



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 on Tuesday, February 11, 2020
at 2:00 p.m. in the Sunshine Center,
330 5th St North, St. Petersburg, FL 33701.

According to Planning and Development Services records, no Community Planning & Preservation Commission members reside, or own property located within 2,000 feet of the subject property. All other possible conflicts should be declared upon announcement of the item.

City File: FLUM-58 **635 64th Street South**

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 Institutional (I) to Residential Medium (RM), from Institutional (I) to Residential Urban (RU) and from Residential Urban (RU) to Residential Medium (RM) with a concurrent amendment to the Official Zoning Map from Neighborhood Suburban Single-family-1 (NS-1) to Neighborhood Suburban Multi-family-1 (NSM-1) for the subject property. The purpose of the proposed map amendments is to allow for multi-family residential development.

APPLICANT INFORMATION

APPLICANT: Grace Connection of Tampa Bay Inc.

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REQUEST

The applicant is requesting an amendment to the Future Land Use Map from Institutional (I) to Residential Medium (RM) for a 4.33-acre portion, from Institutional (I) to Residential Urban (RU) for a 0.21-acre portion and from Residential Urban (RU) to Residential Medium (RM) for a 0.04-acre portion with a concurrent amendment to the Official Zoning Map from Neighborhood Suburban-1 (NS-1) to Neighborhood Suburban Multi-family-1 (NSM-1) and is located at the current site of Grace Connection Church, abutting the City boundary to the south. The subject property is a 4.66-acre parcel where a 0.3-acre portion is within the Coastal High Hazard Area (CHHA) boundary and is excluded from the proposed rezoning to NSM-1 and will remain NS-1. For the purpose of consistency with the existing zoning, the Future Land Use Map amendment for that portion within the CHHA is proposed from Institutional (I) to Residential Urban (RU). The purpose of the proposed amendments, as stated by the applicant, is to allow for multi-family residential development.

SITE DESCRIPTION

Street Address:	635 64 th Street South
Parcel ID No.:	20-31-16-47052-000-0010
Acreage:	4.66 acres total
Zoning:	From Neighborhood Suburban-1 (NS-1) to Neighborhood Suburban Multi-family-1 (NSM-1) – 4.37 acres
Future Land Use:	From Institutional (I) to Residential Medium (RM) – 4.33 acres From Institutional (I) to Residential Urban (RU) – 0.21 acres From Residential Urban (RU) to Residential Medium (RM) – 0.04 acres
Countywide Plan Map:	From Public/Semi-Public (P/SP) to Residential Medium (RM) – 4.37 acres
Existing Use:	Church Use
Surrounding Uses:	North: Single Family Residential (across Bear Creek) West: Vacant Single Family Residential South: South Pasadena Mobile Home Park (located in unincorporated Pinellas County) East: Single Family Residential (across 64 th Street South)
Neighborhood Association:	No neighborhood association Closest association is Pasadena Bear Creek Estates, located approximately 900-feet to the north

BACKGROUND

The subject property is an irregular-shaped lot constrained along the northern boundary by a natural drainage channel. The surrounding land uses to the north, west, and east single-family. The use to the south is the South Pasadena Mobile Home Park, which is 9.6-acre cooperative licensed by the Florida Department of Business and Professional Regulation for 196 units or 20.4 units per acre. The mobile home park is located outside of the municipal boundary of the City of St. Petersburg in unincorporated Pinellas County. Additional multi-

family residential is also located approximately 800 feet to the northeast at the intersection of Emerson Ave S and 63rd Street S that is also zoned NSM-1.

The northern edge of the subject parcel is within the Coastal High Hazard Area (CHHA) boundary, located entirely within the 60-foot drainage easement. The CHHA is defined as “the area below the elevation of a Category 1 storm surge line as established by a Sea, Lake, and Overland Surges from Hurricanes (SLOSH) computerized storm surge model.” Areas included in the CHHA are governed by state law and the policies adopted to administer those provisions in the Comprehensive Plan. Land Use Policy LU7.1 states that “Requests for residential density increases within the Coastal High Hazard Zone shall not be approved,” and Coastal Management objective CM10B states that “The City shall direct population concentrations away from known or predicted coastal high hazard areas consistent with the goals, objectives and policies of the Future Land Use Element.” These two policies clearly restrict and prohibit increases in density in the CHHA. Therefore, the 0.22-acre portion of the subject property within CHHA is not proposed for an increase in density and the current zoning designation of Neighborhood Suburban Single-family-1 (NS-1) will remain. However, to bring the zoning classification into consistency with its Future Land Use designation, that portion with Institutional (I) Land Use is proposed to be amended to Residential Urban (RU).

The trending combination of decreasing attendance for churches and increasing demand for new residential units has resulted in several recent requests for reducing church site boundaries yielding new infill opportunities for single- and multi-family residential development. Within the last few years, the City has processed six (6) church related requests including:

- American Church of the Beautitudes (church closed, adaptive reuse to single-family)
- Euclid Church of Christ (church closed, adaptive reuse conversion to multi-family)
- Hope Lutheran Church (church open, sold excess land for single-family)
- Redeemer Lutheran Church of Christ (church closed, adaptive reuse conversion to office)
- Pasadena Presbyterian Church (church open, sold excess land for single-family)
- Westminster Presbyterian Church (church closed, property for sale)

The current zoning of Institutional (I) has been in place since September 2007, following the implementation of the City’s Vision 2020 Plan, the Citywide rezoning and update of the Land Development Regulations (LDRs). From 1977 to 2007, the subject property was zoned RS-75 (Residential Single-Family).

CONSISTENCY AND COMPATIBILITY

The primary issues associated with this private application are consistency and compatibility of the requested designation with the established surrounding land use and zoning patterns and provisions of adequate public services and facilities, including transportation.

The applicant’s proposal for multi-family housing is not consistent with the current Institutional (I) Future Land Use Map designation. The Institutional (I) designation reflects the ownership and use of the property as a church, referred to in City Code as a *house of worship*. As set forth in the Comprehensive Plan, the Institutional designation is “limited to the designation of federal, state and local public buildings and grounds, cemeteries, hospitals, churches and religious institutions, and educational uses.” The Institutional designation allows residential uses only as accessory to the primary institutional use. The proposed Official Zoning Map and Future Land Use Map amendment will enable redevelopment of the subject property with a residential land use designation and density higher than the surrounding neighborhood to the north, west, and east, but equal with the adjacent property to the south, which is a mobile home park developed with a residential density of 20.4 units per acre.

The requested designation is consistent with several Comprehensive Plan goals, objectives, and policies, which are included in the following section of this report. For e.g., Policy LU3.11 calls for *more dense residential uses (more than 7.5 units per acre) to be located along designated major streets*. 64th Street South is identified on Map 20 of the Comprehensive Plan and classified as a “Future Major Street: Collector, City Road.” Comparatively, there are several existing multi-family properties, including large-scale apartment complexes, located along other undivided, two-lane roads classified as “Future Major Street: Collector, City Road.” There are several multi-family properties located along other undivided, two-lane roads classified as “Future Major Street: Neighborhood Collector, City Road” which is a less intensive classification.

The CPPC and City Council shall further consider whether the proposed request is consistent with Policy LU3.6 which states that *land use planning decisions shall weigh heavily the established character of predominantly developed areas where changes of use or intensity of development are contemplated*. The established character of the immediate area is a mix of single- and multi-family residential development. Single-family development to the north and west is physically separated from the subject property by a tree-lined waterway named Bear Creek. Single-family development to the east is separated from the subject property by 64th Street South, an undivided, two-lane road that also includes two (2) designated bike lanes. In addition to the multi-family development adjacent to the south, multi-family residential is also located approximately 800 feet to the northeast at the intersection of Emerson Ave S and 63rd Street South. Comparisons between the existing NS-1 (Neighborhood Suburban) and proposed NSM-1 (Neighborhood Suburban Multi-Family) are detailed in Attachment 2.

RELEVANT CONSIDERATIONS ON AMENDMENTS TO THE FUTURE LAND USE MAP

1. Compliance of the proposed use with the goals, objectives, policies 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.
- LU2.5 The Land Use Plan shall make the maximum use of available public facilities and the need for new facilities by directing new development to infill and redevelopment locations where excess capacity is available.
- LU3.1(A)(2) Residential Urban (RU) - Allowing low density residential uses not to exceed 7.5 dwelling units per net acre; Residential equivalent uses not to exceed 3 beds per dwelling unit; non-residential uses allowed by the land development regulations up to a floor area ratio of 0.40. An ancillary non-residential use which exceeds three (3) acres, a transportation/utility use which exceeds three (3) acres, or an institutional use (except public educational facilities which are not subject to this threshold) which exceeds five (5) acres, whether alone or when added to existing contiguous like use(s), shall require a Future Land Use map amendment that shall include such use and all contiguous like uses.
- LU3.1(A)(4) Residential Medium (RM) - Allowing 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 Street Map (Map 20), 30 dwelling units per net acres is permitted in accordance with the Land Development Regulations (LDRs). Residential equivalent uses not to exceed 3 beds per dwelling unit; non-residential uses allowed by the land development regulations up to a floor area ratio of 0.5. An ancillary non-residential use which exceeds three (3) acres, a transportation/utility use which exceeds three (3) acres, or an institutional use (except public educational facilities which are not subject to this threshold) which exceeds five (5) acres, whether alone or when added to existing

contiguous like use(s), shall require a Future Land Use map amendment that shall include such use and all contiguous like uses.

- LU3.1(D)(2) Institutional (I) - Limited to designation of federal, state and local public buildings and grounds, cemeteries, hospitals, churches and religious institutions and educational uses. Residential uses having a density not to exceed 12.5 dwelling units per acre, are also allowed. Residential equivalency uses are not to exceed 3 beds per dwelling unit. Non-residential uses permitted in the land development regulations are not to exceed a floor area ratio of 0.55.
- 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.
- LU3.11 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.
- LU3.15 The Land Use Plan shall provide housing opportunity for a variety of households of various age, sex, race and income by providing a diversity of zoning categories with a range of densities and lot requirements.
- LU3.26 Land development regulations shall provide performance standards that ensure compatibility with surrounding uses.
- LU4(1) Residential – the City shall provide opportunities for additional residential development where appropriate.
- 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.
- LU7.1 Requests for residential density increases within the Coastal High Hazard Zone shall not be approved.
- LU20.3 The City will adopt Land Development Regulations which provide for notice of requests for rezoning, land use plan amendments and special exceptions for any property located within approximately 1/4 mile of a neighboring government to the neighboring

government and, for any property located within approximately 1/4 mile of a public educational facility, to the School Board for comments pertaining to the request in relation to their respective plans.

