



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, September 8, 2020 at 2:00 p.m. City buildings are closed due to the COVID-19 emergency. Accordingly, the meeting location has been changed from in-person to a “virtual” meeting by means of communications media technology pursuant to Executive Order Number 20-179, issued by the Governor on July 29, 2020, and Executive Order 2020-30 issued by the Mayor on July 8, 2020 (as that order may be extended or superseded by another order issued for a similar purpose). The City’s Planning and Development Services Department requests that you visit the City website at http://www.stpete.org/boards_and_committees/index.php for up-to-date information pertaining to this case before attending the meeting. Everyone is encouraged to view the meetings on TV or online at www.stpete.org/meetings.

According to the Planning and Development Services Department records, no 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: ZM-11
Pine Oak Mobile Home Park

This is a privately-initiated application requesting that 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 proposed amendment to the official zoning map of 0.87 acre from Neighborhood Suburban Mobile Home (NMH) to Corridor Commercial Suburban (CCS-1) located at the site of the former Pine Oak Mobile Home Park.

APPLICANT INFORMATION

APPLICANT/ PROPERTY OWNER: 201 Pine Oak, LLC
Abe Reichbach, Manager
3803 Gulf Boulevard
St. Pete Beach, FL 33706

AGENT: Jay Miller
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St. Petersburg FL 33701

STAFF CONTACT: Ann Vickstrom, AICP, Planner II
Urban Planning and Historic Preservation Division
Planning and Development Services Department
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REQUEST

The applicant is requesting an amendment to the official zoning map to change the zoning designation from Neighborhood Suburban Mobile Home (NMH) to Corridor Commercial Suburban (CCS-1) located at the former site of the Pine Oak Mobile Home Park at 340 40th Avenue North. The subject area consists of 0.87 acre. The Mobile Home Park was demolished in December 2019. No residents remain on-site. As stated by the applicant, the purpose of this rezoning is to allow for new commercial development that conforms to current building code regulations. The proposed zoning amendment of CCS-1 is consistent with the existing Future Land Use Map designation of Planned Redevelopment-Mixed Use (PR-MU). Therefore, there is no concurrent Future Land Use Map amendment associated with the requested rezoning.

SPECIAL NOTE: The subject property is located within the Coastal High Hazard Area (CHHA); however, this application is not constrained by the Comprehensive Plan and current, community-wide discussion relating to the CHHA. Specifically, the Comprehensive Plan prohibits residential density increases within the CHHA, which is historically measured using the City's *Future Land Use Map*. In this instance, *the Future Land Use Map* category is, and will remain, unchanged – PR-MU (Planned Redevelopment – Mixed Use).

SITE DESCRIPTION

Street Address:	340 40 th Avenue N
Parcel ID Numbers:	06-31-17-09162-002-0070
Acreage:	0.87 (MOL) acre
Existing Zoning:	Neighborhood Suburban Mobile Home (NMH) – 8 mobile home spaces/acre
Proposed Zoning:	Corridor Commercial Suburban - 1 (CCS-1) – 15 dwelling units/acre; 45 hotel rooms/acre; or nonresidential 0.55 floor area ratio (FAR).
Future Land Use:	Planned Redevelopment-Mixed Use (PR-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.
Countywide Plan Map:	Residential Medium (RM) – 15 dwelling units/acre plus an optional 6 workforce housing units/acre
Existing Use:	Former Pine Oak Mobile Home Park
Surrounding Uses:	North – Multi-family residential and commercial South, East and West – Commercial
Neighborhood Association:	No Neighborhood Association No associated neighborhood plan

BACKGROUND

The subject property is the former location of the Pine Oak Mobile Home Park, which had accommodated 29 mobile home units with onsite support facilities. The City's Business Tax Office records reflect that the tax has been paid for FY2020, based on 8 mobile homes, however, all mobile homes were removed in December 2019.

The applicant has provided a statement indicating that they have complied with Section 723.083 F.S. in that the residents were provided proper notification and that adequate mobile home parks or other suitable facilities existed for the relocation of the mobile homeowners.

The applicant anticipates the submittal of concurrent application to be reviewed by the Development Review Commission (DRC) for the vacation of the 16 feet wide alley along the west side of the subject property.

PROPOSED AMENDMENT TO THE OFFICIAL ZONING MAP

The subject property is zoned Neighborhood Suburban Mobile Home (NMH) where the purpose of this district is to regulate the location and spacing of mobile homes in mobile home parks while allowing for the replacement of mobile homes as necessary. While mobile homes are a permitted use at eight mobile home space per acre, because there were more units than allowed under current NMH zoning, the Pine Oak Mobile Home Park was classified as having a grandfathered density. The proposed change in zoning to Corridor Commercial Suburban -1 (CCS-1) allows 15 dwelling units/acre; 45 hotel rooms/acre; or nonresidential 0.55 floor area ratio (FAR). This district allows structures with building heights typically ranging between one and three stories. Achieving maximum development potential will depend on market forces and development standards such as minimum lot size, parking requirements, height restrictions and building setbacks. The applicant has indicated that they are looking at a mix of commercial development and the possibility of a small boutique hotel on the site. However, because no plans have been submitted, the Staff report will review the potential of all uses within the CCS-1 zoning district.

