three major roadways. Other parcels located in this area is the Park Vendome condominiums zoned Neighborhood Suburban Multifamily -1 (NSM-1) located to the west that are built at a density of 27 units per acre (nine units higher than the permitted density). To the north are three single family homes but are zoned Corridor Residential Suburban -1 (CRS-1), allowing mixed-uses and multifamily density of 15

units per acre. Together, the multifamily and mixed-use zoning on the triangular island provides for a step down in intensity from the south to the north where to the south at Central Avenue is the Central West Plaza that is zoned Corridor Commercial Suburban -1 (CCS-1) with Activity Center overlay with a redevelopment potential of 60 dwelling units per acre and 2.5 FAR, followed by the mid-density multifamily zoning on the triangular island, then single family residential to the north and east that is buffered by Pasadena Avenue North and 66th Street North, thereby providing for an orderly land use arrangement with roadway buffering.

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.

A change in zoning from CRS-1 to CRT-1 will allow for the density and intensity increases that are appropriate when located on major roadways served by Bus Rapid Transit (BRT). The tax base will improve when the site is redeveloped in keeping with densities that support the SunRunner BRT.

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 CRT-1 zoning district is consistent with the existing zoning pattern of the south side of 1st Avenue North and the abutting parcel to the south, which are both zoned CRT-1. In addition, the Central Avenue Corridor Activity Center (AC) is overlaid on the south side of 1st Avenue North allowing up to 60 dwelling units and 2.5 FAR. The proposal's density and intensity are consistent with the immediate established neighborhood as the adjacent Park Vendome condominiums consist of 68 units on approximately 2.5 acres of land, equating to a built-out density of 27 dwelling units per acre, which is nine units per acre higher than the maximum density allowance of its Neighborhood Suburban Multi-family -1 (NSM-1) zoning designation. Furthermore, the site's close proximity to supportive office and retail in the Central West Shopping Center will ensure that future residents will have safe and convenient access to needed goods and services.

The Central West shopping center is zoned Corridor Commercial Suburban -1 (CCS-1) with Activity Center Overlay with a redevelopment potential of 60 dwelling units per acre and 2.5 FAR. The recommendations from SunRunner Rising Development Study and the location of the new 66th Street SunRunner BRT station within the right-of-way of the shopping center will promote future grow and reshaping the character of the neighborhood within a quarter of a mile.

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 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 the Central West shopping center to the south. In accordance

with the Land Development Regulations, Site Plan Review criteria, appropriate building setbacks and existing 16-foot-wide alley will provide compatibility and protection of the neighboring multifamily residential uses to the west and 66th Street North will provide compatibility and protection to the single-family homes 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 located within a larger 5-acre triangular shaped land area surrounded by three major roadways as designated by the Future Major Streets Map (Comprehensive Plan Map 20). The subject site is within close proximity to the Central Avenue Corridor Activity Center, which is identified as an area suitable for concentrated growth and economic development.

- 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 multifamily uses to the west and the site's close proximity to supportive office and retail uses located in the Central West Shopping Center that will ensure that future residents will have safe and convenient access to needed goods and services. Also, located on the east side of the Central West Shopping Center is the 66th Street SunRunner BRT station where the subject property is within a short 325-foot walking distance, which may make transit riding more appealing and result in fewer automobile trips.

- 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 proposed amendments will allow for an increase in density and intensity that supports the integration of land use and transportation as the subject property is located within a short 325-foot walking distance to the 66th Street SunRunner BRT station that is located in the Central West Shopping Center. The 66th Street station area is identified as a Village Place Type as it is a shopping destination for the surrounding neighborhoods with a popular grocery store and many other retail, restaurants, and services along Central Avenue. The station area is a nexus for multiple important corridors that connect to greater parts of the County, the Pinellas Trail, South Pasadena, and Treasure Island. More dense populations conveniently located within a quarter of a mile of BRT stations is necessary to support the continued success of this valuable community resource that ultimately contributes towards minimizing travel requirements and supports increase usage of mass transit systems.

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 Office (O) to Multimodal Corridor (MMC).

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 the Central West shopping center will ensure that future residents will have safe and convenient access to needed goods and services resulting in reduced automobile trip lengths.

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 in close proximity (80-feet) from the Central Corridor Activity Center overlay and the 66th Street SunRunner BRT station.

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 as the subject site is already an improved, developed parcel.

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

The existing R/OG Future Land Use category allows for 15 dwelling units per acre, or 12 dwelling units on the subject property. Assuming 1.5 people per multifamily dwelling unit, the existing land use could support an approximate population of 18 people. The proposed PR-MU Future Land Use category allows for 24 dwelling units per acre, or 19 dwelling units on the subject property. Assuming 1.5 people per multifamily dwelling units, the proposed land use could support an approximate population of 29 people, which represents a potential increase in population of 11 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 1st 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 Northwest Water Reclamation Facility (WRF), which presently has an estimated excess average daily capacity of 10.22 mgd. The estimate is based on permit capacity of 20 mgd and a calendar year 2021 daily average flow of 9.78 mgd. With approximately 49% 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

Sixty-sixth Street North and a north-south alley border the subject property. The City of St. Petersburg maintains 66th Street, a four-lane, divided collector road. The north-south, two-way alley has two speed humps and is west of the subject parcel. It has a platted width of 16 feet, and the surface material is asphalt. First Avenue North is located south of the subject property. The City maintains 1st Avenue North, a two-lane, one-way road classified as a minor arterial. First Avenue North has a bus and turn lane for the Pinellas Suncoast Transit Authority's (PSTA's) SunRunner service.

While the City no longer has a level of service (LOS) standard for roadway operating conditions, 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 during the peak hour of traffic. The proposed amendment is not expected to degrade existing levels of service for motorists. First Avenue North functions at a LOS "C" based according to the Forward Pinellas' 2022 Annual Level of Service Report. Sixty-sixth Street North functions at a LOS "C" based on a previous independent analysis by City staff.

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.

The subject property is developed with a single-family, detached home. 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 single-family home (Land Use Code 210). The single-family home is estimated to generate one (1) a.m. peak hour trip, one (1) p.m. peak hour trip, and 15 trips on an average weekday.

The applicant intends to redevelop the site at a density of 24 dwelling units and build 19 townhomes. Using ITE Land Use Code 220 for multifamily housing (low-rise), 19 townhomes would generate an estimated 8 a.m. peak hour trips, 10 p.m. peak hour trips, and 128 trips on an average weekday. The external road network has sufficient capacity to accommodate the potential trips generated by the proposed land use change and rezoning.

Sidewalks

There is a sidewalk on the eastern side of 66th Street North but not on the western side. If rezoning to CRT is approved, Section 16.40.140.4.2 of the City Code would require the installation of a 4-foot sidewalk along the western side of 66th Street adjacent to the property.

Bicycle Network

There is a bike lane on the northern side of 1st Avenue North. Sharrows exist on 66th Street south of 1st Avenue North.

Neighborhood Traffic Plan

The subject property is not located in a neighborhood association boundary, so a neighborhood traffic plan is not relevant to this case.