- CM10B The City shall direct population concentrations away from known or predicted coastal high hazard areas consistent with the goals, objectives and policies of the Future Land Use Element.
- H3.2 Distribute publicly assisted housing equitably throughout the City to provide for a wide variety of neighborhood settings for extremely low, very low, low, and moderate income persons and to avoid undue concentrations in single neighborhoods.
- H3.8 All residential districts designated by the land use plan and zoning map shall permit development of affordable housing for extremely low, very low, low, and moderate income households, preferably in developments containing units affordable to a range of income groups.
- H3.12 The City will provide density bonuses to developers of affordable housing through the implementation of the Workforce Housing Density/Intensity Bonus Ordinance.
- H3.20 The City shall offer density bonuses to developers who include on-site housing for extremely low, very low, low and moderate-income households, within mixed income developments that include housing priced at market rate.
- T1.6 The City shall support high-density mixed-use developments and redevelopments in and adjacent to Activity Centers, redevelopment areas and locations that are supported by mass transit to reduce the number and length of automobile trips and encourage transit usage, bicycling and walking.

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 will not adversely affect environmentally sensitive land or properties which are documented as habitat for listed species as defined by the conservation element of the Comprehensive Plan. The subject property is the current site of the Grace Connection Church originally developed in 1956 consisting of approximately 30,000 square feet of congregation space within three (3) separate buildings and approximately 55,500 square feet of asphalt pavement with perimeter tree canopy on the northern and western edges buffering Bear Creek, a natural drainage channel. Redevelopment of the site requires a minimum buffer from the waterway and City Code and SWFWMD site requirements for stormwater management criteria will be implemented. See LOS analysis below.

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

The proposed change will not significantly alter the City's population:

- The current Institutional Future Land Use designation, as it applies to the entire 4.66-acre site, allows for twelve (12) dwelling units per acre as accessory to the primary institutional use. Assuming 1.74 people per multi-family unit, the current buildout population is estimated to be 97 people. Despite the more generous density allowed by the underlying Future Land Use designation, the current zoning designation only allows single-family dwelling units. At

7.5 dwelling units per acre and assuming 2.5 people per single-family unit, the current build-out population is estimated to be 87 people.

- The proposed Residential Medium (RM) Future Land Use designation, as it would apply to 4.37 acres of the site, allows for fifteen (15) dwelling units per acre, plus a workforce housing density bonus of six (6) units. Further, the proposed Residential Urban (RU) Future Land Use designation of as it would apply to 0.29 acres of the site, allows for 7.5 units per acre. Assuming 1.74 people per multi-family unit (92 units) and 2.5 people per single-family unit (2 units), the proposed buildout population is estimated to be 165 people.
- When combined, there is a potential estimated population increase of 78 people.
- The potential number of school age persons will not significantly affect the Pinellas County School System for school facility planning purposes.

As part of the ongoing StPete2050 visioning initiative, a market assessment was recently completed to help identify projected 2050 population growth and growth potential by land use type over the next 30 years. In the last five (5) years, the City's population increased by 16,985 persons, with an annual percent increase of 1.3%. The assessment also found an annualized (per year) demand for new development between 1,035 (low growth scenario) and 1,550 (high growth scenario) residential units. Large consolidated lots, such as those commonly associated with churches, are helping the community address a growing need for more affordable housing. Each of these opportunities must be considered in accordance with the City's Comprehensive Plan and Land Development Regulations, which is the purpose of this review and analysis.

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 78 gpcd. The City's overall potable water demand is approximately 28 million gallons per day (mgd), while the systemwide capacity is 68 mgd. With approximately 41% available capacity systemwide, there is excess water capacity to serve the amendment area.

SANITARY SEWER

The subject property is served by the Northwest Water Reclamation Facility, which presently has an estimated excess average daily capacity of 10.27 million gallons per day (mgd). The estimate is based on permit capacity of 20 mgd and a calendar year 2018 daily average flow of 9.73 mgd. With approximately 52% 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' system-wide peak wet weather wastewater treatment capacity from 112 mgd to approximately 157 mgd – a 40% increase in peak flow capacity. The City is also in the process of system reliability improvements at the Water Reclamation Facilities (WRFs). Concurrent to this, the City has been aggressively conducting improvements to the gravity/collection system to decrease the inflow and infiltration (I&I) which would decrease the peak flow to the WRFs. The City remains committed to spending approximately \$16 million a year in continued I&I reduction.

The City is also fully committed to completing the Integrated Water Resources Master Plan, which incorporates growth projections and outlines the required system and network improvements to maintain LOS.

SOLID WASTE

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, and the continued participation of residents and businesses in these 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 83 years, based on current design (grading) and disposal rates. Thus, there is excess solid waste capacity to serve the amendment area.

TRAFFIC

Existing Conditions

The subject property is located along 64th Street South, a two-lane, undivided roadway that is classified as a collector and maintained by the City of St. Petersburg.

Based on traffic counts collected by the City of St. Petersburg, the Level of Service (LOS) for 64th Street South near the subject parcel is "D." Roadway LOS is divided into six (6) letter grades, "A" through "F," with "A" having free flow conditions for motorists and "F" having heavy traffic congestion. This LOS determination is based on the peak hour traffic volume of 478 in 2014. The volume-to-capacity ratio is 0.47. The traffic volume was slightly higher than the maximum volume for a LOS "C" roadway. Roadways are not considered heavily congested until their LOS become an "E" or "F", or their volume-to-capacity ratio is 0.90 or higher.

While the City no longer has an adopted roadway LOS standard, the proposed amendment is not expected to degrade existing levels of service on 64th Street South due to the excess roadway capacity that is available to accommodate new trips.

Trip Generation under the Existing Institutional and Proposed Residential Urban Future Land Use Map Designations

The traffic impact assessment provided here is a "macro" level of service analysis that is based on the present Institutional designation.

The vehicle trip generation rate under the existing Institutional (Public/Semi-Public) land use is approximately 43 p.m. peak hour trips, calculated as follows:

Step a. 104 avg. daily trips per acre of I land x 4.37 acres = approx. 454 avg. daily trips

Step b. 454 avg. daily trips x .095 percent = approximately 43 p.m. peak hour trips

The vehicle trip generation rate under the requested RM land use is approximately 40 p.m. peak hour trips, calculated as follows:

Step a. 96 avg. daily trips per acre of RM land x 4.37 acres = approx. 420 avg. daily trips

Step b. 420 avg. daily trips x .095 percent = approximately 40 p.m. peak hour trips

A Plan change from Institutional to Residential Medium will likely result in a net *decrease* of 3 p.m. peak hour trips.

Summary of traffic impact (p.m. peak hour trips):

Existing Institutional Plan Category (Public/Semi-Public, Religious Facility Use in the Countywide Rules)	43
Requested Residential Medium Plan Category	40
New p.m. peak hour trips	-3

The traffic analysis presented above is based on the applicable trip generation rates from the Forward Pinellas's *Countywide Rules*.

City staff also conducted a traffic impact analysis based on the size of the existing church and maximum number of multi-family units that could be built. Staff utilized data from the Institute of Transportation Engineers' "Trip Generation Manual" (10th Edition). The estimated p.m. peak hour trip generation on a weekday for a church that is 30,000 square feet is 15. The estimated daily trip generation on a weekday for 94 multi-family units in a low-rise development is 56. While this maximum build-out scenario indicates that traffic may increase, the additional number of trips is 41, or less than one trip per minute. The traffic impact on 64th Street South would be minimal due to the excess roadway capacity.

MASS TRANSIT

The Citywide LOS for mass transit will not be affected. There is no PSTA service on 64th Street South.