The requested CCS-1 zoning provides an infill of commercial zoning within the block that is surrounded to the north, south, east and west with CCS-1 zoning and with Neighborhood Suburban Multi-family (NSM-1) to the northeast. This zoning amendment will provide a connection to the commercial zoning along the 4th Street corridor to the west. In addition, it fills in a commercial node in the northeast quadrant of the intersection of 4th Street N and 38th Ave N that extends north to 40th Avenue and east to 1st Street N. It is anticipated that the redevelopment will demonstrate compatibility with the uses surrounding the subject property as part of the Site Plan review (Policies LU3.3 and LU3.6).

The existing Future Land Use Map designation for the subject property is Planned Redevelopment-Mixed Use (PR-MU) and will remain unchanged. The Planned Redevelopment-Mixed Use district allows 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. No increase in density is being requested in conformance with Comprehensive Plan Policy LU7.1 The Planned Redevelopment-Mixed Use (PR-MU) land use is consistent and appropriate for both the existing and proposed zoning designations and therefore will remain. The Countywide Plan Map designation is Multimodal Corridor (MMC) which designates corridors of critical importance to the movement of people and goods throughout the County, and that are served by multiple modes of transport, including automobile, bus, bicycle, rail, and/or pedestrian transportation. This category is characterized by mixed-use development, supported by and designed to facilitate transit, and is particularly appropriate for creating transit connections between Activity Centers.

The subject property is located within the Coastal High Hazard Area (CHHA), defined as the area below the elevation of the Category 1 storm surge line as established by a Sea, Lake and Overland Surges from Hurricanes ("SLOSH") computerized storm surge model. The property is also located within Hurricane Evacuation Level A which is the first area to be evacuated when a storm threatens Pinellas County.

The subject property is also located within a FEMA designated Special Flood Hazard Area (SFHA), formally known as the 100-year floodplain. While the mobile homes have been removed, the minimum FEMA flood elevation standards for residential dwelling units for property located in SFHA AE-9, requires that the top of the lowest habitable floor be at or above 9-feet. In addition, the City Floodplain Ordinance requires two additional feet of freeboard, for a total elevation of 11-feet. The City's land development regulations will

require that the storm water design for the new development be based on the effects of a 100-year storm event, consistent with Objectives LU9, CM11 and C1, as well as Policies CM11.14, CM11.15 and C1.1.

RELEVANT CONSIDERATIONS ON AMENDMENTS TO THE OFFICIAL ZONING MAP

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

The proposed change in zoning to allow for the redevelopment of the former mobile home park to a commercial development is applicable to the following Comprehensive Plan objectives and policies:

- Policy 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.

- Policy LU3.1(A)(4): 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; transient accommodation uses shall not exceed 45 units per acre. 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. Research/Development, Commercial Recreation, and Light Manufacturing/Assembly (Class A) uses shall be allowed in this plan category only on the basis of and pursuant to local government standards which address, as a minimum, the following criteria in relationship to the nature of the proposed use: neighboring uses and the character of the commercial area in which it is to be located; noise, solid waste and air quality emission standards; hours of operation; traffic generation; and parking, loading, storage and service provisions

- Policy LU3.3: Each land use plan category shall have a set of different zoning districts that may be permitted within that land use category, and zoning that is not consistent with the plan category shall not be approved. The Land Development Regulations establish the zoning districts which are permitted within each land use plan category, and designations which are not consistent with the table shall not be approved.

- Policy 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.

- Policy 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.

- Policy 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.

- Policy 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.
- Policy 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.
- Policy LU7.1: Requests for residential density increases within the Coastal High Hazard Zone shall not be approved.
- Objective LU9: The City shall continue to define and regulate nonconforming and grandfathered uses consistent with the requirements of Chapter 163, F.S. for the purpose of reducing or eliminating land uses that are inconsistent with the character of the community including repetitive loss and other properties that do not comply with minimum FEMA flood elevation standards as targeted in Policies CM11.11 and CM11.12.
- Objective LU18: Commercial development along the City's major corridors shall be limited to infilling and redevelopment of existing commercially designated frontages.
- Policy CM11.14: In order to reduce flood risk resulting from or associated with high-tide events, storm surge, flash floods, stormwater runoff and the impacts related to sea-level rise, the City shall continue to promote the use of the development and redevelopment principles, strategies and engineering solutions contained in the Florida Building Code and the Land Development Regulations.
- Policy CM11.15: Through implementation of the Land Development Regulations, the City will continue to be consistent with, and in some instances more stringent than, the flood-resistant construction requirements in the Florida Building Code and federal flood plain management regulations.
- Objective C1: The City of St. Petersburg shall attempt to reduce the potential for property damage and safety hazards caused by storm flooding through complying with or exceeding of minimum FEMA regulations.
- Policy C1.1: The City will actively enforce minimum building standards identified in the Florida Building Code and Land Development Regulations for construction within the 100-year flood plain.
- Policy 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;

The applicant is not proposing residential development. However, because the CCS-1 district allows residential, the potential population increase is analyzed in this report. The proposed change will not significantly alter the City's population. The property had a grandfathered development of 29 mobile homes (33 units/acre) which based on an estimated average occupancy of 1.59 persons/unit, the site may have experienced a population of 46 persons. The CCS-1 district would allow 13 units with an average population of 22 persons. Therefore, the population density decreases from the uses that had been grandfathered on the site. The difference in population density between the grandfathered mobile home population average of 46 and the CCS-1 zoning designation is a decrease of 24 persons.

The potential number of school age persons will not significantly affect the Pinellas County School District. According to the most recent school district data, there is sufficient capacity. Also, approved residential site plans are shared with the Pinellas County School System for school facility planning purposes.