Complete Streets

In the Complete Streets Implementation Plan, 1st Avenue North is designated as a transit modal priority road. A neighborhood greenway is planned for 65th 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 SunRunner service has a stop on 66th Street North between 1st Avenue North and Central Avenue. The Pinellas Suncoast Transit Authority 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 0.79-acre land area is both appropriate and adequate for the applicants stated intention to redevelop 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 consolidated lots such as the subject property that can help the community address the growing need for housing. Its location near a SunRunner BRT station and the Central Avenue Corridor Activity Center overlay 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 0.79-acre site is located within in a larger 5-acre triangular shaped land area surrounded by three major roadways. Other parcels located in this area is the Park Vendome condominiums zoned Neighborhood Suburban Multifamily -1 (NSM-1) located to the west that are built at a density of 27 units per acre (nine units higher than the permitted density). To the north are three single family homes zoned Corridor Residential Suburban -1 (CRS-1), allowing mixed-uses and multifamily density of 15 units per acre. Together, the multifamily and mixed-use zoning on the triangular island provides for a step down in intensity from the south to the north where to the south at Central Avenue is the Central West Plaza that is zoned Corridor Commercial Suburban -1 (CCS-1) with Activity Center overlay with a redevelopment potential of 60 dwelling units per acre and 2.5 FAR, followed by the mid-density multifamily zoning on the triangular island, then single family residential to the north and east that is buffered by Pasadena

Avenue North and 66th Street North, thereby providing for an orderly land use arrangement with roadway buffering.

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 CRS-1 applied to the two platted lots 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 mixed 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 Office (O) 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.

- February 3, 2023: 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 Lake Pasadena and business associations of West Central Village and Central Avenue Council.
- 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, the nearby neighborhood association of Lake Pasadena and business associations of West Central Village and Central Avenue Council.
- April 17, 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.
- April 17, 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 associations of Lake Pasadena neighborhood association and the West Central Village Business 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, one public comment of support, two public comments of support with conditions and seven comments in opposition.

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 and the SunRunner Rising Development Study.

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>	4/19/2023
Britton Wilson, AICP, Planner II	DATE
Urban Planning and Historic Preservation Division	
Planning & Development Services Department	

REPORT APPROVED BY:

<i>Derek J. Kilborn</i>	5/2/2023
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

Map Series



AERIAL

CITY FILE

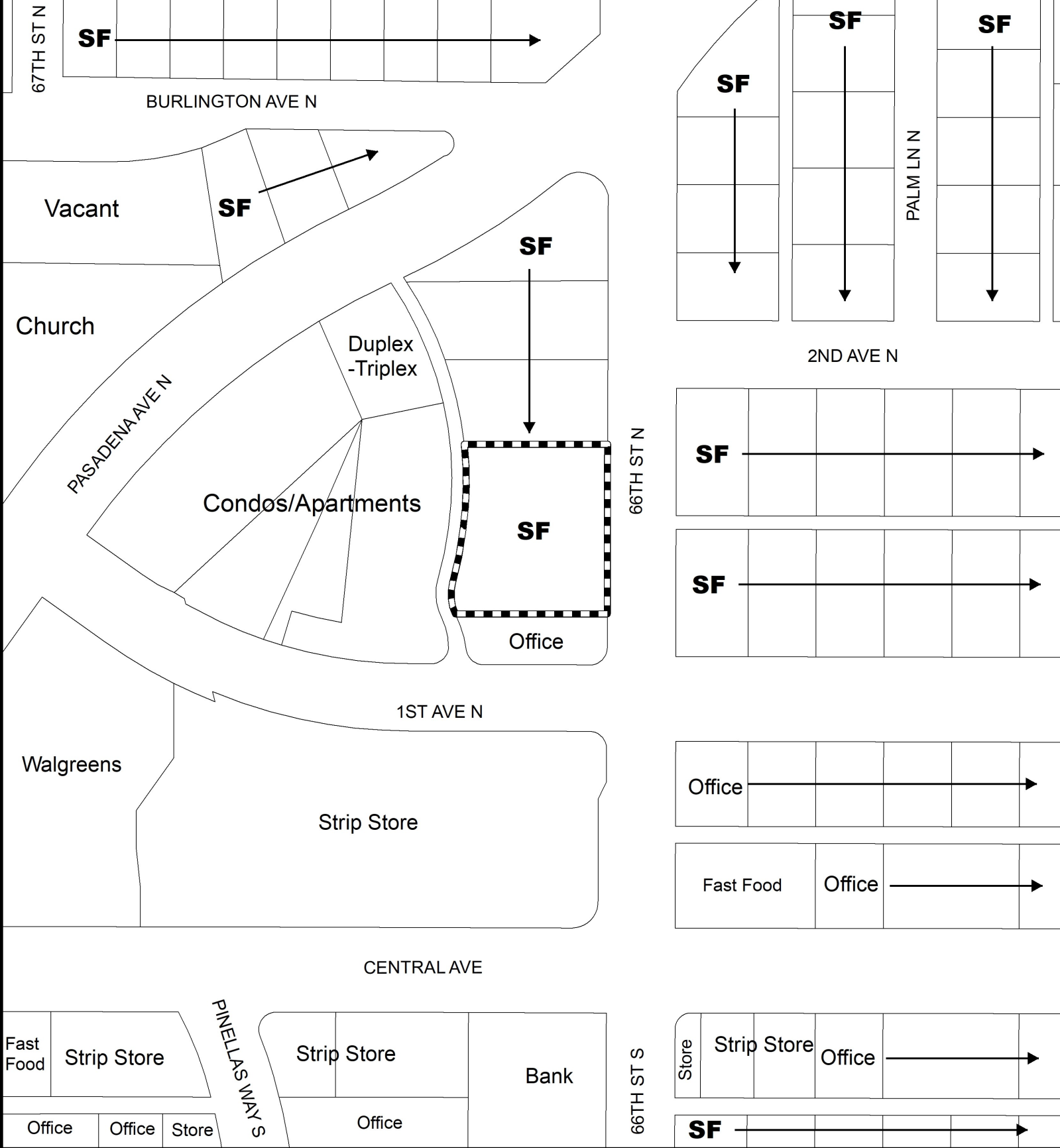
FLUM-69

SCALE: 1" = 150'