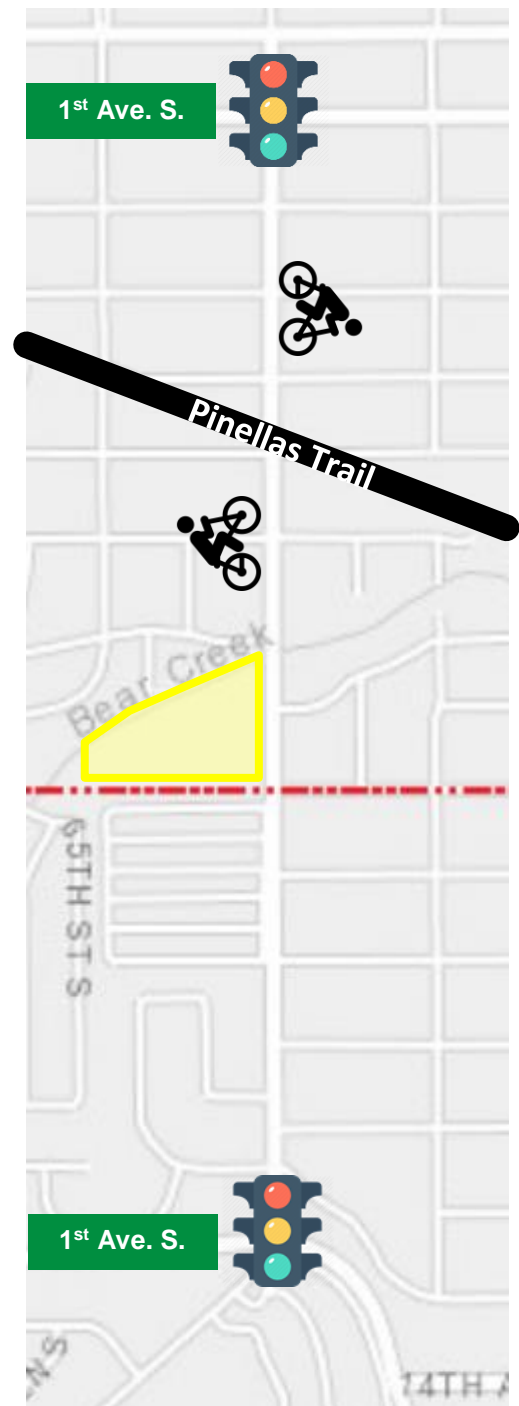
62nd Street South: Looking North



62nd Street South: Looking South



Pinellas Trail: Looking Northwest



RECREATION

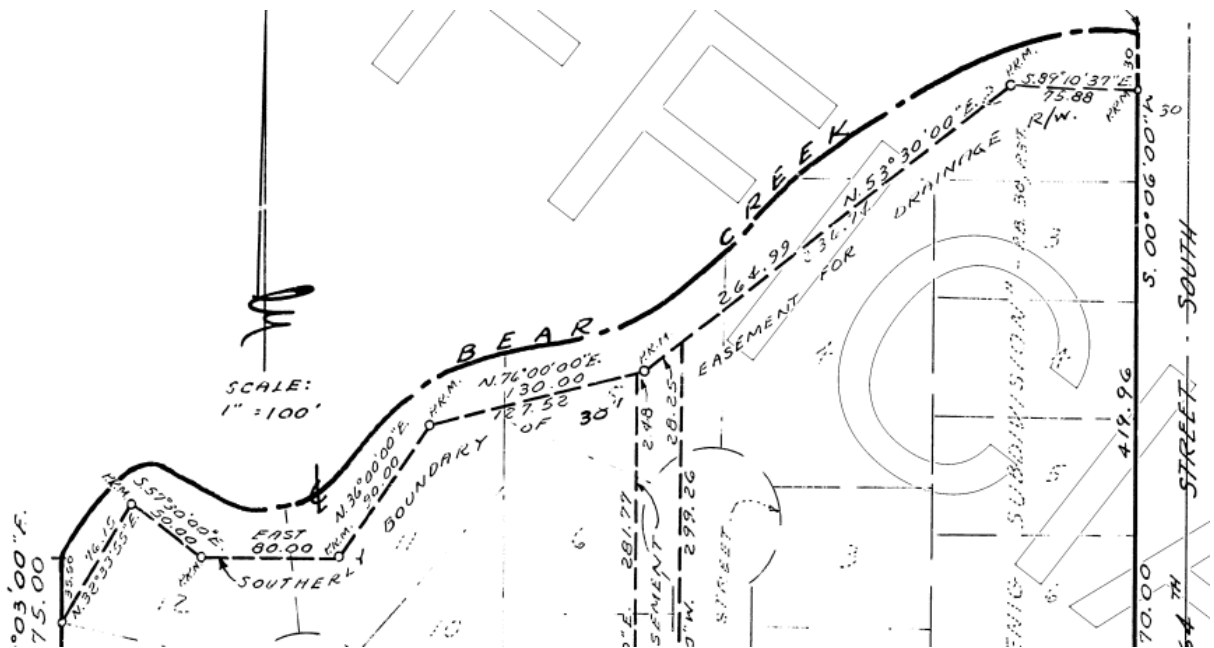
The City's adopted LOS for recreation and open space is 9 acres per 1,000 population, the actual LOS City-wide is estimated to be 21.2 acres per 1,000 population. If approved, there will be no noticeable impact on the adopted LOS standard for recreation and open space.

DRAINAGE

The level of service standard for drainage is implemented by the City through the review of drainage plans for new development and redevelopment. Prior to development of the subject property, site plan approval will be required. At that time, City Code and SWFWMD site requirements for stormwater management criteria will be implemented. The City is currently updating its' Stormwater Master Plan as part of the Integrated Water Resources Master Plan. 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.

Drainage Easement

A 60-foot wide drainage easement exists along the creek, a portion of which is located on the subject property. The status of the drainage easement will not change as a result of this application for map amendment. Please note, the purpose of the 25-foot easement oriented north-south and positioned in the center of the tract is not described on the recorded plat; it is assumed that this easement is for access to the drainage easement. Any future attempt to modify the drainage easement will require separate application and review by related City departments and private utility providers. Given the significance of Bear Creek, a future request to modify the drainage easement is not anticipated; however, if future modifications are requested, the City's Engineering Department typically requires a 20-foot access easement measured from the top-of-bank. When applying the 20-foot requirement to the location of the existing drainage easement, there appears to be little incentive for the property owner to request such a modification.



Source: Recorded subdivision plat on file with Pinellas County, Plat Book 56, Page 44.

Water Quality

As part of any future redevelopment, the applicant is required to demonstrate that stormwater drainage into Bear Creek represents a net improvement to water quality over existing conditions. Drainage permits are reviewed by SWFWMD and the City's Engineering Department.

Bank Stabilization and Structural Integrity of Creek Channel Walls

The City's Engineering Department has noted there are several factors influencing the evaluation of bank stabilization and structural integrity of creek channel walls, independent from whether a building is single- or multi-family. Bank stabilization and structural integrity of the Bear Creek channel walls will be considered at the time of permit review for new construction.

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

The subject land area is both appropriate and adequate for the anticipated multi-family residential use.

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 limited vacant land available for multi-family residential development. Currently there is no vacant multi-family zoned land within close proximity to the subject site.

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

The requested Residential Medium (RM) land use designation and anticipated multi-family development is consistent with the surrounding one quarter of a mile established land use pattern. Directly to the south is the South Pasadena Mobile Home Park that has an existing density of approximately 20.4 units per acre. Less than a quarter of a mile to the northeast is a multi-family apartment complex zoned NSM-1, see attached map depicting existing surrounding uses.

All developments 60 units or greater require Site Plan Review (SPR) approval by the Development Review Commission (DRC) through the public hearing process. SPR criteria include requirements to address compatibility with surrounding land uses. SPR and the required public hearing will include email and direct mail notification to the Council of Neighborhood Associations (CONA) and Federation of Inner-City Organizations (FICO) and direct mail notification to all registered property owners within 300-feet of the subject property.

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

The purpose of the proposed amendments is to allow redevelopment of the existing church site for multi-family residential housing. The subject property boundary is logically drawn in relation to existing conditions.

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.

Not applicable.

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 0.22-acre portion of the subject property that is inside of the 100-year floodplain and coastal high hazard area is excluded from the proposed change in zoning. For the purposes of consistency with the existing zoning of NS-1 that will remain, the Future Land Use Map amendment for that portion is proposed from Institutional (I) to Residential Urban (RU).

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:

The subject property is categorized on the Countywide Plan Map as Public/Semi-Public (P/SP). This plan category is intended to recognize institutional and transportation/utility uses that serve the community or region. To achieve consistency with the Countywide Plan Map, an amendment to Residential Medium (RM) is required and shall be requested through Forward Pinellas, a countywide planning agency, and the Countywide Planning Authority.

PUBLIC NOTICE and COMMENTS

Public Notice

On November 7, 2019, City Council adopted Ordinance 397-H, amending various sections of Chapter 16 of the City of St. Petersburg City Code relating to notice and public participation. The applicant has met the minimum notification requirements prescribed by City Code. Further, additional steps were taken by City staff to provide additional notification beyond the minimum requirements and assist the general public with access to related information:

- December 10, 2019: Pursuant to City Code, the applicant sent a “Notice of Intent to File” to the Council of Neighborhood Associations (“CONA”) and the Federation of Inner-City Organizations (“FICO”). There is no applicable neighborhood association.
- December 16, 2019: The City’s Urban Planning and Historic Preservation Division (“Division”) received an application for processing.
- December 20, 2019: An email notification was sent by the Division to CONA confirming receipt, including a courtesy notice (not required by City Code) to the Pasadena Bear Creek Neighborhood Association that is located nearby. This notice included a general introduction to the request, a copy of the application, tentative meeting dates for both the CPPC and City Council, and general information links to the Land Development Regulations, Comprehensive Plan, interactive zoning and future land use map, public hearing rules of procedure, live and archived video for future and past CPPC public hearings, and the then-pending staff report. Instructions were also provided for the submission of written comments. Furthermore, City Council members were separately noticed and advised that this application is a quasi-judicial item.
- January 7, 2020: The City’s current planning projects webpage was updated to add this application description and related links. In addition to the notification materials distributed on December 20, 2019, a map series and automated button for the submission of public comments were included. Although not required by City Code, Division staff took this extra step to provide an efficient means for residents to share information.
- January 17, 2020: Three (3) public notification signs were posted on the subject property. In addition to noticing the public hearing, two (2) online links were included for accessing the information described above.
- January 23, 2020: 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, City of Gulfport, and Pinellas County. 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.

- January 30, 2020: As a supplement to the direct mail notice, Division staff also sent an email notice to planning staff at the City of Gulfport, Pinellas County, and Forward Pinellas. Although not required by City Code, Division staff sent this email as a courtesy, including the notification letter, application, and map series as attachments.

Public Comments

In early 2019, Grace Connection Church approached the City of St. Petersburg with an offer to sell the property for development of affordable housing units. The City was evaluating whether to purchase the property using Penny for Pinellas funds earmarked for land acquisition for affordable housing. On April 23, 2019, City staff hosted an information meeting, which was attended by nearly 500 nearby residents, many of whom expressed concerns citing increased traffic, deteriorated environmental quality, decreased property values, and incompatible scale and character with the surrounding neighborhood. On May 13, 2019, Grace Connection Church withdrew its offer to sell the property to the City of St. Petersburg.

During the earlier effort, City staff was made aware of one (1) organizing campaign against the proposal. The organization was first identified in the Tampa Bay Times as *Pasadena Gulfport St. Petersburg Neighbors Unite*. This organization has not engaged with the City regarding the current application, which is independent from the earlier effort.

Given the significant interest in early 2019, Division staff anticipated a higher-than-average number of public comments for this application. As of this writing, Division staff has received three (3) phone calls opposed, one (1) email opposed, and one (1) on-site visit from a neighbor who was also opposed.

PUBLIC HEARING PROCESS

The proposed ordinance associated with the Future Land Use Map and Official Zoning Map amendment requires one (1) public hearing with the Community Planning & Preservation Commission (CPPC), one (1) public hearing with City Council, one (1) public hearing with Forward Pinellas, and one (1) public hearing with the County Planning Authority (CPA).

SUMMARY

Based upon the analysis contained in this report, City staff finds that the proposed Future Land Use and Official Zoning Map amendments are consistent with the Comprehensive Plan.

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.