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 below LOS impact analysis concludes that the proposed rezoning from Neighborhood Suburban Mobile Home (NMH) to Corridor Commercial Suburban (CCS-1) 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. As indicated in response to 3. above, the proposed change will have a negligible effect on the population.

Upon application for site plan review or development permits, a full concurrency review will be completed to determine whether or not 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 40% available capacity systemwide, there is excess water capacity to serve the amendment area.

SANITARY SEWER

The subject property is served by the Northeast Water Reclamation Facility, which presently has an estimated excess average daily capacity of 8.46 million gallons per day (mgd). The estimate is based on permit capacity of 16 mgd and a calendar year 2018 daily average flow of 7.86 mgd. With approximately 53% available capacity, there is excess average daily capacity to serve the amendment area.

Following several major rain events in 2015-2016, the City increased the 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

The subject property is located along 40th Avenue North, a substandard, two-way undivided local road maintained by the City of St. Petersburg. Traveling east from 4th Street, 40th Avenue North ends in a cul-de-sac before reaching 3rd Street. There are no existing traffic counts for this section of 40th Street. Fourth Street North, a six-lane, divided road, is classified as a Minor Arterial and is maintained by the Florida Department of Transportation (FDOT). According to the 2019 Forward Pinellas Level of Service (LOS) Report, 4th street from 38th Avenue North to 62nd Avenue North has an AADT count of 41,000, a Volume to Capacity (V/C) Ratio of 0.729, and a LOS of "C". Given current substandard width for two-way traffic, 40th Street may need to be brought up to current design standards as directed by the Engineering and Capital Improvements Department. Under the most intense development scenario, 28,423 s.f. of commercial space, an estimated 111 PM peak hour/peak direction trips would be added to 4th Street. Fourth Street in this segment has excess capacity and the proposed amendment is not expected to degrade existing traffic conditions.

The ITE Trip Generation Manual, 10th Edition was used to determine PM Peak Hour trip generation rates for the previous and the proposed uses.

The ITE vehicle trip generation rate (Land Use Code 240 – Mobile Home Park) for the previously-existing 29 mobile homes was approximately 13 p.m. peak hour trips.

The ITE vehicle trip generation rate (Land Use Code 820 – Shopping Center) for the most intense allowed use under Corridor Commercial Suburban (CCS-1) zoning would be approximately 214 p.m. peak hour trips.

A Zoning Map Amendment from Neighborhood Mobile Home Park (NMH) to Corridor Commercial Suburban (CCS-1) could result in a net increase of 201 p.m. peak hour trips.

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

Existing Neighborhood Mobile Home Park	13
Proposed Corridor Commercial Suburban	214

(The traffic analysis presented above is based on the applicable trip generation rates from the Institute of Transportation Engineers Trip Generation Manual, 10th Edition. Peak hour trips were converted to peak hour/peak direction trips for the LOS analysis shown above.)

MASS TRANSIT

The Citywide LOS for mass transit will not be affected. PSTA has several routes within walking distance of the subject parcel: Routes 4 with 15-minute service on 4th Street and Route 38 with 60-minute service on 38th Avenue North. PSTA's Direct Connect program provides a \$5 discount on Uber or United Taxi trips to or from 26 locations around Pinellas County that connect with PSTA's route network. Employees of the subject parcel could use the program for a trip from their house to a Direct Connect stop to connect to a different PSTA route or at the end of their trip from a Direct Connect stop to their destination. If riders make 150% or less of the federal poverty level, they would qualify for PSTA's Transportation Disadvantaged (TD) program which provides a monthly bus pass for \$11. They would also be eligible for PSTA's TD Late Shift program which up to 25 on-demand trips per month to/from work when bus service is not available for a \$9 copay. TD riders also receive a \$9 discount on Uber and United Taxi rides through the Direct Connect program. Since the subject parcel is within three-fourths of a mile of a PSTA route it would also be served by PSTA's Americans with Disabilities Act (ADA) paratransit service, Demand Response Transportation (DART). Eligibility for the DART program is set by federal law and is based on the inability to utilize existing fixed-route transit service due to a disability.

COMPLETE STREETS

The City of St. Petersburg is committed to maintaining a safe transportation system for all users, including pedestrians and bicyclists. A Complete Streets administrative policy was signed in November 2015 that aims to make all city streets and travel ways safe and accommodating to all modes of transportation. The Complete Streets Implementation Plan was adopted in May 2019.

Pedestrian Network

There are currently no sidewalks on 40th Avenue North within the block of the subject parcel. On 4th Street there are sidewalks on both sides of the road. The closest marked pedestrian crossing on 4th Street is at 38th Avenue North, which has a traffic signal. An additional marked pedestrian crossing on 4th Street is planned at 42nd Avenue North with construction included in the FDOT 2022/23 Work Program.

Bicycle Network

There is not a designated bicycle facility on 40th Avenue North. Existing bicycle facilities within the vicinity of the subject parcel include the North Bay Trail on 1st Street. Planned bicycle facilities identified in the Complete Streets Implementation Plan within the vicinity of the subject parcel include Neighborhood Greenways on 42nd Avenue North and on 7th Street.

Neighborhood Traffic Plan

The subject parcel is located within the Northeast Park Neighborhood Association, which does not have a Neighborhood Traffic Plan.

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.