SUBJECT AREA





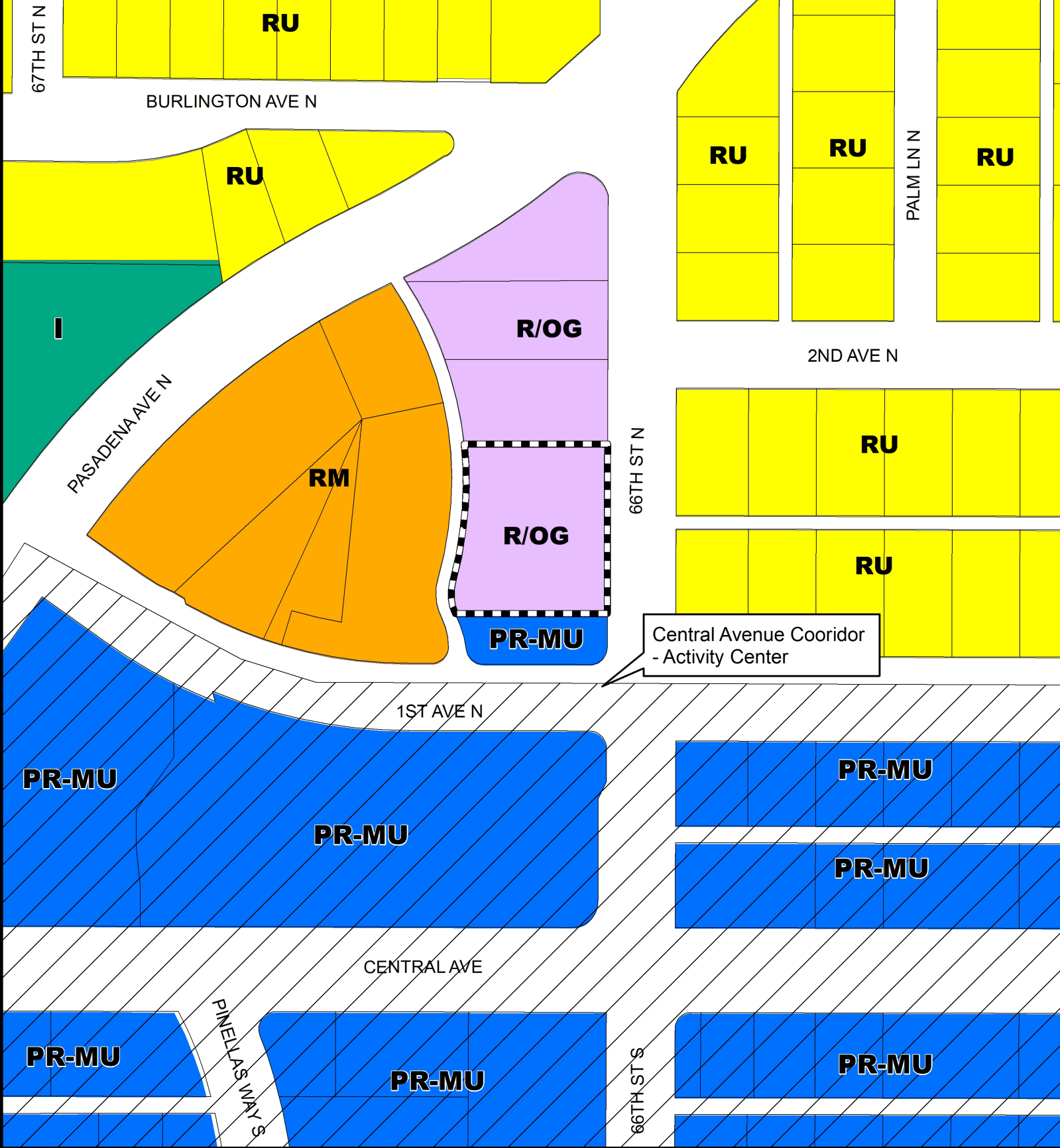
EXISTING USES

CITY FILE
FLUM-69
 SCALE: 1" = 150'



SUBJECT AREA






FUTURE LAND USE

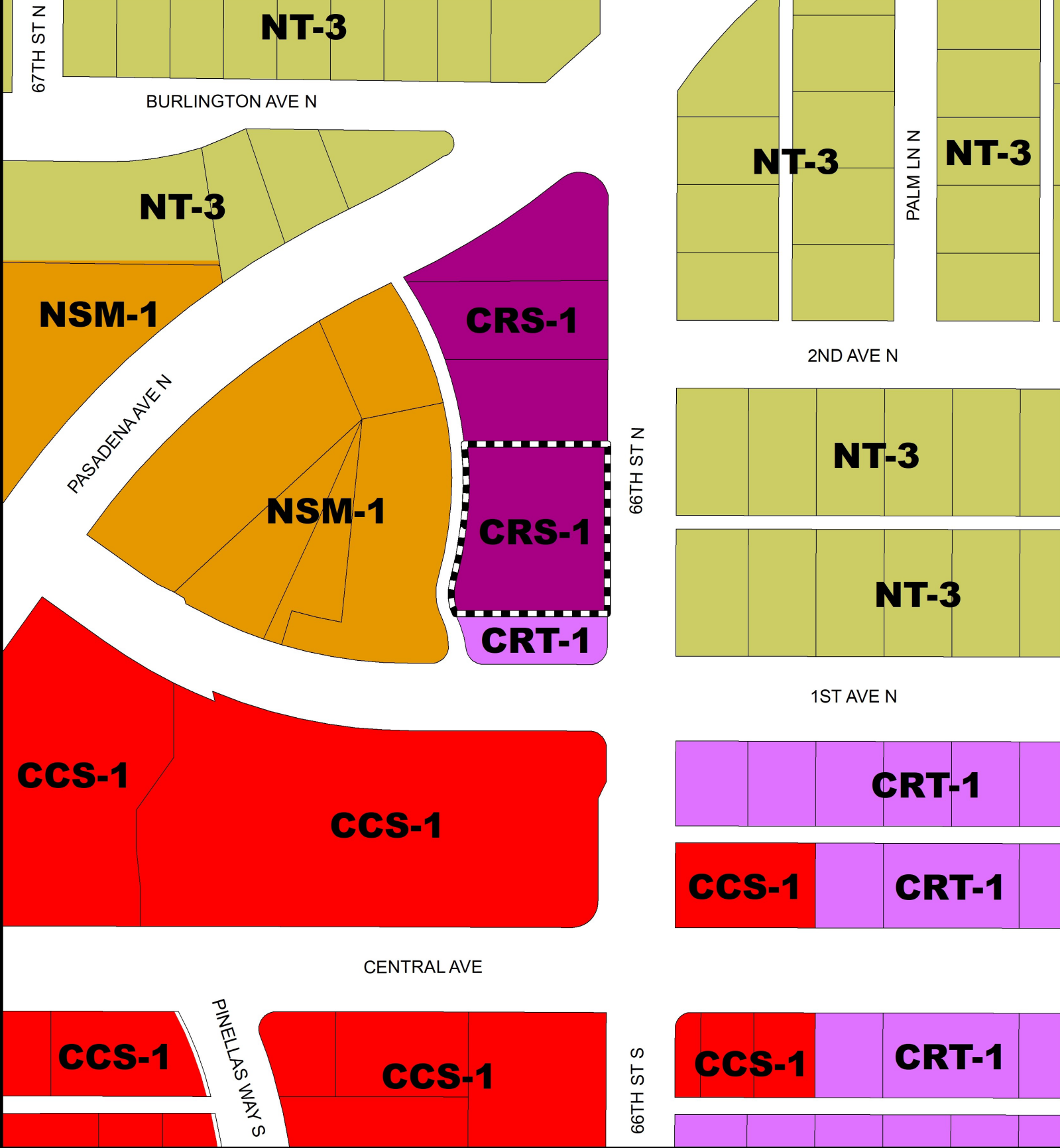
CITY FILE
FLUM-69
 SCALE: 1" = 150'

From: R/OG
 (Residential/Office General)

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


SUBJECT AREA





EXISTING ZONING

CITY FILE

FLUM-69

SCALE: 1" = 150'