ATTACHMENTS

1. Maps
2. NS-1 and NSM-1 Development Standards
3. Application
4. Public Comments
5. Public Notification Letter and Sign



ATTACHMENT NO. 1

Maps



AERIAL

CITY FILE

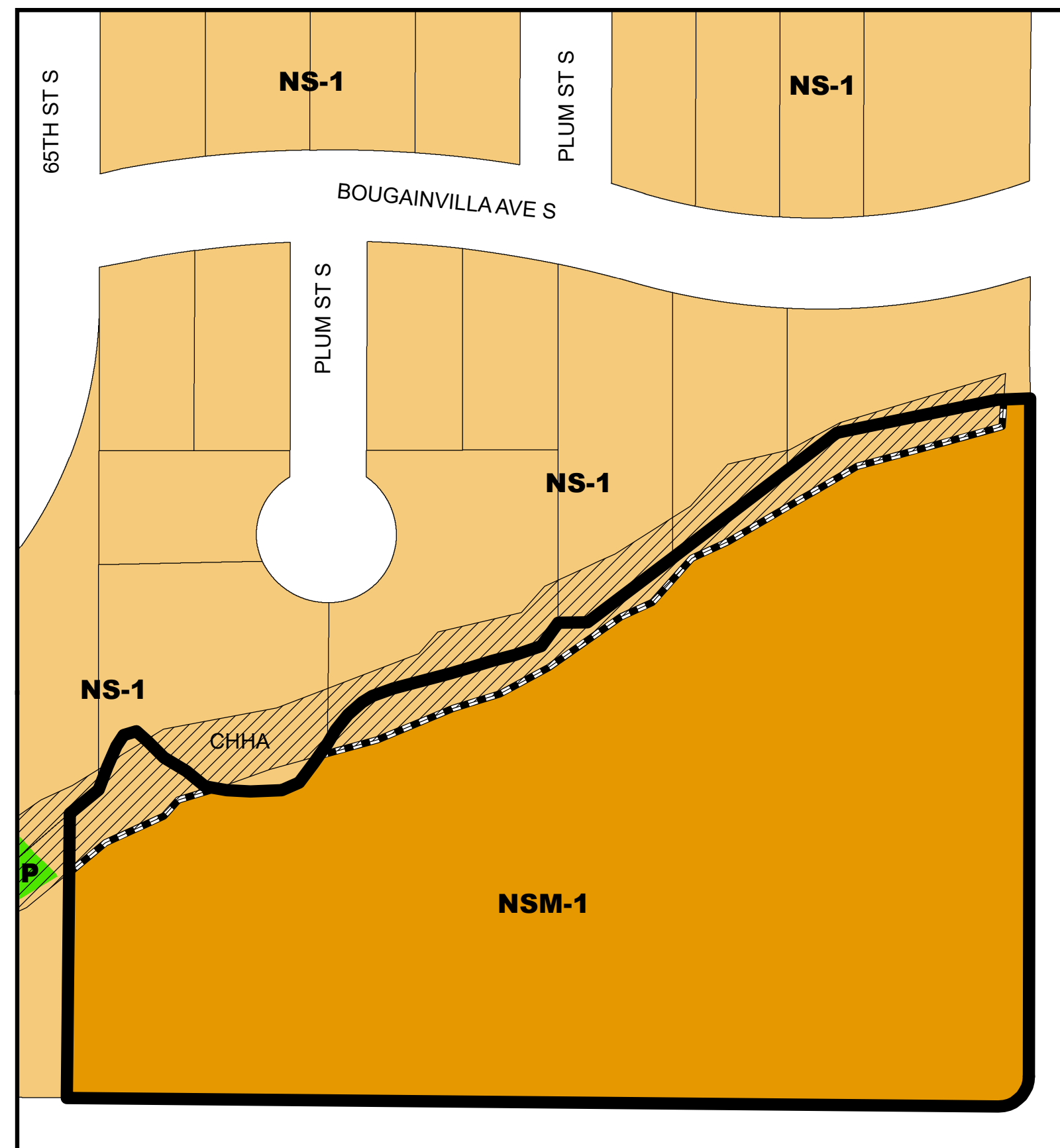
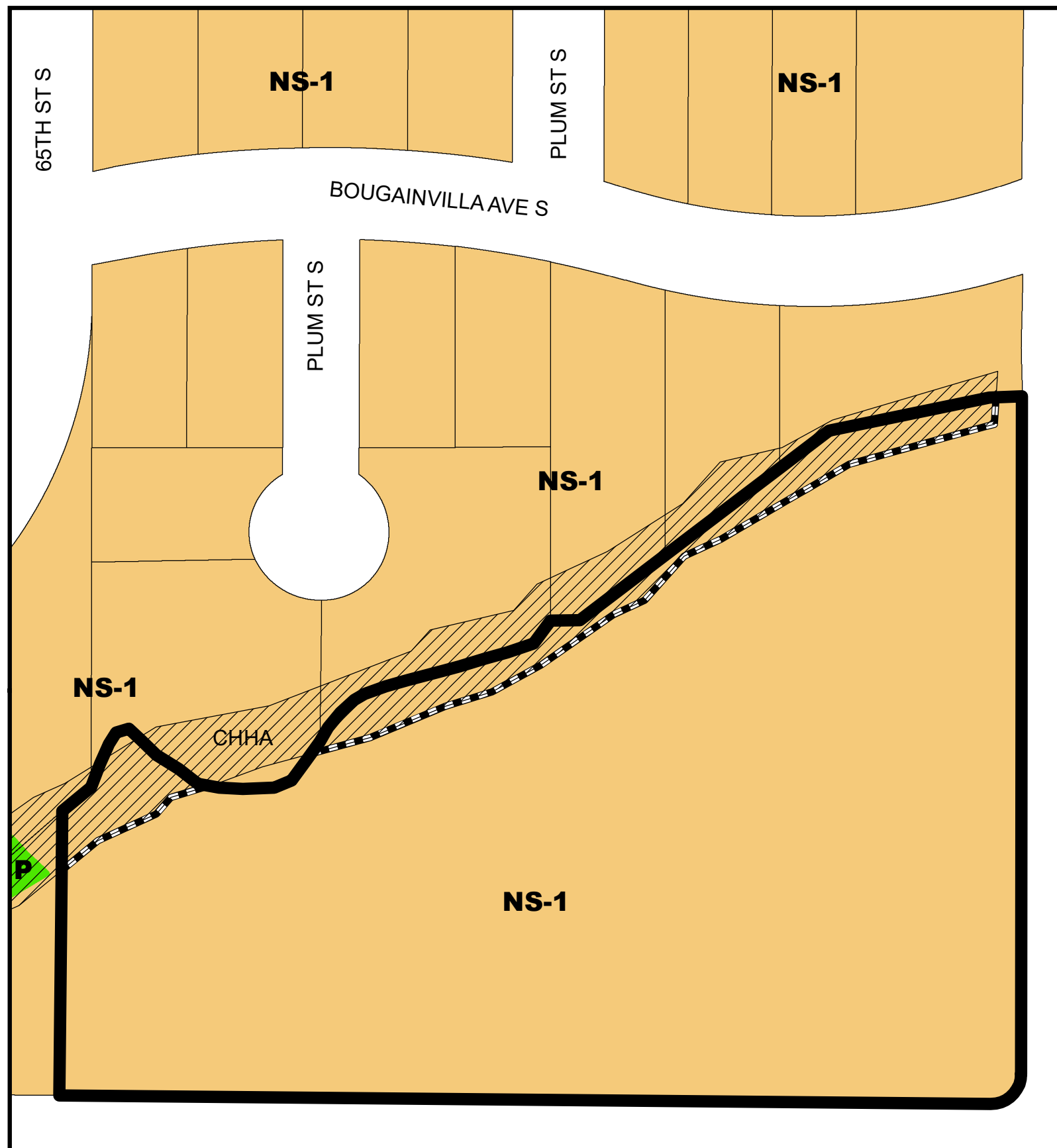
FLUM-58

1 inch = 392 feet



SUBJECT AREA





EXISTING ZONING

PROPOSED ZONING

CITY FILE

FLUM-58

1 inch = 83 feet

From: NS-1 (Neighborhood Suburban-1) **To: NSM-1 (Neighborhood Suburban Multi Family - 1)**



SUBJECT AREA



CITY FILE

FLUM-58

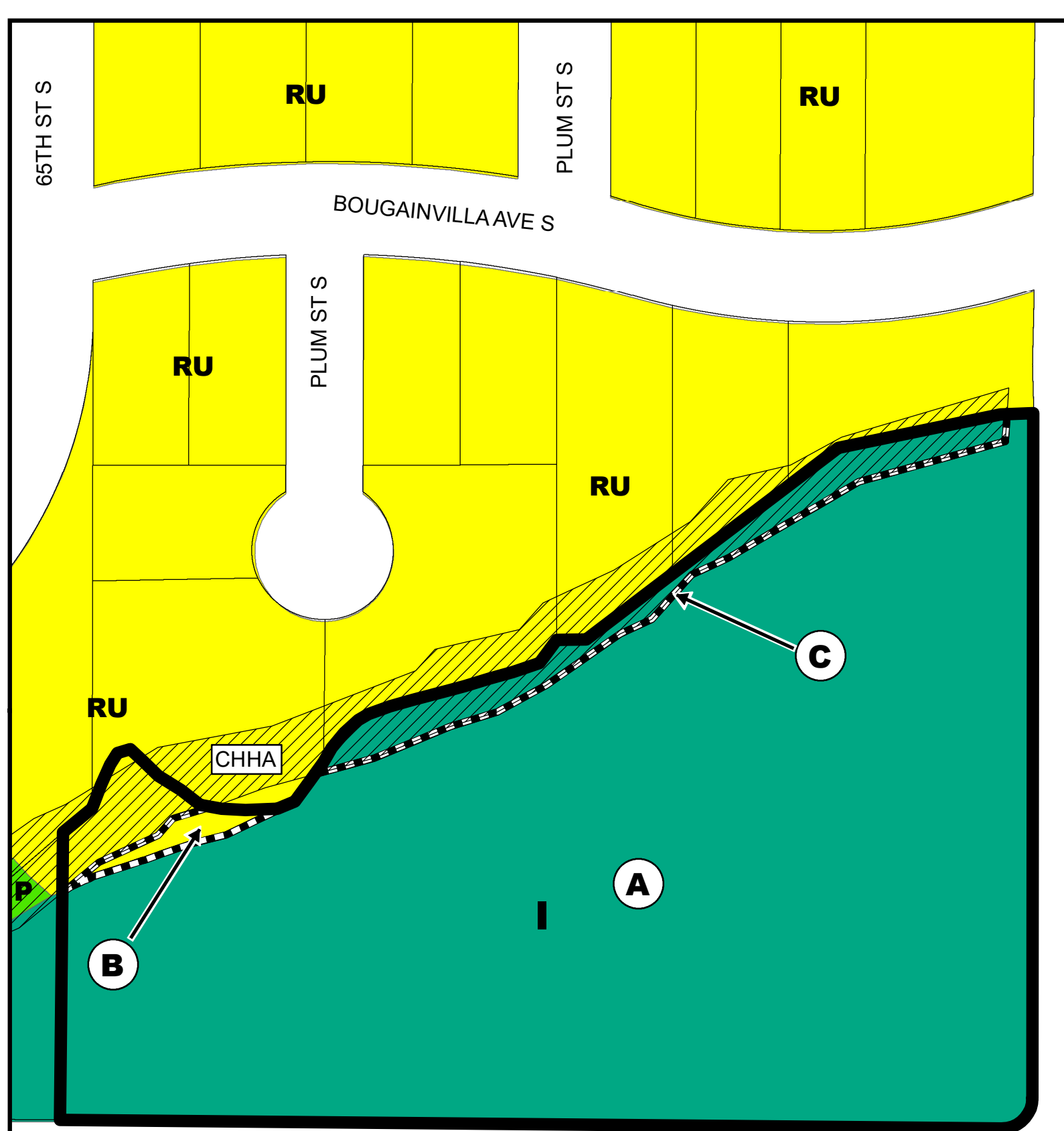
1 inch = 83 feet

From: NS-1 (Neighborhood Suburban-1) **To: NSM-1 (Neighborhood Suburban Multi Family - 1)**