STORMWATER MANAGEMENT

The level of service standard for drainage is implemented by the City through the review of drainage plans for new development and redevelopment. Drainage LOS identifies minimum criteria for existing and future conditions of drainage facilities. Drainage capacity can be expressed as a “design storm” specifying the duration and return frequency of a storm with an identified rainfall amount and must be consistent with Objectives LU9, CM11 and C1, as well as Policies CM11.14, CM11.15 and C1.1. The LOS standard is implemented by the City through the review of drainage plans for new development and redevelopment. The adopted level of service consists of three parts that express the City’s desire to upgrade drainage facilities through retrofit overtime:

1. Due to the backlog of stormwater improvement needs and the time to implement improvements to the municipal drainage system, *existing conditions are adopted as the level of service.*
2. Construction of new projects and improvements to existing surface water management systems require permits from the South West Florida Water Management District (SWFWMD). As a condition to municipal development approval, new development and redevelopment within the City which requires a SWFWMD permit shall meet the District’s water quantity and quality design standards.
3. Construction of new surface water management systems and improvements to existing systems will be required to meet design standards outlined in the Drainage Ordinance, Section 16.40.030 of the Land Development Regulations, using a minimum design storm of 10-year return frequency, 1-hour duration. Improvements to the municipal drainage system will also be designed to convey the runoff from a 10-year, 1-hour storm event.

All development must follow the requirements of the LOS standard for drainage is Implemented by the City through the review of drainage plans for new development and redevelopment.

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.

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

The subject property is just under one acre in land area which is both appropriate and adequate for the anticipated commercial use. Though no site plan has been submitted, the applicant indicated that

additional properties within the block maybe included in the site plan including the property directly to the west along 4th Street N. This property will be included with a restaurant along 4th Street and parking with additional commercial/office or a small boutique hotel. The site is adequate in size for this type of development and may include adjacent properties, including the Southern Telephone Systems to the west, the vacant former restaurant property to the southwest, and the office and vacant properties to the south.

The development must follow the land development regulations in the City Code, which for the 0.87-acre area would allow a maximum of 20,843 s.f. of commercial, 39 room hotel, or 13 dwelling units. Improvements may have to be made to 40th Avenue N right-of-way.

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

The property is within the 4th Street N corridor and provides 0.87 acre of vacant land for commercial development. Within this block there are several properties that have been vacated or have small offices that may be included into the redevelopment site plan for the property. The City has limited vacant land available for commercial development along 4th Street which is designated a Multimodal Corridor by Forward Pinellas.

This property was formerly a mobile home park. A commercial Telephone Systems building is located to the west. This building is anticipated to be included in the redevelopment plan which may also include the restaurant property to the southwest and several small commercial /office properties to the south. The Comprehensive Plan land use designation is Planned Redevelopment-Mixed Use (PR-MU) and includes all land between 38th Avenue N and 40th Avenue N and between 4th Street and 1st Street N. Residential Medium is to the north providing a buffer to the single family residential further north. The land is currently under-utilized and if approved can provide for redevelopment within the requirements of the Planned Redevelopment-Mixed Use (PR-MU) land use designation and CCS-1 zoning designation.

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

The requested Corridor Commercial Suburban (CCS-1) zoning designation is consistent with the surrounding established commercial development along the 4th Street N corridor and the 4th Street N/38th Avenue commercial node that extends north to 40th Avenue and east to 1st Street N. It provides infill commercial development to an area that was zoned for mobile homes within the 100-year floodplain. This provides a connection to the commercial to the east, west, and south.

Corridor Commercial Suburban-1 (CCS-1) zoning surrounds the property on all sides with some Neighborhood Suburban Multi-family (NSM-1) to the north. In addition, the Planned Redevelopment-Mixed Use (PR-MU) Comprehensive Plan land use category designation surrounds the property to the north, east, west and south sides. Residential Medium is located along the north side of 40th Avenue providing a natural boundary of a roadway and ditch system. There is an office building to the east of the property along 3rd Street and commercial continues east to 1st Street N. The proposed zoning change is consistent with the established land use pattern of the area.

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

The purpose of the proposed rezoning to Corridor Commercial Suburban (CCS-1) is to allow for the redevelopment of the property to commercial and integrate the property into the existing commercial corridor along 4th Street N. The subject boundary is appropriate for commercial development.

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;

There are approximately 60 acres of vacant CCS-1 zoned land in the City. There are very few properties along 4th Street that are vacant. There are approximately 2.5 acres located along 39th Ave and 40th Avenue North in this block along 4th Street N. Because the land use is designated as Planned Redevelopment-Mixed Use (PR-MU), the property would allow for commercial, office or residential development. The change to CCS-1 will allow for the provision of services and employment for residents.

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 subject property is located within the 100-year floodplain and Coastal High Hazard Area (CHHA). As the former site of a mobile home park, the owner has removed 29 storm- vulnerable structures not built to current FEMA building standards. The removal and replacement of vulnerable structures with structures built to current flood regulation standards support the City's overall Community Rating System (CRS) program. The CRS program requires stricter development standards in flood prone areas resulting in reduced flood insurance premiums for all properties within FEMA designated Special Flood Hazard Areas.

11. Other pertinent facts.

The owners have indicated that a vacation application of the partial north/south alley along the west side of the property may be submitted to the City in the near future as part of the future redevelopment of the property which will include adjacent properties. Community Planning and Preservation Commission and City Council may bring up other pertinent information as necessary.