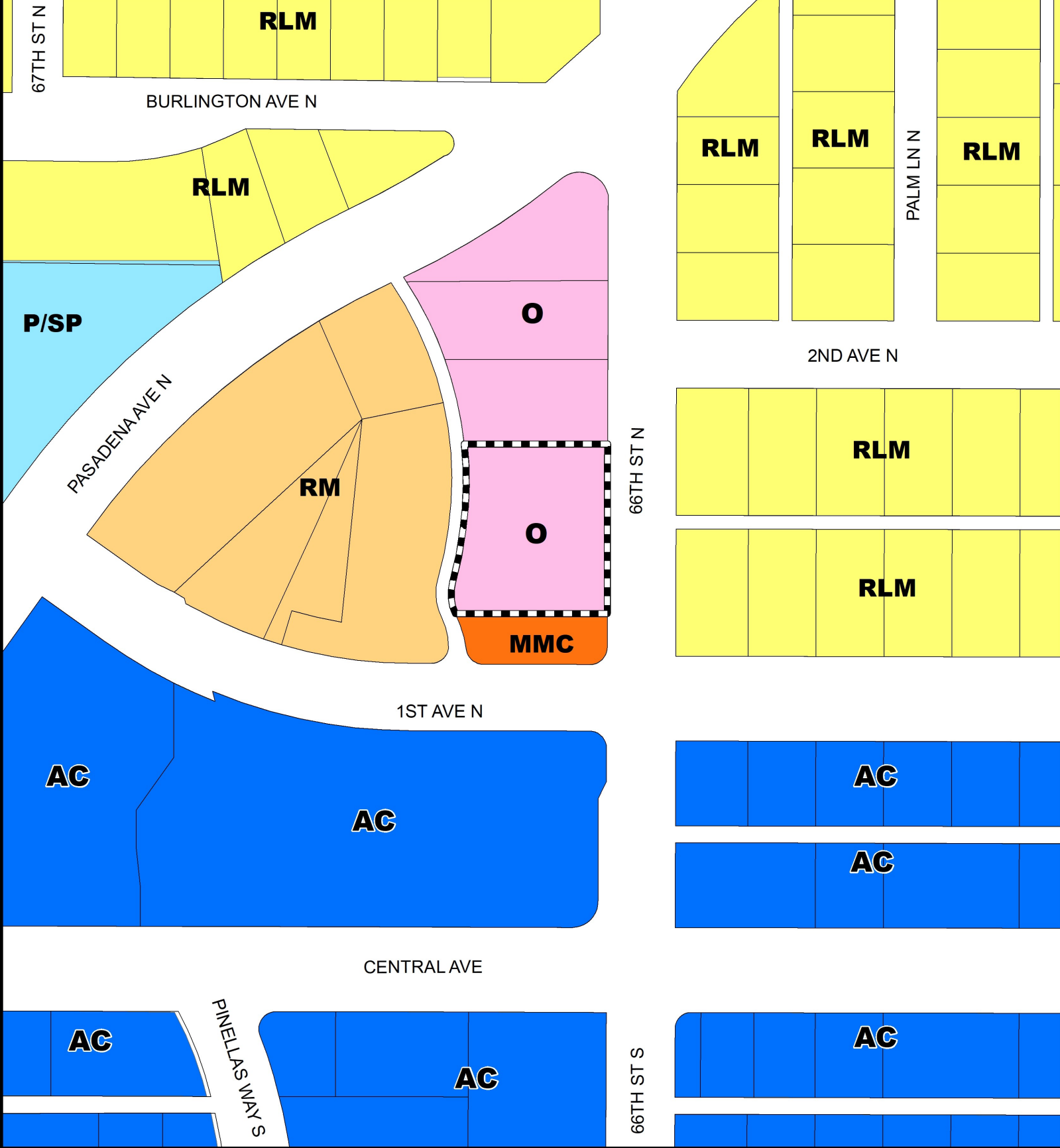
From: CRS-1
 (From Corridor Residential
 Suburban - 1)

To: CRT-1
 (Corridor Residential
 Traditional - 1)



SUBJECT AREA




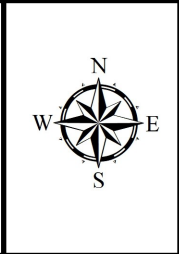


COUNTYWIDE PLAN MAP

CITY FILE
FLUM-69
 SCALE: 1" = 150'

From: O (Office) To: MMC (Multimodal Corridor)

 **SUBJECT AREA**





ATTACHMENT NO. 2

Application



FUTURE LAND USE PLAN CHANGE REZONING

Application No. FLUM -69
(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 8th floor of the Municipal Services Building, One Fourth Street North, St. Petersburg, Florida.

GENERAL INFORMATION	
APPLICATION	
Date of Submittal:	2/13/23
Street Address:	118 66th St. N, St. Petersburg 33710
Parcel ID or Tract Number:	19-31-16-67500-084-0120
Zoning Classification:	Present: <u>CRS-1</u> Proposed: <u>CRT-1</u>
Future Land Use Plan Category:	Present: <u>R/OG</u> Proposed: <u>PR-MU</u>
NAME of APPLICANT (Property Owner): 118 66TH STREET NORTH LLC	
Street Address:	6167 7TH AVE N
City, State, Zip:	ST PETERSBURG FL 33710-7015
Telephone No:	954-557-0326
Email Address:	emsegall@hotmail.com
NAME of any others PERSONS (Having ownership interest in property):	
Specify Interest Held:	3W, LLC has a right to purchase the property and has until 1/31/2024 to close.
Is such Interest Contingent or Absolute:	Contingent
Street Address:	1758 30th Ave N
City, State, Zip:	St. Petersburg, FL 33713
Telephone No:	408-507-3523
Email Address:	goudreaux@gmail.com
NAME of AGENT OR REPRESENTATIVE: Griffin Goudreau	
Street Address:	1758 30th Ave N
City, State, Zip:	St. Petersburg, FL 33713
Telephone No:	408-507-3523
Email Address:	goudreaux@gmail.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: Griffin Goudreau Date: 3/1/2023
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:	118 66th St. N, St. Petersburg FL 33710
Parcel ID or Tract Number:	19-31-16-67500-084-0120
Square Feet:	34,569
Acreage:	0.79
Proposed Legal Description:	PASADENA ON THE GULF SEC B BLK 84, LOTS 11 & 12
Is there any existing contract for sale on the subject property:	Yes
If so, list names of all parties to the contract:	3W, LLC
Is contract conditional or absolute:	Conditional
Are there any options to purchase on the subject property:	No
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:	
Arguably, the subject property is no longer desirable for single family residential use. Largely, due to its location within a triangular-shaped land are surrounded by thee major roads (66th St N, Pasadena Ave, and 1st Ave N) and proximity to a retail shopping center and numerous office and multifamily uses. The property also lies within 66th St Sunrunner transit station area.	
The requested PR-MU Plan designation and CRT-1 zoning are consistent with the designations immediately abutting the south and to the southeast, thus, the request is consistent with Policy LU 3.4 of the comprehensive plan. The subject area is separated from the multi-family development to the West by a paved alley and from the single-family neighborhoods to the North by Pasadena Ave and to the East by 66th St. N.	
The requested designations are also consistent with Policy LU 3.6 and Policy LU 3.7. The established character of the immediate area is dominated by 66th St N and Pasadena Ave. The established uses in the immediate area include a wide expanse of single family East of 66th and established office, retail, and multifamily uses to the West and South, along several major roadways.	
Subject property is also an appropriate location t permit mixed use development considering the established multifamily uses to the West and commercial uses to the South and Southwest, consistent with objective LU4 of the Comprehensive Plan.	
If approved, our request will result in new investment and redevelopment opportunities within an existing heavily traded corridor which is consistent with the following objectives: LU 3.17 & LU 11.2	
Further, our intention is to build up to 19 townhomes on the property however the requested CRT-1 zoning may aid in creating permanent employment opportunities and improve the City's tax base (Policy LU 3.5) if we decide to implement retail or other mixed-uses into the development.	

Dear City of St. Petersburg Zoning and Planning,



We, **118 66TH Street North LLC**, the owner of **118 66th St N, St. Petersburg FL 33710**, authorizes Griffin Goudreau of 3W, LLC, who has an equitable interest in the property by way of executed purchase contract effective 1/28/2023, to act as the representative/agent of property while the purchase contract remains active and in effect.