SUBJECT AREA





EXISTING FUTURE LAND USE

CITY FILE

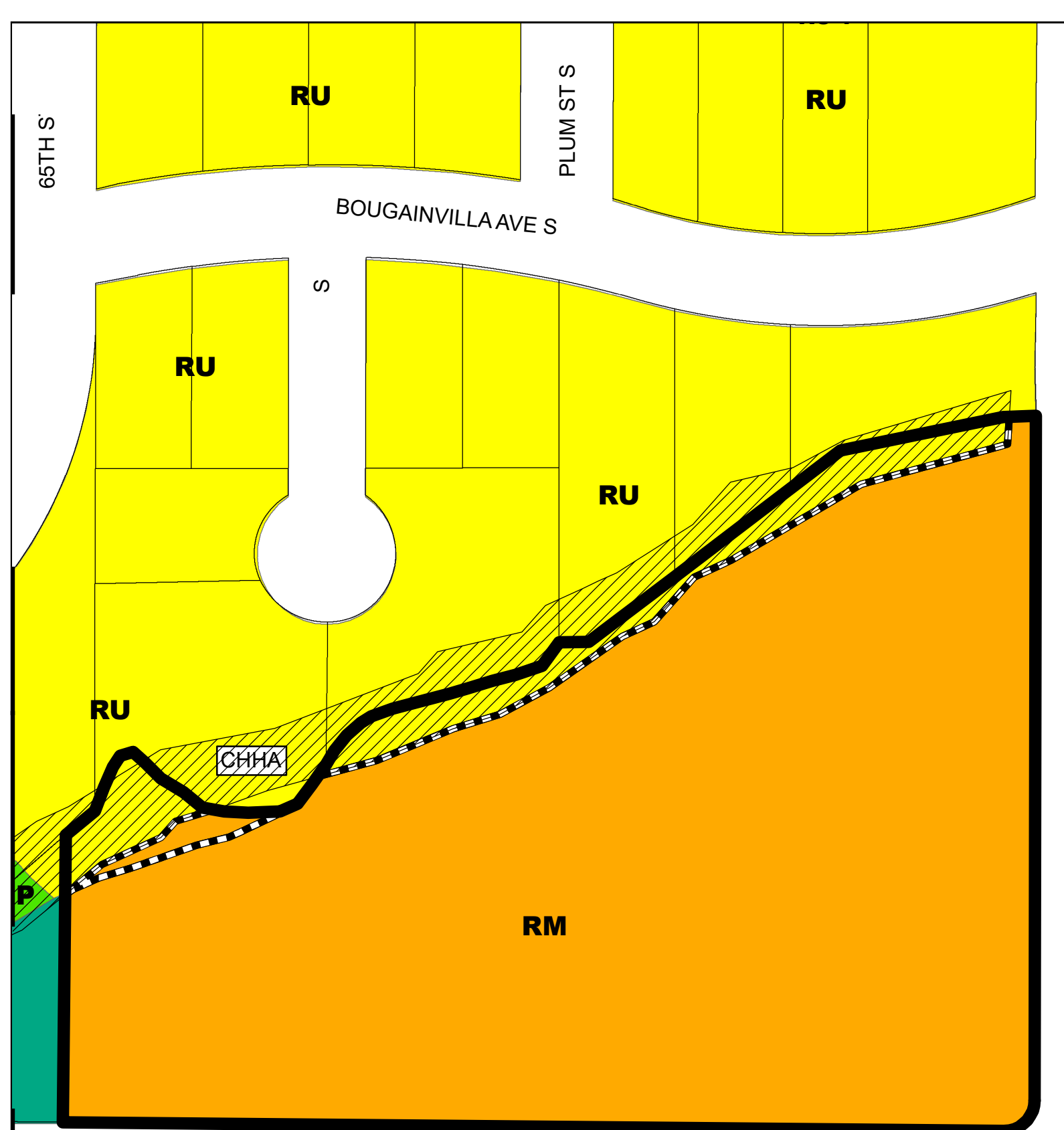
FLUM-58

1 inch = 83 feet

- | | | |
|------------|------------------------------|-----------------------------|
| (A) | From: I (Institutional) | To: RM (Residential Medium) |
| (B) | From: RU (Residential Urban) | To: RM (Residential Medium) |
| (C) | From: I (Institutional) | To: RU (Residential Urban) |



SUBJECT AREA



PROPOSED FUTURE LAND USE

CITY FILE

FLUM-58

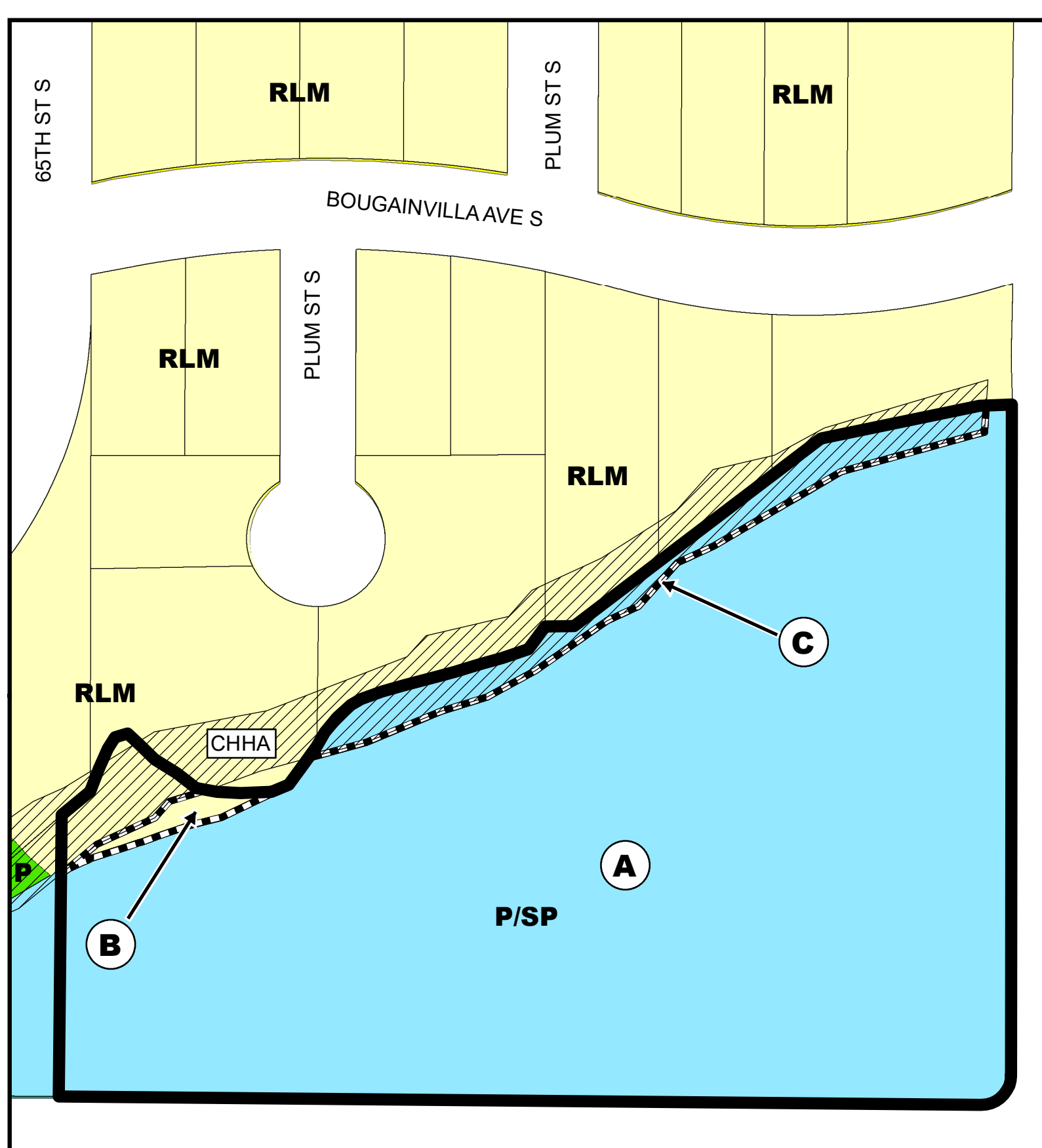
1 inch = 83 feet

- | | | |
|------------|------------------------------|-----------------------------|
| (A) | From: I (Institutional) | To: RM (Residential Medium) |
| (B) | From: RU (Residential Urban) | To: RM (Residential Medium) |
| (C) | From: I (Institutional) | To: RU (Residential Urban) |