PUBLIC NOTICE

The application was sent to the Allendale Garden Neighborhood Association, the Council of Neighborhood Associations (CONA), and the Federation of Inner-City Community Organizations (FICO) on August 3, 2020, which is 36 days prior to the scheduled public hearing. A sign was placed on the property and mail notices were sent to affected neighbors within 300 feet of the subject property, the Allendale Garden Neighborhood Association, the Council of Neighborhood Associations (CONA), and the Federation of Inner-City Community Organizations (FICO). The applicant demonstrated proof of mail noticing and sign posting on August 20.

As of August 31, the City has received two calls from owners of the condominiums to the north in support of the requested zoning amendment.

PUBLIC HEARING PROCESS

The proposed ordinance associated with the amendment to the Official Zoning Map requires one (1) public hearing before the Community Planning and Preservation Commission (CPPC) and one (1) public hearing before City Council.

SUMMARY

Based upon the analysis contained in this report, City staff finds the proposed amendment to the Official Zoning Map to be consistent with the Comprehensive Plan. Additionally, a change in zoning from Neighborhood Suburban Mobile Home (NMH) to Corridor Commercial Suburban (CCS-1) is consistent with the goals and objectives of the Comprehensive Plan designation of Planned Redevelopment-Mixed Use.

RECOMMENDATION

Staff recommends that the Community Planning and Preservation Commission, 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 amendment to the Official Zoning Map described herein.

ATTACHMENTS

1. Map Series
2. Application
3. Statement of compliance with Section 723.083 F.S.



ATTACHMENT NO. 1

Map Series



AERIAL

CITY FILE

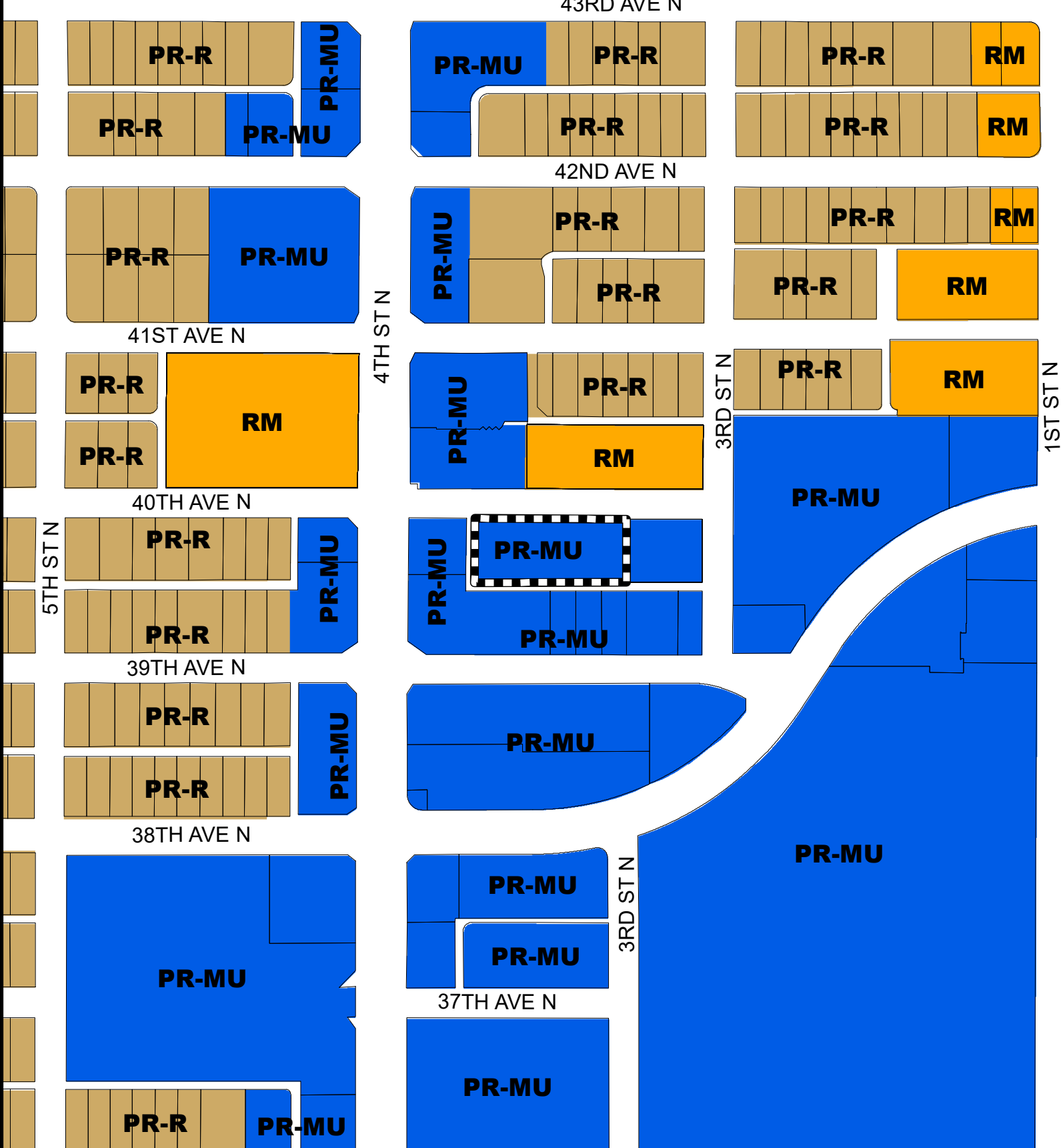
ZM-11

SCALE: 1" = 255'