Signature of Griffin Goudreau (3W, LLC):

Signature of Owner #1:



Signature of Owner #2:



To: Planning and Development Services Department of the City of St. Petersburg
From: 3W, LLC; Griffin Goudreau
Subject: FLUM and Rezoning Application Narrative
Address: 118 66th St. N, St Petersburg, FL 33710

Hello,

We are of the opinion that this request would be an appropriate land use and / or rezoning for the subject property, and conforms with the Relevant Considerations of the Zoning Ordinance for the following reasons:

- 1- Arguably, the subject property is no longer desirable for single family residential use. Largely, due to its location within a triangular-shaped land are surrounded by three major roads (66th St N, Pasadena Ave, and 1st Ave N) and proximity to a retail shopping center and numerous office and multifamily uses. The property also lies within 66th St SunRunner transit station area.
- 2- The requested PR-MU Plan designation and CRT-1 zoning are consistent with the designations immediately abutting the south and to the southeast, thus, the request is consistent with Policy LU 3.4 of the comprehensive plan. The subject area is separated from the multi-family development to the West by a paved alley and from the single-family neighborhoods to the North by Pasadena Ave and to the East by 66th St. N.
- 3- The requested designations are also consistent with Policy LU 3.6 and Policy LU 3.7. The established character of the immediate area is dominated by 66th St N and Pasadena Ave. The established uses in the immediate area include a wide expanse of single-family East of 66th and established office, retail, and multifamily uses to the West and South, along several major roadways.
- 4- Subject property is also an appropriate location to permit mixed use development considering the established multifamily uses to the West and commercial uses to the South and Southwest, consistent with objective LU4 of the Comprehensive Plan.
- 5- If approved, our request will result in new investment and redevelopment opportunities within an existing heavily traded corridor which is consistent with the following objectives: LU 3.17 & LU 11.2
- 6- Further, our intention is to build up to 19 townhomes on the property however the requested CRT-1 zoning may aid in creating permanent employment opportunities and improve the City's tax base (Policy LU 3.5) if we decide to implement retail into the development.

Further, the following are our responses to the 11 Standards for Review:

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

The following policies and objectives from the Comprehensive Plan are applicable:

LU2.4 - The City may permit an increase in land use intensity or density outside of activity centers where available infrastructure exists and surrounding uses are compatible.

LU3.1.(F)(2) - Planned Redevelopment – Mixed Use (MU) - Allowing 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

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

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.

LU3.6 - Land use planning decisions shall weigh heavily the established character of predominately developed areas where changes of use or intensity of development are contemplated.

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

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.

LU3.17 - Future expansion of commercial uses is encouraged when infilling into existing commercial areas and activity centers, or where a need can be clearly identified, and where otherwise consistent with the Comprehensive Plan.

LU.3.18 - All retail and office activities shall be located, designed and regulated so as to benefit from the access afforded by major streets without impairing the efficiency of operation of these streets, and with proper facilities for pedestrian convenience and safety.

LU4(2) - Commercial – the City shall provide opportunities for additional commercial development where appropriate.

LU4(4) - 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.

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.

LU11.2 - The need for redevelopment should be assessed based on the following factors; 1) building conditions, 2) socio/economic characteristics, 3) land to improvement value ratios, 4) non-conforming uses and 5) potential for private investment.

T1.3 - The City shall review the impact of all rezoning proposals and requests to amend the FLUM on the City's transportation system. FLUM amendment requests that increase traffic generation potential shall demonstrate that transportation capacity is available to accommodate the additional demand.

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 proposed amendment will not impact environmentally sensitive lands or areas which are documented habitat for listed species as defined by the Conservation Element of the Comprehensive Plan

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

The proposed CRT-1 zoning would mean up to 19 units could be developed, calculated at a density of 24 units per acre. Assuming there were 1.74 persons per multi-family unit, the buildout population is estimated to be 33 persons.

The Pinellas County School District estimates that there are 0.32 school age persons per household (source data as of 2012). This would mean that the proposed 19 units would produce 6 persons of school age.

We believe the potential impact of anticipated students on this type of development to be minimal.

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;

Due to the minor change in density between CRS-1 and CRT-1, the proposed change will not have a significant impact on the City's adopted levels of service for potable water, sanitary sewer, solid waste, traffic, mass transit, stormwater management and recreation. Analysis from the 2012 staff report from City File: FLUM-13, breaking down the impact from NT-3 to CRT-1 on water, wastewater, solid waste, traffic, mass transit, recreation and stormwater management, will prove that should the requested land use change and rezoning for the subject 0.79 acres be approved, the City has sufficient capacity to serve the subject property.

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

The land area is both appropriate and adequate for the anticipated use of the subject property. It is anticipated that the single family home will be converted into at least nineteen (19) townhome units.

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 approximately four acres of vacant land in the City designated CRT-1 zoning

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

The proposed Planned Redevelopment Mixed-Use land use designation is consistent with the established land use pattern to the South and Southeast.

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

The existing CRS-1 zoning district boundary is not illogically drawn in relation to existing conditions. However, the four existing single-family homes have significantly lower density than the surrounding parcels within the triangle of 66th St N to the East, Pasadena Ave to the West and North, and 1st Ave N to the South.

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;

If approved, the proposed amendment will result in only an additional .79 acres of land designated PR-MU and zoned CRT-1. The addition will not significantly affect the mix of land uses within the City. There is no data or research to indicate that additional nonresidential land is needed in the proposed location to provide services or employment to the residents of 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;

According to FEMA the subject property is located in Evac Zone "E" and Flood Zone "X" i.e. not in a flood zone. Also, the property does not lie within the CHHA (Coastal High Hazard Area)

11. Other pertinent facts.

None.

If you have any questions, comments, or concerns we would be more than willing to discuss via in-person meeting, call, or email.

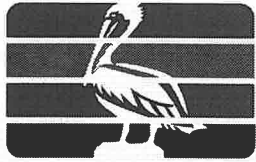
Best,

Griffin Goudreau
Goudreaux@gmail.com

408-507-3523

3W, LLC

1758 30th Ave N, St. Petersburg, FL 33713



st.petersburg
www.stpete.org

PUBLIC PARTICIPATION REPORT

Application No. _____

In accordance with LDR Section 16.70.040.1.F., "It is the policy of the City to encourage applicants to meet with residents of the surrounding neighborhoods prior to filing an application for a decision requiring a streamline review or public hearing. Participation in the public participation process prior to required public hearings will be considered by the decision-making official when considering the need, or request, for a continuance of an application. It is not the intent of this section to require neighborhood meetings, (except when the application is for a local historic district) but to encourage meetings prior to the submission of applications for approval and documentation of efforts which have been made to address any potential concerns prior to the formal application process."

NOTE: This Report may be updated and resubmitted up to 10 days prior to the scheduled Public Hearing.

APPLICANT REPORT

Street Address:

1. Details of techniques the applicant used to involve the public

(a) Dates and locations of all meetings where citizens were invited to discuss the applicant's proposal

Jan 30th - Feb 9th: I have issued numerous calls and hand written letters to notify all the neighboring parcels about the project, attempting to receive feedback, concerns, comments, etc. All have been invited to schedule a meeting to discuss if they desire.

(b) Content, dates mailed, and number of mailings; including letters, meeting notices, newsletters, and other publications

Correspondence included hand-written letters describing the project and I included my business card (attached). For the condo complex, I called numerous times and left messages for Sandy, the property manager. I have yet to receive a call back. Only one out of the four residences responded (6601 1st Ave N) and was favorable to the project.

(c) Where residents, property owners, and interested parties receiving notices, newsletters, or other written materials are located

We reached out to all parcels located between 1st Ave N to the North, Pasadena Ave to the South & East, and 66th St N to the West. Total residents totaled four single family homes and one condominium complex (Parc Vendrom I & II).