SUBJECT AREA





EXISTING COUNTYWIDE PLAN MAP

CITY FILE

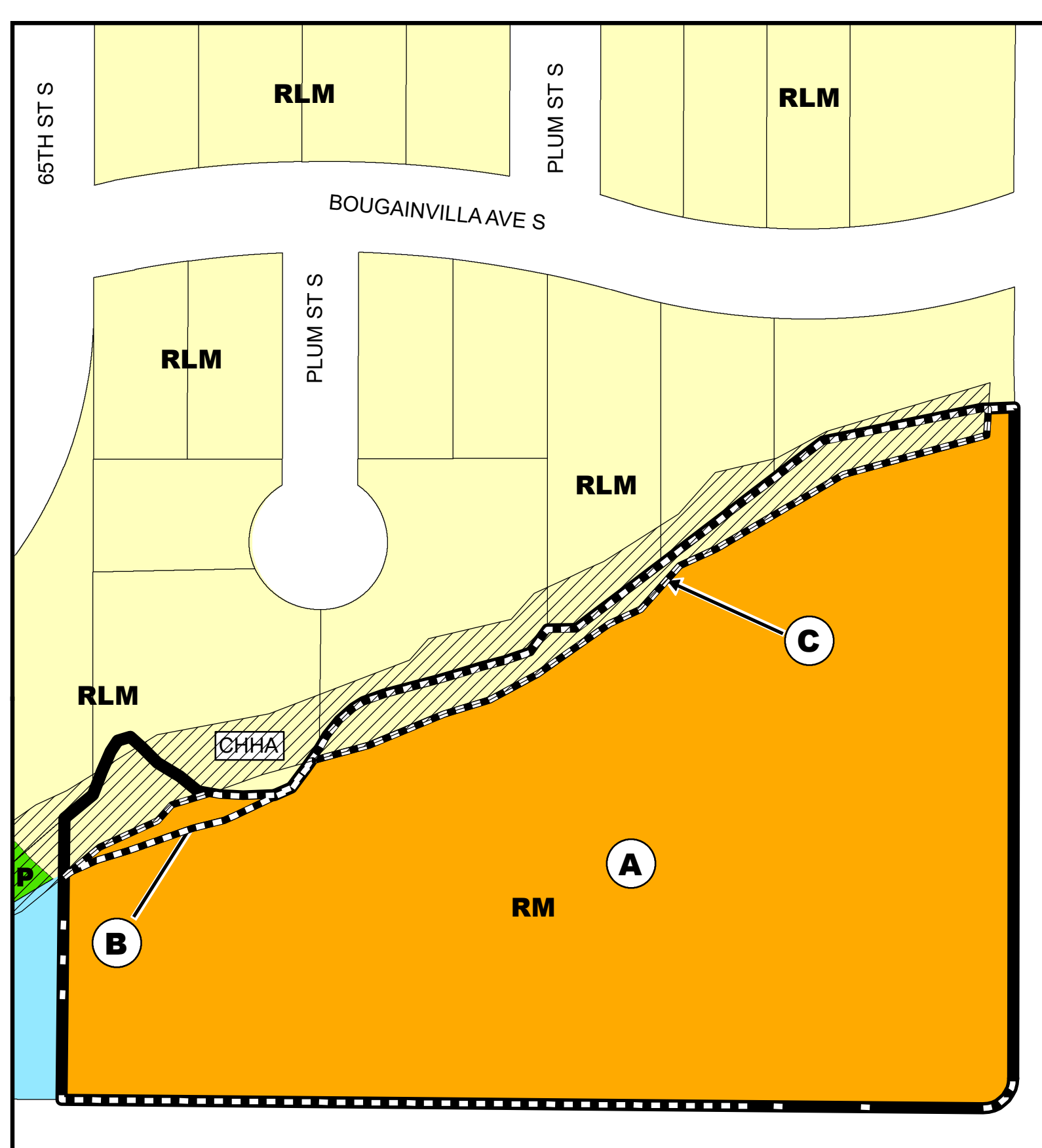
FLUM-58

1 inch = 83 feet

- (A)** From: P/SP (Public/Semi-Public) To: RM (Residential Medium)
- (B)** From: RLM (Residential Low Medium) To: RM (Residential Medium)
- (C)** From: P/SP (Public/Semi-Public) To: RLM (Residential Low Medium)



SUBJECT AREA



PROPOSED COUNTYWIDE PLAN MAP

CITY FILE

FLUM-58

1 inch = 83 feet

- (A)** From: P/SP (Public/Semi-Public) To: RM (Residential Medium)
- (B)** From: RLM (Residential Low Medium) To: RM (Residential Medium)
- (C)** From: P/SP (Public/Semi-Public) To: RLM (Residential Low Medium)



SUBJECT AREA



KOENIG'S PASADENA BAPTIST REPLAT

BEING A REPLAT OF LOTS 2 TO 8 INCLUSIVE, "KOENIG SUBDIVISION," AS RECORDED IN PLAT BOOK 30, PAGE 37, RECORDS OF PINELLAS COUNTY, FLORIDA, AND LOTS 1 TO 14 INCLUSIVE, "KOENIG'S REPLAT," AS RECORDED IN PLAT BOOK 33, PAGE 31, RECORDS OF PINELLAS COUNTY, FLORIDA.

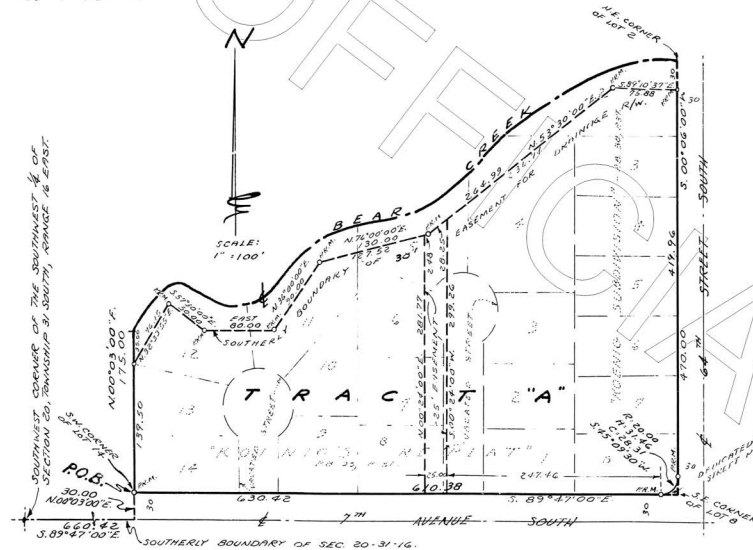
SECTION 20
ST. PETERSBURG

TOWNSHIP 31 SOUTH
PINELLAS COUNTY

RANGE 16 EAST
STATE OF FLORIDA.

DESCRIPTION:

FROM THE SOUTHWEST CORNER OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 20, TOWNSHIP 31 SOUTH, RANGE 16 EAST, RUN S. 89°47'00"E 660.42 FEET ALONG THE SOUTHERLY BOUNDARY OF SAID SECTION 20, THENCE N. 00°03'00"E 3000 FEET TO THE SOUTHWEST CORNER OF LOT 14, "KOENIG'S REPLAT," AS RECORDED IN PLAT BOOK 33, PAGE 31, RECORDS OF PINELLAS COUNTY, FLORIDA FOR A POINT OF BEGINNING, THENCE N. 00°03'00"E 175.00 FEET TO THE CENTERLINE OF BEAR CREEK, THENCE MEANDER THE CENTERLINE OF SAID BEAR CREEK TO THE NORTH EAST CORNER OF LOT 2, "KOENIG SUBDIVISION," AS RECORDED IN PLAT BOOK 30, PAGE 37, RECORDS OF PINELLAS COUNTY, FLORIDA, THENCE S. 00°06'00"W 170.00 FEET TO THE SOUTHEAST CORNER OF LOT 8, SAID "KOENIG SUBDIVISION," THENCE S. 89°47'00"E 630.42 FEET TO THE POINT OF BEGINNING.



DEDICATION:

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE OWNER OF THE ABOVE DESCRIBED TRACT OF LAND HEREBY PLATTED AS "KOENIG'S PASADENA BAPTIST REPLAT," AND THAT IT DEDICATES TO THE PUBLIC ALL STREETS, ALLEYS AND PUBLIC PLACES SHOWN HEREON.

PASADENA BAPTIST CHURCH

Herb L. Dearmin

CHAIRMAN OF TRUSTEES

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF

Anthony Tala WITNESS. Mary C. Thompson WITNESS.

THE UNDERSIGNED MORTGAGEES HEREBY ACKNOWLEDGE THE EXECUTION OF THE FOREGOING PLAT FOR THE PURPOSE OF CONSENTING TO THE DEDICATION TO THE PUBLIC USE, ALL STREETS, ALLEYS AND PUBLIC PLACES SHOWN HEREON.

Leon W. Noel MORTGAGEE. George E. Noel MORTGAGEE.
Ada D. Noel MORTGAGEE. Kathleen M. Noel MORTGAGEE.

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF

Elizabeth M. Thompson WITNESS. William H. Thompson WITNESS.

STATE OF FLORIDA } S.S. COUNTY OF PINELLAS }

I HEREBY CERTIFY THAT ON THIS 16 DAY OF FEB. A.D. 1961, BEFORE ME PERSONALLY APPEARED HERB L. DEARMIN, CHAIRMAN OF TRUSTEES OF PASADENA BAPTIST CHURCH, A NON-PROFIT CORPORATION UNDER THE LAWS OF THE STATE OF FLORIDA, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE AND DEDICATION AND HEREBY ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS FREE ACT AND DEED, AS SUCH OFFICER, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND THAT HE AFFIXED THERETO THE OFFICIAL SEAL OF SAID CORPORATION AND SAID INSTRUMENT IS THE ACT AND DEED OF SAID CORPORATION. AND ALSO BEFORE ME APPEARED LEON W. NOEL AND ADA D. NOEL, HIS WIFE, AND GEORGE E. NOEL AND KATHLEEN M. NOEL, HIS WIFE, MORTGAGEES, TO ME KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE AND DEDICATION AND SEVERALLY ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED. WITNESS MY HAND AND OFFICIAL SEAL AT CITY OF ST. PETERSBURG, COUNTY OF PINELLAS, STATE OF FLORIDA, THE DAY AND YEAR AFORESAID.

NOTARY PUBLIC
STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES Feb. 6, 1964.

SURVEYOR'S CERTIFICATE:

I, WILLIAM H. THOMPSON, OF GEORGE F. YOUNG, INC., HAVING OFFICES AT 663, 1ST AVENUE, SOUTH, ST. PETERSBURG, FLORIDA, THE SURVEYOR MAKING THIS PLAT, DO HEREBY CERTIFY THAT IT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS PLATTED TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED IN ACCORDANCE WITH SECTION 7, CHAPTER 10275, LAWS OF THE STATE OF FLORIDA. SIGNED ON THIS 16 DAY OF July A.D. 1960.

GEORGE F. YOUNG, INC.

W. H. Thompson PRESIDENT.
FLORIDA SURVEYOR'S REGN. NO. 463.
FLORIDA ENGINEER'S REGN. NO. 4815.

APPROVED FOR THE CITY COUNCIL OF THE CITY OF ST. PETERSBURG, PINELLAS COUNTY, FLORIDA, THIS 16 DAY OF FEB. A.D. 1961, PROVIDED THAT THE PLAT IS FILED IN THE OFFICE OF THE CLERK OF CIRCUIT COURT OF PINELLAS COUNTY, FLORIDA WITHIN 90 DAYS FROM THIS APPROVAL.

David F. Brinkley MAYOR.

APPROVED FOR THE CITY OF ST. PETERSBURG, PINELLAS COUNTY, FLORIDA, THIS 16 DAY OF FEB. A.D. 1961, PROVIDED THAT THE PLAT IS FILED IN THE OFFICE OF THE CLERK OF CIRCUIT COURT OF PINELLAS COUNTY, FLORIDA WITHIN 90 DAYS FROM DATE OF THE APPROVAL OF THE CITY COUNCIL.

George F. Young CITY MANAGER.