SUBJECT AREA





FUTURE LAND USE

CITY FILE

ZM-11

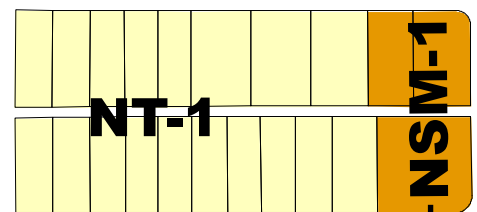
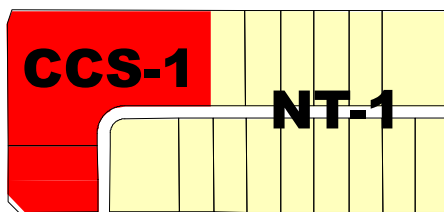
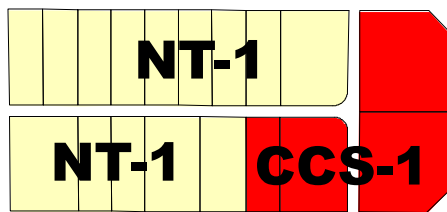
SCALE: 1" = 255'



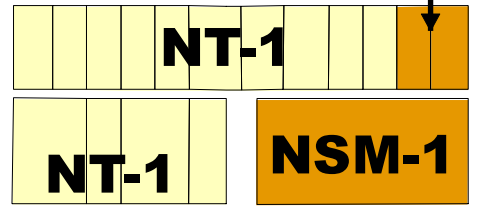
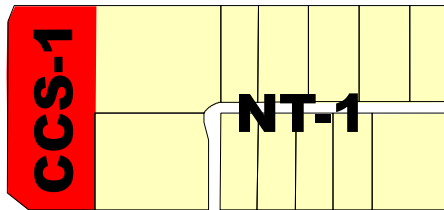
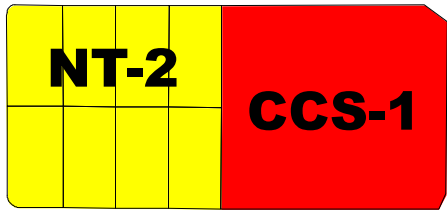
SUBJECT AREA



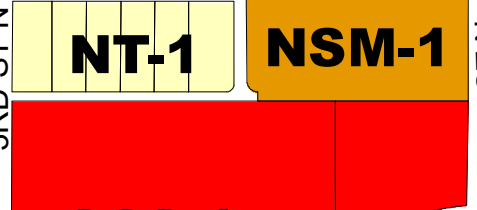
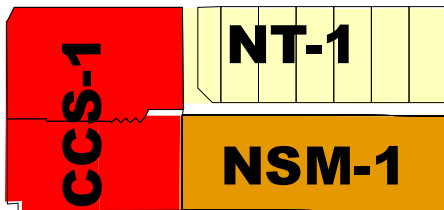
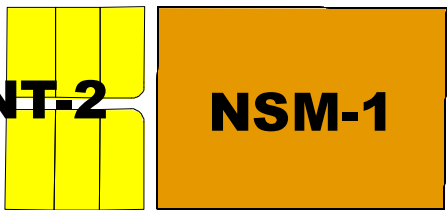
43RD AVE N



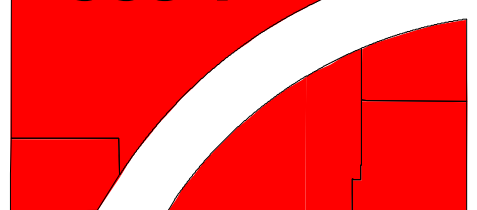
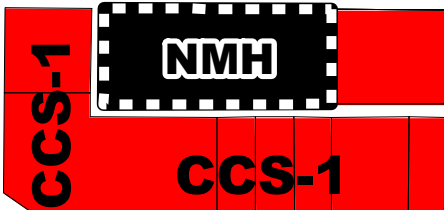
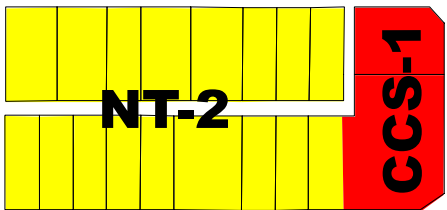
42ND AVE N



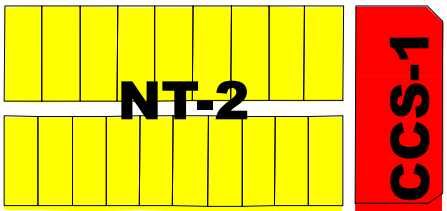
41ST AVE N



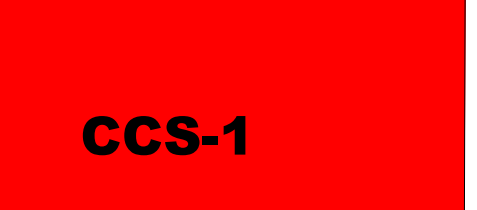
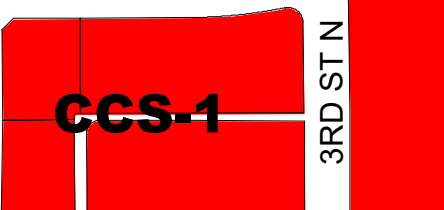
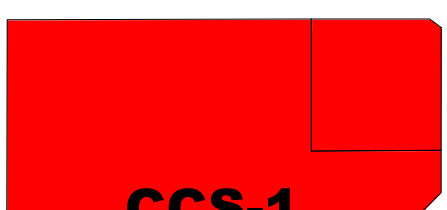
40TH AVE N