2. Summary of concerns, issues, and problems expressed during the process

6601 1st Ave N - This owner operates a therapists office and is concerned about the noise of construction during business hours.

NOTICE OF INTENT TO FILE

A minimum of ten (10) days prior to filing an application for a decision requiring Streamline or Public Hearing approval, the applicant shall send a copy of the application by email to the Council of Neighborhood Associations (CONA) (variance@stpetecon.org) and to Federation of Inner-City Community Organizations (FICO) (kleggs11@outlook.com) and by email to all other Neighborhood Associations and/or Business Associations within 300 feet of the subject property as identified in the Pre-Application Meeting Notes. The applicant shall file evidence of such notice with the application.

Date Notice of Intent to File sent to Associations within 300 feet, CONA and FICO: 2/3/2023

Attach the evidence of the required notices to this sheet such as Sent emails.



Griffin Goudreau <goudreaux@gmail.com>

118 66th St. N - Notice of Intent ("NOI") to file a FLUM and Rezoning Application

1 message

Griffin Goudreau <goudreaux@gmail.com>

Fri, Feb 3, 2023 at 3:56 PM

To: tami@simmsteam.com

Cc: "Britton N. Wilson" <britton.wilson@stpete.org>, Riley Mudd <rileymudd11@gmail.com>

Hi Tami,

Please see the attached draft application and a brief letter explaining our request.

If you have any questions, comments, or concerns we would be more than willing to discuss via in-person meeting, call, or email.

Best,

Griffin Goudreau
3W, LLC
408-507-3523
Goudreaux@gmail.com

2 attachments

 **66th St. - Rezoning Application.pdf**
211K

 **66th St. - Central Ave Council - LOI.docx**
15K



Griffin Goudreau <goudreaux@gmail.com>

118 66th St. N - Notice of Intent ("NOI") to file a FLUM and Rezoning Application

1 message

Griffin Goudreau <goudreaux@gmail.com>

Fri, Feb 3, 2023 at 3:57 PM

To: cparks76@msn.com

Cc: "Britton N. Wilson" <britton.wilson@stpete.org>, Riley Mudd <rileymudd11@gmail.com>

Hi Catherine,

Please see the attached draft application and a brief letter explaining our request.

If you have any questions, comments, or concerns we would be more than willing to discuss via in-person meeting, call, or email.

Best,

Griffin Goudreau
3W, LLC
408-507-3523
Goudreaux@gmail.com

2 attachments

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211K

 **66th St. - Lake Pasadena - LOI.docx**
15K



Griffin Goudreau <goudreaux@gmail.com>

118 66th St. N - Notice of Intent ("NOI") to file a FLUM and Rezoning Application

1 message

Griffin Goudreau <goudreaux@gmail.com>

Fri, Feb 3, 2023 at 3:57 PM

To: rabbott100@aol.com

Cc: Riley Mudd <rileymudd11@gmail.com>, "Britton N. Wilson" <britton.wilson@stpete.org>

Hi Monica,

Please see the attached draft application and a brief letter explaining our request.

If you have any questions, comments, or concerns we would be more than willing to discuss via in-person meeting, call, or email.

Best,

Griffin Goudreau
3W, LLC
408-507-3523
Goudreaux@gmail.com

2 attachments

 **66th St. - Rezoning Application.pdf**
211K

 **66th St. - West Central Village - LOI.docx**
15K



Griffin Goudreau <goudreaux@gmail.com>

118 66th St. N - Notice of Intent ("NOI") to file a FLUM and Rezoning Application

1 message

Griffin Goudreau <goudreaux@gmail.com>

Fri, Feb 3, 2023 at 3:57 PM

To: president@stpetecon.org

Cc: Riley Mudd <rileymudd11@gmail.com>, "Britton N. Wilson" <britton.wilson@stpete.org>

Hi Tom,

Please see the attached draft application and a brief letter explaining our request.

If you have any questions, comments, or concerns we would be more than willing to discuss via in-person meeting, call, or email.

Best,

Griffin Goudreau
3W, LLC
408-507-3523
Goudreaux@gmail.com

2 attachments

 **66th St. - CONA - LOI.docx**
15K

 **66th St. - Rezoning Application.pdf**
211K



Griffin Goudreau <goudreaux@gmail.com>

118 66th St. N - Notice of Intent ("NOI") to file a FLUM and Rezoning Application

1 message

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Best,

Griffin Goudreau

3W, LLC

408-507-3523

Goudreaux@gmail.com

2 attachments

 **66th St. - Rezoning Application.pdf**
211K

 **66th St. - West Central Village - LOI.docx**
15K



Griffin Goudreau <goudreaux@gmail.com>

118 66th St. N - Notice of Intent ("NOI") to file a FLUM and Rezoning Application

1 message

Griffin Goudreau <goudreaux@gmail.com>

Fri, Feb 3, 2023 at 3:57 PM

To: cparks76@msn.com

Cc: "Britton N. Wilson" <britton.wilson@stpete.org>, Riley Mudd <rileymudd11@gmail.com>

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Griffin Goudreau
3W, LLC
408-507-3523
Goudreaux@gmail.com

2 attachments

 **66th St. - Rezoning Application.pdf**
211K

 **66th St. - Lake Pasadena - LOI.docx**
15K



Griffin Goudreau <goudreaux@gmail.com>

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Griffin Goudreau
3W, LLC
408-507-3523
Goudreaux@gmail.com

2 attachments

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211K

 **66th St. - Central Ave Council - LOI.docx**
15K



Griffin Goudreau <goudreaux@gmail.com>

118 66th St. N - Notice of Intent ("NOI") to file a FLUM and Rezoning Application

1 message

Griffin Goudreau <goudreaux@gmail.com>

Fri, Feb 3, 2023 at 3:57 PM

To: president@stpetecona.org

Cc: Riley Mudd <rileymudd11@gmail.com>, "Britton N. Wilson" <britton.wilson@stpete.org>

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Best,

Griffin Goudreau
3W, LLC
408-507-3523
Goudreaux@gmail.com

2 attachments

 **66th St. - CONA - LOI.docx**
15K

 **66th St. - Rezoning Application.pdf**
211K



ATTACHMENT NO. 3

Public Comments

From: [Barb R](#)
To: [Britton N. Wilson](#)
Subject: 118 66th st N
Date: Wednesday, April 12, 2023 11:28:35 AM

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Britton:

I am writing to you regarding the property at 118 66th St. N. It is our understanding that the developer Griffin Goudreau from 3w LLC is seeking a variance to develop this property. We are not opposing the development of this property. Our major concern and request to the St. Petersburg board, would be to address the use of the alley that is shared between the properties. Any development of this property for multiple residence should not allow any exiting and entering from the alley as is in the current codes.

Allowing entering and exiting into the alley would increase traffic in a very compromised area. This would then impede emergency response vehicles to respond to any situation that may arise. The increase of traffic in the alley would also jeopardize the safety of the resident living at 6645 1st ave N. The alley should only be utilized for the purpose of trash collection. The property at 118 66th St N should be required to only allow entering and exiting from 66 St. n.

We understand that Mr. Goudeau understands our concerns and agrees that they would also work to achieve this.

Feel free to contact me at Barbrock89@gmail.com as I am the current board secretary.