APPROVED BY THE PLANNING BOARD OF THE CITY OF ST. PETERSBURG, PINELLAS COUNTY, FLORIDA, THIS 16 DAY OF FEB. A.D. 1961.

Walter J. Hunter CHAIRMAN.

APPROVED FOR THE BOARD OF COUNTY COMMISSIONERS OF PINELLAS COUNTY, FLORIDA, THIS 25 DAY OF MAY A.D. 1961.

James W. Taylor COUNTY ENGINEER.

The within map or plat conforms to the requirements of Chapter 10275, Laws of Florida, and Chapter 20151, Spt. Act of 1945, Laws of Florida, as to form, was filed for record on the 17th day of FEB. 1961, at 3:30 o'clock P.M., and recorded in the public records of Pinellas County, Florida in Plat Book 56, Page 44.

APPROVED BY GILKESON, Clerk Circuit Court
By James W. Taylor Deputy Clerk

1976737A



ATTACHMENT NO. 2

NS-1 and NSM-1 Development Standards

	EXISTING	PROPOSED	
Minimum Lot Width, Residential	75-feet	Not applicable	
Minimum Lot Area, Residential	5,800-square feet	4,500-square feet	
Density	<i>4.66 acres NS-1</i>	<i>4.37 acres NSM-1</i>	<i>0.29 acres NS-1</i>
Standard	7.5 units per acre (35 units max.)	15 units per acre (66 units max.)	7.5 units per acre (2 units max.)
Workforce Housing Bonus	Not applicable	6 units per acre (26 units max.)	Not applicable
Combined Total	35 units max.	94 units max.	
Non-residential Intensity	<i>4.66 acres NS-1</i>	<i>4.37 acres NSM-1</i>	<i>0.29 acres NS-1</i>
Standard	0.35 FAR (71,046 SF)	0.50 FAR (95,179 SF)	0.35 FAR (4,421 SF)
Combined Total	71,046 SF	99,600 SF	
Maximum Residential Bldg. Coverage	0.55 or 55 %	Not applicable	
Maximum Impervious Surface Ratio	0.60 or 60 %	0.65 or 65 %	
Building Setbacks			
Front Setback	25-feet	20-feet	
Side Setback, Interior	7.5-feet	7.5-feet	
Side Setback, Street	12-feet	15-feet	
Rear Setback, Principal	20-feet	20-feet	
Rear Setback, Accessory	10-feet	10-feet	
Building Height			
Principal Building	36-feet	48-feet	
Accessory Building	30-feet	30-feet	
Workforce Housing Bonus	Not applicable	60-feet	
Large Tract Development	72-feet	72-feet	



ATTACHMENT NO. 3

Application



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

Application No. _____
(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:

Street Address: 635 64th Street S., St. Petersburg, FL

Parcel ID or Tract Number: 20-31-16-47052-000-0010

Zoning Classification: Present: NS-1 Proposed: NSM-1 and NS-1

Future Land Use Plan Category: Present: I and RU Proposed: RM, I and RU

NAME of APPLICANT (Property Owner):

Street Address: GRACE CONNECTION OF TAMPA BAY INC

City, State, Zip: PO BOX 41734, ST PETERSBURG FL 33743

Telephone No:

Email Address: epitele07@gmail.com

NAME of any others PERSONS (Having ownership interest in property): Blue Sky Communities, LLC

Specify Interest Held: Contract to purchase

Is such Interest Contingent or Absolute: Contingent

Street Address: 5300 West Cypress Street, Suite 200

City, State, Zip: Tampa, FL 33607

Telephone No: 813-514-2100

Email Address: swilson@blueskycommunities.com

NAME of AGENT OR REPRESENTATIVE: R. Donald Mastry, Trenam Law, and Shawn Wilson, Blue Sky Communities

Street Address: 200 Central Ave., Suite 1600

City, State, Zip: St. Petersburg, FL 33701

Telephone No: 727-824-6140

Email Address: dmastry@trenam.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: R. Donald Mastry R. Donald Mastry, as agent

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

Date: 12/16/19

CITY OF ST. PETERSBURG

DEC 16 2019

PLANNING & DEVELOPMENT SERVICES



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

NARRATIVE (PAGE 1 of 1)

NARRATIVE

PROPERTY INFORMATION:

Street Address: 635 64th Street S., St. Petersburg, FL

Parcel ID or Tract Number: 20-31-16-47052-000-0010

Square Feet: 202,990 +/-

Acreage: 4.66 +/-

Proposed Legal Description:

Tract "A" of Koenig's Pasadena Baptist Replat, according to the plat thereof, as
recorded in Plat Book 56, Page 44, of the Public Records of Pinellas County, Florida

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

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

See attached narrative.

CITY OF ST. PETERSBURG

DEC 16 2019

PLANNING & DEVELOPMENT SERVICES

NARRATIVE IN SUPPORT OF APPLICATION FOR LAND USE AND ZONING CHANGE

Blue Sky Communities, LLC (“Developer”) is the contract purchaser of the property located at 635 64th St. S., St. Petersburg (the “Property”). The Developer is requesting amending the Future Land Use Map designations of the Property (except the portion within the Coastal High Hazard Area) from Institutional and Residential Urban to Residential Medium, and amending the Zoning Map designation of the Property (except the portion within the Coastal High Hazard Area) from Neighborhood Suburban-1 to Neighborhood Suburban Multi-Family-1. The Property is proposed to be redeveloped as a 55+ multifamily residential project.

Sec. 16.70.040.1.1 of the City of St. Petersburg Land Development Code (the “Code”) sets forth the process for amendments to the Future Land Use Map and Zoning Map.

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

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

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

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

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

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

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

The amendments will not adversely affect residential dwelling units or public schools. The portion of the Property subject to these amendments is currently entitled at 12.5 residential units per acre and the amendments propose to increase this by only 20% to 15 residential units per acre.

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.*

CITY OF ST. PETERSBURG

DEC 16 2019

PLANNING & DEVELOPMENT SERVICES

The amendments will not have an adverse impact on the adopted LOS given the small increase in residential density being proposed.

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

The Property contains 4.66 +/- acres, which is sufficient for multifamily residential uses.

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

There are no contiguous properties which are available for multifamily residential uses. There is a very limited supply of similar sized properties available for multifamily residential use elsewhere in the city.

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

The amendments are consistent with the established land use pattern of the areas in reasonable proximity. The following are similar land uses within 0.25 mi. of the Property:

- The parcel directly to the south is a mobile home park developed at 20.6 +/- units per acre.
- Multifamily residential uses are located about 800 ft. to the southwest and northeast of the Property.
- Other properties with a land use of Residential Medium and a zoning of NSM-1 are located about 800 ft. to the northeast and 1,100 ft. to the northwest of the Property.

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

The Property's existing zoning designation of NS-1 is not consistent with its land use designation of Institutional. The proposed land use and zoning designations are consistent with each other.

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.*

N/A

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.*



A small portion of the Property is within the 100-year floodplain, hurricane evacuation level zone A and the Coastal High Hazard Area. No changes to the land use and zoning designations are proposed for the portion of the Property within the Coastal High Hazard Area.

11. Other pertinent facts.

None.

Discussion of Standards of Review for Planning and Zoning Decisions, Generally
(Sec. 16.70.040.1.E of the Land Development Code)

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

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



EXHIBIT A
Comprehensive Plan Provisions

- LU3.15 The Land Use Plan shall provide housing opportunity for a variety of households of various age, sex, race and income by providing a diversity of zoning categories with a range of densities and lot requirements.

OBJECTIVE LU4:

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

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

GOAL - HOUSING (H):

To facilitate the provision of decent, safe, sanitary, healthy and affordable housing in suitable neighborhoods at affordable costs to meet the needs of the present and future residents of the city, while preserving and enhancing the community's physical and social fabric, and cultural diversity, and while protecting the interests of special needs groups, and extremely low, very low, low, and moderate-income households.

ISSUE: Housing Quantity

The City has identified housing needs for the residents of St. Petersburg for the planning period covered in this plan. However, due to affordability issues and a scarcity of residentially zoned vacant land, the City must diligently work with the private sector and provide sufficient incentives to encourage the delivery of the varied housing residents need.

OBJECTIVE H3A:

The City shall ensure that affordable housing for extremely low, very low, low, and moderate income households, including households with special needs, is available to 35% of the new households forecasted by 2010. These units may be provided by natural filtration, rehabilitation programs, subsidies, new construction or other assistance programs by the private and public sectors.

OBJECTIVE H3B:

The City shall provide affordable housing incentives (such as revised Land Development Regulations and expedited permitting processing) to developers of affordable housing for the extremely low, very low and low income groups (see Policy H1.7).

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



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

- H3.8 All residential districts designated by the land use plan and zoning map shall permit development of affordable housing for extremely low, very low, low, and moderate income households, preferably in developments containing units affordable to a range of income groups.
- H3.12 The City will provide density bonuses to developers of affordable housing through the implementation of the Workforce Housing Density/Intensity Bonus Ordinance.
- H3.20 The City shall offer density bonuses to developers who include on-site housing for extremely low, very low, low, and moderate-income households, within mixed income developments that include housing priced at market rate.



AFFIDAVIT TO AUTHORIZE AGENT

I am (we are) the owner(s) and record title holder(s) of the property noted herein

Property Owner's Name: Grace Connection of Tampa Bay, Inc

This property constitutes the property for which the following request is made

Property Address: 635 – 64th Street South, St. Petersburg FL

Parcel ID No.: 20-31-16-47052-000-0010

Request: Zoning and Land Use change and any other approvals needed to
redevelop the property for residential purposes.

The undersigned has(have) appointed and does(do) appoint the following agent(s) to execute any application(s) or other documentation necessary to effectuate such application(s)

Agent's Name(s): Blue Sky Communities, LLC and R. Donald Mastry, Trenam Law

This affidavit has been executed to induce the City of St. Petersburg, Florida, to consider and act on the above described property

I(we), the undersigned authority, hereby certify that the foregoing is true and correct.

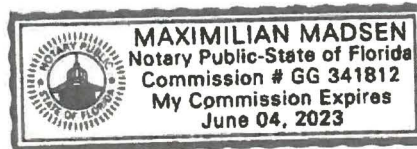
Signature (owner): Stephanie Meyers Stephanie Meyers
Printed Name

Sworn to and subscribed on this date December 11th, 2019

Identification or personally known: Florida Drivers License

Notary Signature: [Signature] Date: December 11th, 2019

Commission Expiration (Stamp or date):



From: [Mathew S. Poling](#)
To: ["variance@stpetecon.org"](mailto:variance@stpetecon.org)
Cc: [R. Donald Mastry](#); ["Jennifer C. Bryla"](#); ["Derek Kilborn"](#)
Subject: Notice of Intent to File- 635 64th Street S.
Date: Tuesday, December 10, 2019 2:05:00 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[Notice of Intent to File- Application for Land Use Change and Rezoning.PDF](#)

Please see the attached application which the applicant named therein intends to file regarding the referenced property. If you have any questions about this matter, feel free to contact me.