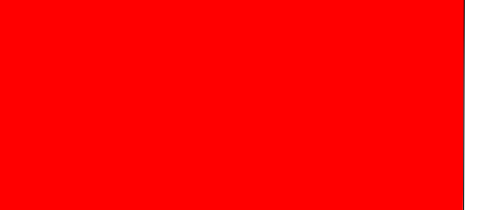
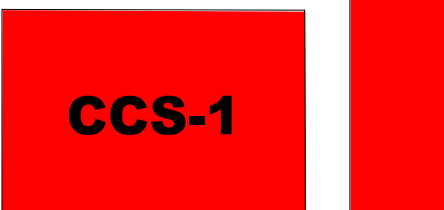
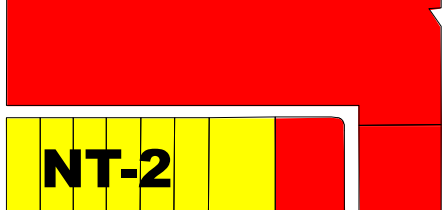
39TH AVE N



38TH AVE N



37TH AVE N



4TH ST N

3RD ST N

1ST ST N

5TH ST N

EXISTING ZONING

CITY FILE

ZM-11

SCALE: 1" = 255'

From: NMH
(Neighborhood Suburban
Mobile Home)

To: CCS-1
(Corridor Commercial
Suburban - 1)

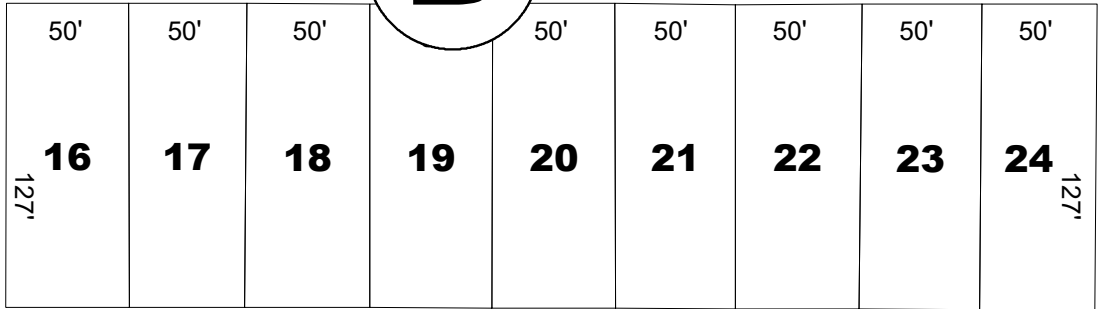
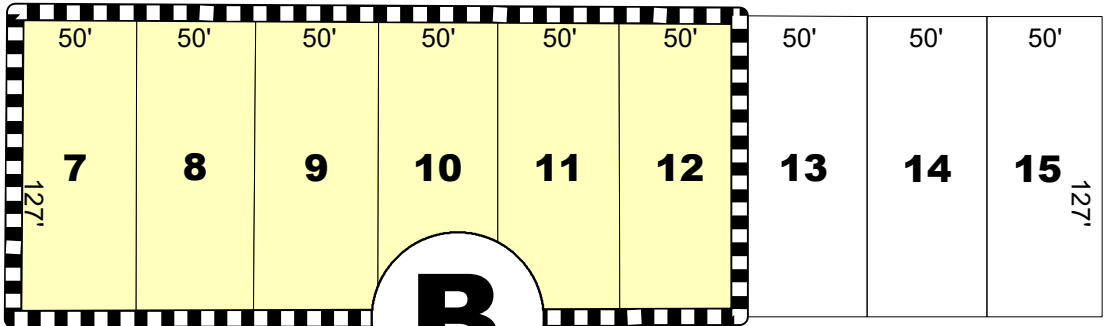
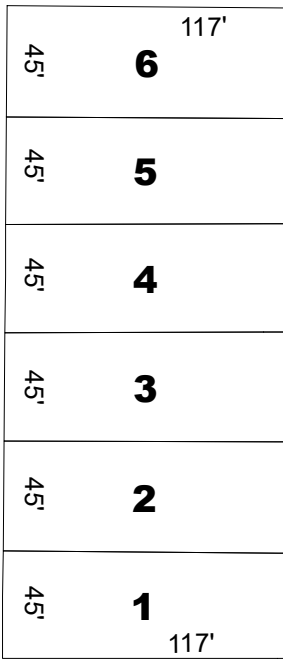