Sincerely,
The Borad Members of Parc Vendome 1

To: Planning and Development Services Department of the City of St. Petersburg
From: 3W, LLC; Griffin Goudreau
Subject: FLUM and Rezoning Application Letter of Support
Address: 118 66th St. N, St Petersburg, FL 33710

The property owner supports the proposed FLUM / Zoning application from CRS-1/OC-G to CRT-1/PR-MU for the property at 118 66th St. N, St Petersburg, FL 33710

Property Owner Address:

222 66TH ST N, ST PETERSBURG FL 33710-7708

Property Owner Name / Signature

Brian Cahill

Brian Cahill

02/16/2023 03:26 PM

From: [Pasadena Townhomes](#)
To: [Britton N. Wilson](#)
Subject: FLUM-69
Date: Saturday, April 22, 2023 12:54:15 PM

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.

Hello Britton,

My wife and I own the property at 225 Pasadena Ave N, so we received the Notice of Public Hearings for FLUM-69.

Please send us any information you have on this plan. We are temporarily assigned overseas and will not be able to attend the hearing on May 9 or June 15.

We are concerned about this plan to build 19 townhomes and retail on a lot (.79 acres) a little more than twice the size of ours (.31 acres) where we have only 4 townhomes.

Thanks,

Joe Fette

Sent with [Proton Mail](#) secure email.

Date: April 27, 2023

To: Community Planning and Preservation Commission (CPPC)

From: **Be With You LLC – Juli Steinocher**

Owner of Commercial property and residing business - mindbodylab
6601 1st Avenue North, St Petersburg, FL 33710

Re: FLUM-60 - Proposal for rezoning of 118 66th Street North

Thank you for allowing us input into the proposal to change the zoning for 118 66th Street North from

Corridor Residential Suburban - 1 (CRS-1) to
Corridor Residential Traditional - 1 (CRT-1)
to allow for redevelopment in support of multifamily housing –
19 townhomes with potential for retails or other mixed uses

This request for a more intense residential density provides us all the opportunity to consider the impact to the entire block (actually a Triangle) created by the connections of 66th Street, 1st Ave N, & Pasadena Avenue

We believe there needs to be consideration of having an overall plan for this Triangle to include the following:

1. **Traffic Calming Plan for both ends of alley** - 1st avenue North and Pasadena Avenue have become race-ways with speeding vehicles and many accidents happening at 66th Street and 1st Avenue North. This creates a very dangerous entry and exit for the increased alley traffic. Consider traffic calming solutions around the Triangle and potential widening of alley entry/exit.
2. **Pedestrian and resident safety accommodations**– Pedestrians have no clear path around the Triangle for access to retail and public transportation. Pasadena Avenue side of the Triangle is only side that currently has a sidewalk. There is no connection for 66th street pedestrians to walk to the new SunRunner station on the same side of street. This zoning change will increase the number of people and to make it more pedestrian friendly will necessitate sidewalks on the other 2/3 sides of the Triangle.
3. **Consideration of Green Space** – the removal of mature pine trees is a loss to the neighborhood. Trees provide shade and neighborhood distinction with intense pedestrian density. Flooding too occurs in sections of the Triangle which should be adequately addressed in any site plan reviews.

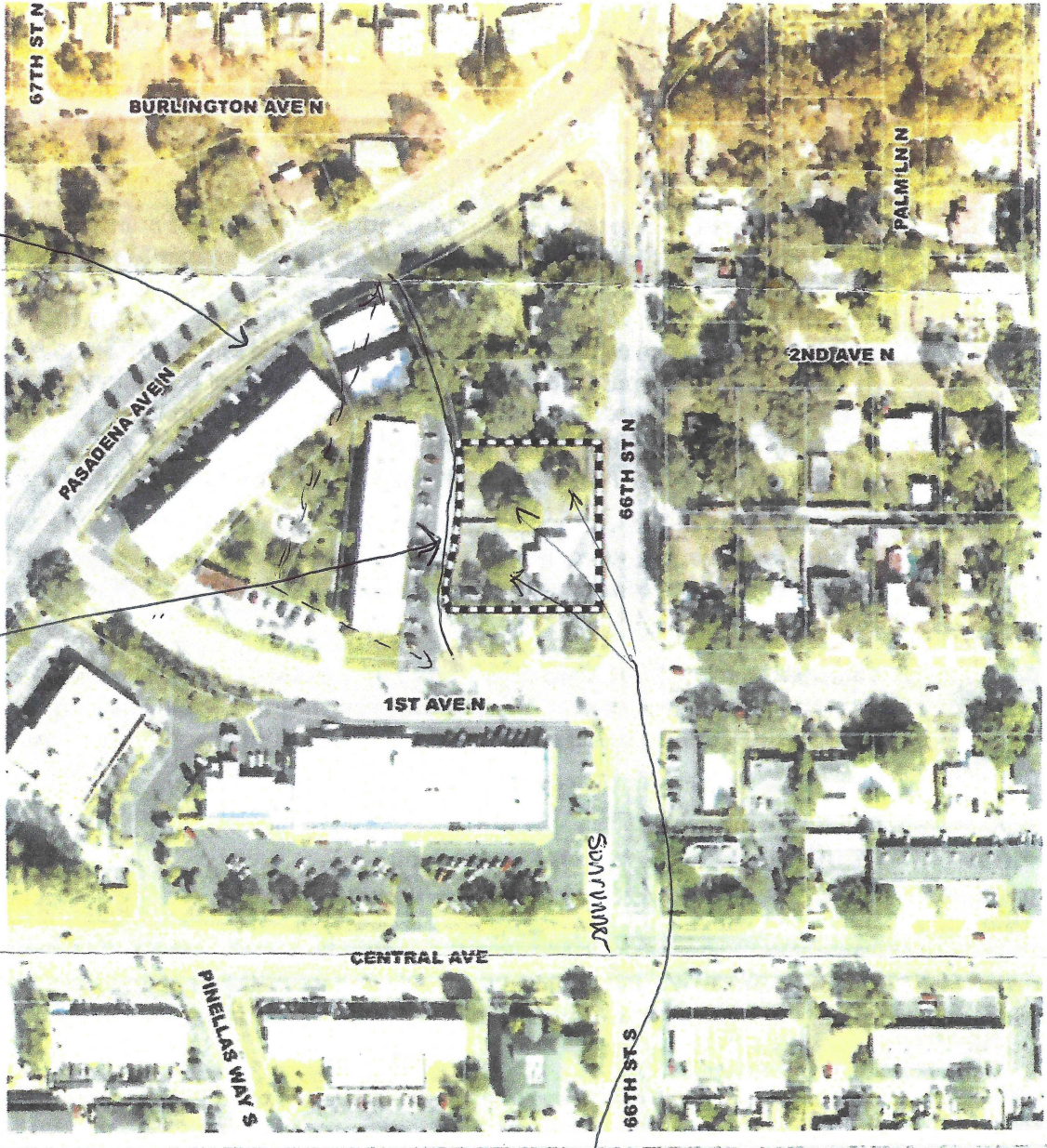
Sincerely,



Juli Steinocher
727-459-5045

juli@mindbodylab.com

Further, in accordance with Section 286.0105, Florida Statutes, if a person decides to appeal any decision made by a governmental board, commission or agency, they will need a record of the proceeding. It is up to the potentially adversely affected citizen to ensure that a verbatim record of the proceeding is made, including testimony and evidence upon which the appeal is to be based. Any person who may need such a record can arrange for a court reporter to attend the public hearing. Appeal information is set forth in Section 16.70.010.6 of the St. Petersburg City Code, which can be accessed online, along with all of City Code Chapter 16, at www.stpete.org.