Thanks,

Matt



MATHEW S. POLING | ATTORNEY

Dir: 813-227-7439 | Fax: 813-227-0406 | [email](#) | [vcard](#) | [bio](#)

101 East Kennedy Boulevard, Suite 2700, Tampa, FL 33602

200 Central Avenue, Suite 1600, St. Petersburg, FL 33701

Main: 813-223-7474 (Tampa) or 727-896-7171 (St. Pete) |

www.trenam.com



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Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$

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PS FL

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FICO
 3301 24th Avenue S.
 St. Petersburg, FL 33712

CITY OF ST. PETERSBURG
 DEC 16 2019
 PLANNING & DEVELOPMENT SERVICES

ATTACHMENT NO. 4

Public Comments

As of February 5, 2020:

Three (3) telephone calls opposed

One (1) email opposed

One (1) personal visit opposed



ATTACHMENT NO. 5

Public Notification Letter and Sign



City of St. Petersburg

NOTICE OF PUBLIC HEARINGS

Ownership records indicate that you are an owner of property located within one of the subject areas or you are an owner of property located within 300 feet of the land in question. If you wish to review this application, or if you have questions/comments or wish to register as an opponent, please visit, write or call this office: Planning and Development Services Department, Municipal Services Center, Eighth Floor, One 4th Street North, St. Petersburg, Florida, 33701. Telephone 727-893-7872. Email: Derek.Kilborn@stpete.org. Please refer to City File: FLUM-58.

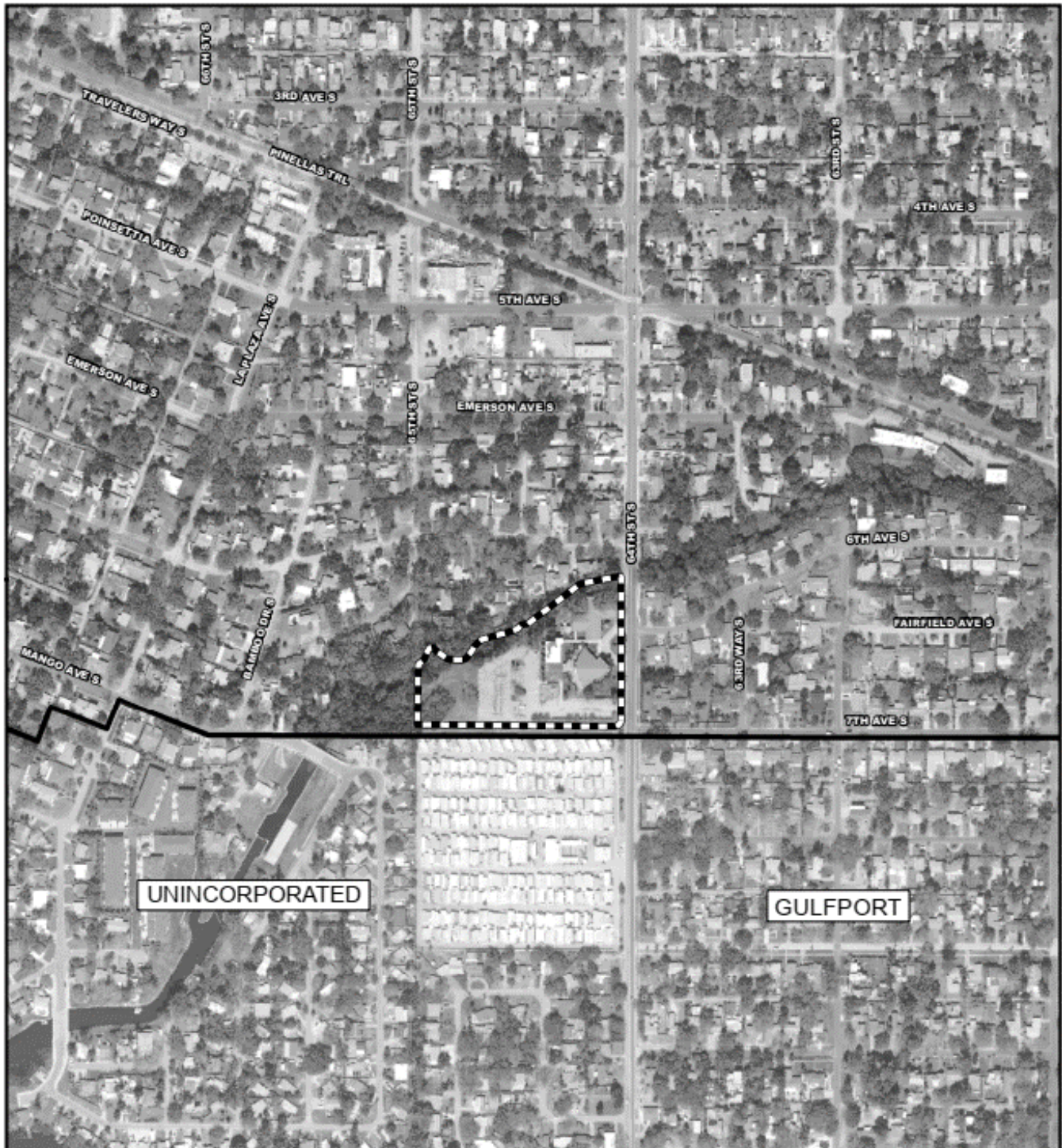
Application No.:	FLUM 58
Subject Address:	635 64 th St. S, Former Grace Connection of Tampa Bay Church
Subject PIN No:	20-31-16-47052-000-0010
Request(s):	<p>Private-initiated application to amend the <i>Official Zoning Map</i> and <i>Future Land Use Map</i></p> <ul style="list-style-type: none">• Official Zoning Map amendment from NS-1 to NSM-1 – approx.. 4.37 acres• Future Land Use Map amendments:<ul style="list-style-type: none">○ From Institutional (INS) to Residential Medium (RM) – approx.. 4.33 acres○ From Institutional (INS) to Residential Urban (RU) – approx. 0.21 acres○ From Residential Urban (RU) to Residential Medium (RM) – approx.. 0.04 acres
Public Hearing No. 1:	<p>COMMUNITY PLANNING AND PRESERVATION COMMISSION (“CPPC”)</p> <p>February 11, 2020; starting at 2:00 p.m., or as soon thereafter as may be heard</p> <p>To view staff report, approx. 1-week before public hearing: http://bit.ly/SPCPPCAgenda</p> <p>Please submit written comments by January 31, 2020 for inclusion in staff report.</p>
Public Hearing No. 2:	<p>CITY COUNCIL</p> <p>March 12, 2020; starting at 6:00 p.m., or as soon thereafter as may be heard</p> <p>To view staff report, approx. 1-week before public hearing: http://bit.ly/SPCCAgenda</p> <p>Please submit written comments by February 21, 2020 for inclusion in staff report.</p>
Place:	Sunshine Center, 330 5 th St North, St. Petersburg, FL 33701
More Info:	http://www.stpete.org/planning_zoning/current_planning_projects.php
Contact (Applicant):	Shawn Wilson, Blue Sky Communities, 813-514-2100, swilson@blueskycommunities.com
Contact (City Staff):	Derek Kilborn, Planning Manager, 727-893-7872, Derek.Kilborn@stpete.org

Note: For a copy of the application and other related materials, including links to the City’s Comprehensive Plan, Land Development Regulations, interactive zoning and future land use map, public hearing rules of procedure, and archived video, please visit the “More Info:” link provided above. Additional information will be updated throughout the process.

*Any member of the public may appear at these public meetings to present testimony, or speak, regarding this matter. It should be noted that this public hearing is part of a quasi-judicial proceeding and is subject to special rules and procedures relating to evidence and appeals which include prohibiting discussions with CPPC/Council members. A **registered opponent must file on or before February 4, 2020 for CPPC and March 2, 2020 for City Council.** In the event that multiple individuals wish to register as an opponent, these individuals must choose **one** representative prior to the public hearing. If the persons opposed to the application cannot agree on a single representative, the CPPC/City Council shall by motion determine who will represent the opposition.*

The City, in compliance with the Americans with Disabilities Act of 1990 (ADA), provides reasonable accommodations for all official City proceedings. If you wish to request an accommodation under the ADA, you should contact the City Clerk not less than 72 hours prior to the meeting by calling 727-893-7448 or TDD 727-892-5259. The City cannot guarantee the availability of persons capable of assisting individuals with a hearing impairment or who are unfamiliar with the English language but will attempt to provide such assistance if requested.

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.



PUBLIC NOTICE

COMMUNITY PLANNING PRESERVATION COMMISSION

Private initiated application

Amend the *Official Zoning Map* and *Future Land Use Map*:

- Official Zoning Map amendment from NS-1 to NSM-1
- Future Land Use Map amendments:
 - From Institutional (INS) to Residential Medium (RM)
 - From Institutional (INS) to Residential Urban (RU)
 - From Residential Urban (RU) to Residential Medium (RM)

A PUBLIC HEARING WILL BE HELD BEFORE THE COMMUNITY
PLANNING AND PRESERVATION COMMISSION OF THE CITY
OF ST. PETERSBURG, FLORIDA:

FILE NO: FLUM 58

ADDRESS: 635 64th Street South

PARCEL ID: 20-31-16-47052-000-0010

LEGAL: KOENIG'S PASADENA BAPTIST REPLAT TRACT A

PH DATE: Tuesday, February 11, 2020; starting at 2:00 p.m.

LOCATION: Sunshine Center, 330 5th Street North, 33701

MORE INFO: http://www.stpete.org/planning_zoning/current_planning_projects.php

For a copy of the application and other related materials, including links to the City's Comprehensive Plan, Land Development Regulations, interactive zoning and future land use map, public hearing rules of procedure, and archived video, please visit the "More Info:" link provided above. Additional information will be updated throughout the process.

REPORT: <https://bit.ly/SPCPPCAgenda>

For a copy of the Community Planning and Preservation Commission City Staff Report, which will post approximately 1-week before the public hearing.

CONTACT:

Applicant

Shawn Wilson
Blue Sky Communities
swilson@blueskycommunities.com
813-514-2100

City Staff

Derek Kilborn, Planning Manager
Planning and Development Services
derek.kilborn@stpete.org
727-893-7872