SUBJECT AREA



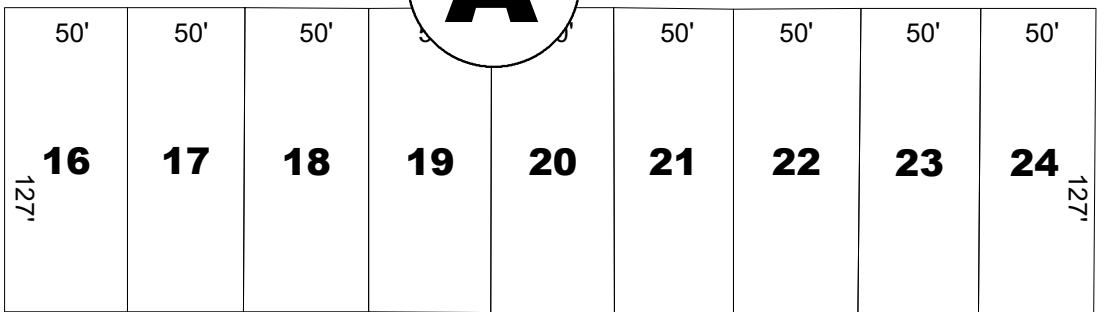
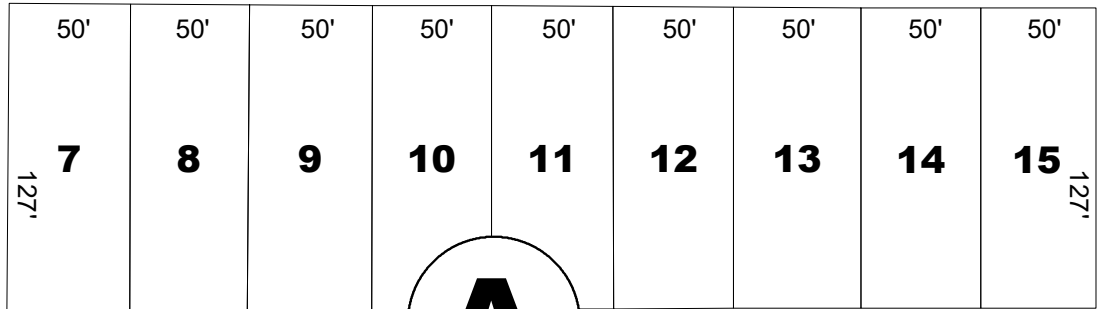
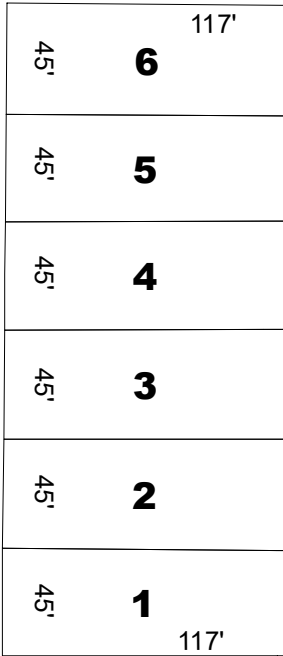
40TH AVE N

N 1 S H L 1 4



3RD ST N

39TH AVE N



38TH AVE N

LOTS

CITY FILE

ZM-11

SCALE: 1" = 80'



SUBJECT AREA





ATTACHMENT NO. 2

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

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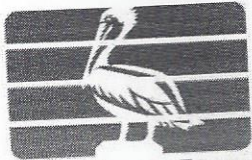
Future Land Use Plan amendment and / or rezoning requiring a change to the Countywide Map	\$ 2,400.00
Future Land Use Plan amendment and / or rezoning NOT requiring a change to the Countywide Map	\$ 2,000.00
Rezoning only	\$ 2,000.00

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: _____ Date: _____

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



st.petersburg
www.stpete.org

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: 7/27/20

Street Address: 340 40th Avenue North

Parcel ID or Tract Number: 06-31-17-09162-002-0070

Zoning Classification: Present: NMH Proposed: CCS-1

Future Land Use Plan Category: Present: PRMU Proposed: PRMU

NAME of APPLICANT (Property Owner): 201 Pine Oak LLC, Mr. Abe Reichbach Manager

Street Address: 3803 Gulf Blvd

City, State, Zip: St Pete Beach, FL 33706

Telephone No: 727-873-1259

Email Address: abe@summerdale.com

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

Specify Interest Held:

Is such Interest Contingent or Absolute:

Street Address:

City, State, Zip:

Telephone No:

Email Address:

NAME of AGENT OR REPRESENTATIVE: Jay Miller

Street Address: 248 Mirror Lake Drive N.

City, State, Zip: St Petersburg, FL 33701

Telephone No: 727-471-3542

Email Address: jmillers@j2developers.com

AUTHORIZATION

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

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

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

Signature: _____

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

Date: _____

7/27/2020



ATTACHMENT NO. 3

Statement of compliance with Section 723.083 F.S.

August 24, 2020

To Whom It May Concern:

I, Abraham Reichbach, am the Manager of 201 Pine Oak LLC, owner of 340 40th Avenue North in St. Petersburg. We acquired the property in late 2016 and, at that time, it included 28 rental mobile homes (the occupants did not own the homes).

In April 2017, we provided the tenants with more than 6 months' notice that our plans were to redevelop the property and that the park would be closed and the mobile homes would be removed. Beginning at that time, we stopped renewing leases for terms exceeding 7 months. The tenants were informed that they would need to find other accommodations and we offered help in any way we could to accommodate their needs. We provided them with information on mobile home parks in the vicinity.

Within the first year, 15 tenants had vacated and relocated to other mobile home parks. Those trailers were removed. By December of 2018, we had 8 tenants left. We helped the remaining tenants financially to find other mobile homes and by November of 2019, there were only 4 tenants remaining. We notified them of available mobile homes for rent from Fourth Wind Properties, including the owner's direct contact information, to help them relocate and also provided financial assistance to help them move. By early 2020, there were no further tenants living on the property and we removed the remaining mobile homes.

Sincerely,



Abraham Reichbach,
Manager of 201 Pine Oak LLC