Currently there is only sidewalk on one side of The Triange ~ pedestrian & resident safety
②

Alley with dangerous entry/exit ~ traffic calming plan
①

Removal of several trees is concern for already flooding area ~ consideration of green space
③

Britton N. Wilson

From: MARGARET MIGNONE <mignonemargaret@gmail.com>
Sent: Sunday, April 30, 2023 8:13 PM
To: Britton N. Wilson; pmamig1
Subject: Townhomes at 118 66th Street North, St. Petersburg, FL

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.

Dear Britton Wilson,

Let me introduce myself. I am a owner at Parc Vendome Apartments at 6645 1st Ave North #202, St. Petersburg, FL 33710. I have concerns and also issues about the townhomes being built at 118 66th Street North across the alleyway from our Condominium complex and parking lot.

The first issue, I have with this construction of the townhomes being built across the way from us is that it's going to be very crowded with cars and way too much traffic . There will be traffic coming into the townhomes and out of the townhomes off of 66 street north which is going to cause more accidents because it's going to be a stop and go situation constantly.

The parking lot that is going to be in the center of this town home complex is going to cause another problem because you have to have enough parking for visitors, besides the garages that are being built on the first level. Then you're going to have an entrance and exit into the alleyway which is going to cause traffic and accidents because our parking lot is right next to the alleyway. Then you have people that live all around area that use the alleyway as a shortcut to get from First Avenue north to Pasadena Ave., North. Then you have to worry about putting a large dumpster in the alleyway which will be another problem because the alleyway is a very narrow road. The alleyway, floods, rivers and puddles during heavy rain events if there is not enough greenery, or trees to absorb all this water within the complex of the townhomes, you will have flooding there. There needs to be a sound proof wall up to a certain height 6 foot to keep noise down from the townhomes. Next to the townhomes, you got a business Mind Body Lab which will be greatly affected not only with the construction of these townhomes , but the constant traffic and noise brought to the area because of these new townhome owners and residence. I do not see how there can be up to 19 town homes being built in such a small area between the white parcel home that would be demolished and the use of the lot next-door to it. I've fought to get the alleyway to be re-paved, signage to go up and down the alleyway, bright lights to keep crime away, speed humps to keep the speeding down in the alleyway, one-way signs and other signs were placed on 1st Ave., North because I pushed for that, because I am legally blind. Drivers will park their cars wherever they see a parking space available and will not pay attention to the fact that it says reserved on it for our complex. As many accidents that happen on 66th Street North and 1 Avenue North on almost a daily basis now just imagine adding all that traffic and dense population to the area. This will be the biggest problem of all. The police will be called on a daily basis, unless the townhomes know what they can, and cannot do. There has to be rules and regulations to live peacefully among the townhomes, the condominium complex, the business on the corner, and the other townhomes on the end off of Pasadena in Ave. North. There will be traffic coming off of 66th Street North from 1st Ave., North. The same will happen from Pasadena Ave., North also. Residence living around our area use the alleyway as a shortcut now. There are also always large trucks coming into the alleyway to drop off packages, furniture, flooring, appliances, moving companies, dump trucks, mail trucks, moving trucks and repair trucks and city trucks and more.

I don't feel this was well thought out by all parties concerned in the construction of these townhomes. I understand that Saint Petersburg continues to grow beyond our imagination, but to place individuals in a small space will always bring problems.

I have kept in contact with this city in construction and permits department since I heard the rumor that 9 to 10 townhomes were going to be built and possibly up to 11 townhomes that was a while back. Every time I called the city no one there knew anything about any construction of town homes being built at 118 66th St. N., St. Petersburg.

This is letter is coming to you from an owner that has been in the area since 1983 and an owner at my condominium complex for over 20 years. I have done a lot for the Saint Pete area under the radar and as an owner of my Condominium.

Thank you for taking your time for not only reading this letter, but the time you took to talk to me over the phone. To the city workers thank you for all you have done for me, the complex and the area which I live in.

Sincerely,

Margaret "Peggy" Mignone

Britton N. Wilson

From: wallypaul3@gmail.com
Sent: Friday, April 21, 2023 12:29 PM
To: Britton N. Wilson
Subject: Re; City file FLUM-69

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.

Hello,

We are opposed to the requested amendments for the property at 118 66th Street North.
(FLUM-69)

We live in the small age restricted community adjacent to this proposed development. This area is already busy and congested, with the addition of 19 townhomes would only add to this congestion, maybe 10 townhomes would be more fitting for this area. Also, we completely oppose any type of retail or permitted mixed uses on this property which is approximately 50 feet from my front door!

Thank you
Paul Sajdak
6645 1st Ave N
St. Pete, FL 33710
Wallypaul3@gmail.com

Britton N. Wilson

From: Nick Orndorff <b4igo57@yahoo.com>
Sent: Sunday, April 30, 2023 9:21 AM
To: Britton N. Wilson
Subject: GLUM-69

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.

Hello I would like to oppose the proposed zoning change for 118 66th st. n. I thinks that to many. im ok with the orignal zoning for 10. no more than that .thanks

Britton N. Wilson

From: Kent Mayhew <kentmayhewaustin@gmail.com>
Sent: Monday, May 1, 2023 11:35 PM
To: Britton N. Wilson
Subject: City File FLUM-69

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.

Hello my name is Steven Kent Mayhew. I live in Parc Vendome ! 6645 1st Ave N. unit 104. I'm against the development of platted lot 118 66th ST N. Nineteen townhomes with mixed rentals of mixed uses sounds like too many townhomes in my opinion. Mixed rentals also concern me. Ever since the Sunrunner was introduced to the area. I've witnessed a growing concern due to thrift here in Parc Vendome 1. Also the sale of drugs and drug traffic behind Walgreens and the West Central Shopping Center. I feel having the back of another multi rental with mixed uses would certainly invite more of the same. Also the corner of 66th St. N. and 1st Ave N. has shown to be a confusing interaction. There are accidents on a regular basis there! Multi rentals would only make it a higher risk. I look forward to attending Public hearing No. 2

With gratitude,
Kent Mayhew

Britton N. Wilson

From: ANN RENFROE <arenf96417@aol.com>
Sent: Monday, May 1, 2023 1:18 PM
To: Britton N. Wilson
Subject: FLUM-69

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.

Hello,

I oppose the zoning or rezoning of the 118 66th street north, st. Petersburg Florida property for 19 townhouses and retail.

I live at 6645 1st North #302 St petersburg and that property is less than 75ft from my door.

I feel the expansion of that property or placing retail store(s) will be less desirable for the senior age property with all of the noise and additional traffic.

Sincerely,
Ann Renfro

[Sent from AOL on Android](#)

Britton N. Wilson

From: Tim Luecking <timlistens2u@aol.com>
Sent: Saturday, April 29, 2023 2:39 PM
To: Britton N. Wilson
Subject: Glum-69

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.

Hello, I would like to oppose the proposed zoning change at 118 66th St. N. I don't think it should be zoned for any type of commercial work. Nothing has been on that block other than the corner and I'm not even sure that that is occupied properly. Also, I am opposed to increasing the density as that money homes on that small of a lot would be too much. I plan to turn the public hearing and voice my opinion I believe right now it's zoned for 10 units they wanna increase it to 19+ they want to, have commercial use there also and there's nothing on that block or across the street that is commercial we have enough commercial here we don't need more no matter what kind it is so residential if 10 units is what it's approved that's fine. Also I understand that they will not be able to have ingress and egress from the street in front of our building. I believe that was taken care of in a zoning issue years ago and I would like to have them required to have a 6 foot fence without any gates along our side of the property. My name is Tim Luecking I live at 6645 1st Ave. N. unit 102 My phone number is 410-303-1095 and you have my email address. Thank you for your time and consideration.

Sent from my iPhone