



Staff Report to the St. Petersburg Community Planning & Preservation Commission

Prepared by the Planning & Development Services Department,
Urban Planning and Historic Preservation Division

For Public Hearing and Executive Action on Tuesday, July 12, 2022
at 2:00 p.m. in City Council Chambers, City Hall
175 5th St North, St. Petersburg, FL 33701.

According to Planning and Development Services records, no Commission member or his or her spouse has direct or indirect ownership interest in real property located within 2,000 linear feet of real property contained with the application (measured in a straight line between the nearest points on the property lines). All other possible conflicts should be declared upon announcement of the item.

City File: ZM-14
1626 18th Avenue 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 proposed amendment to the Official Zoning Map from Corridor Residential Traditional (CRT-1) to Corridor Commercial Traditional (CCT-1) for the western 100 feet (0.25 acre) of a 0.88 acre parent property located at 1626 and 1628 18th Avenue South.

APPLICANT INFORMATION

APPLICANT/OWNER: **1626 18th Avenue South Land Trust**
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St. Petersburg, Florida 33712

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REQUEST

The applicant is requesting an amendment to the Official Zoning Map from Corridor Residential Traditional (CRT-1) to Corridor Commercial Traditional (CCT-1) for the western 100 feet (0.25-acre) of a 0.88-acre parent property located at 1626 and 1628 18th Avenue South. The purpose of the proposed amendment is to have a consistent zoning designation on the entire property in conformance with the existing commercial structure and proposed restaurant use. The subject 0.25-acre portion of the parent property is currently developed with a portion of a 9,900 sf commercial retail building constructed on the 0.88-acre parent property with site plan approval and construction in 2006.

The property is located outside the Coastal High Hazard Area (CHHA). The Future Land Use designation is Planned Redevelopment – Mixed Use (PR-MU), compatible to the CCT-1 zoning designation. Therefore, a Future Land Use Map amendment is not required for consistency. There are plans to convert the existing retail to a restaurant use.

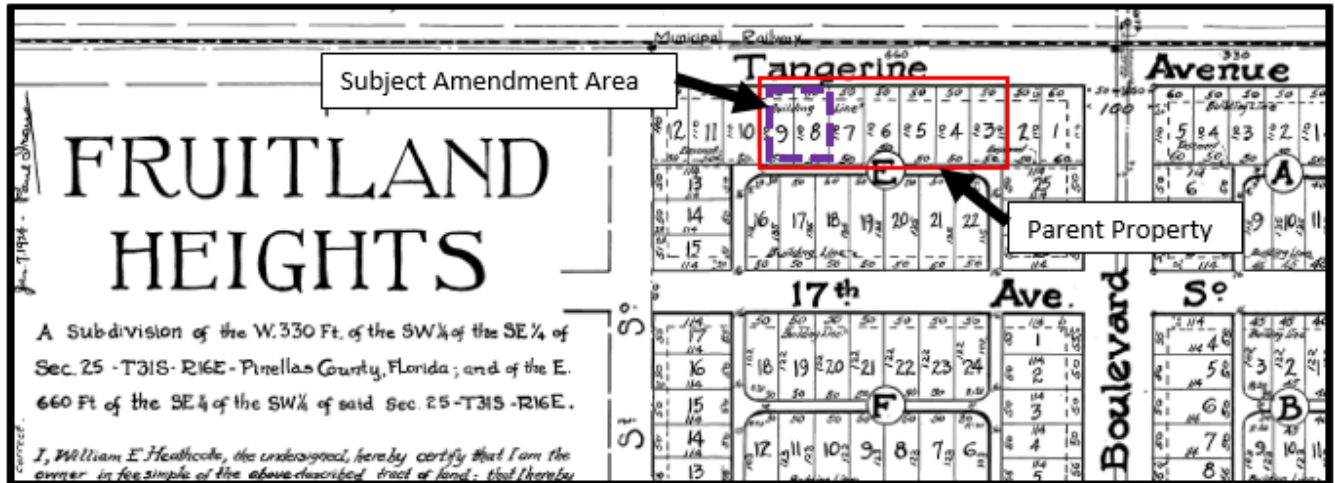
SITE DESCRIPTION

Street Address:	1626 and 1628 18 th Avenue South
Parcel ID No.:	25-31-16-29664-005-0040
Acreage:	0.25-acre
Future Land Use:	Planned Redevelopment – Mixed Use (PR-MU)
Zoning:	From Corridor Residential Traditional (CRT-1) to Corridor Commercial Traditional (CCT-1)
Countywide Plan Map:	Multimodal Corridor (MMC)
Existing Use:	Retail Commercial Building
Surrounding Uses:	South: single family and vacant land East: retail and a convenience store West: an autobody shop and vacant land North: vacant land, retail and single family
Neighborhood Associations:	The subject site is within the Sixteenth Street Business Association area. Surrounding Neighborhood Associations within 300 feet of the property include the Melrose Mercy Neighborhood Association and Thirteenth Street Neighborhood Association.

BACKGROUND

The 0.25-acre subject property is part of a parent parcel located at 1626 and 1628 18th Avenue South. The entire parent property is within Lots 3-9 of Block E, of the Fruitland Heights Subdivision, while the subject of the zoning amendment includes Lots 8 and 9 only (See Insert 1 below). The property is within the South Community Redevelopment Area (CRA). The South Community Redevelopment Area (CRA) was established to promote reinvestment in housing and neighborhoods, commercial corridors, business development, education and workforce development within the area.

Figure 1: Original Subdivision Plat.



The parent property is developed with a 9,900 sf commercial retail building with approximately 3,850 sf of the total development on the amendment portion of the property. The surrounding area has several vacant parcels to the north, west and south. Surrounding uses west of the property include vacant land, an auto-body shop and a church. The property immediately to the north of the amendment property is vacant, single family and retail. To the east of the amendment area is the larger portion of the parent property with retail and a convenience food store further east, and to the immediate south are vacant lots and single family. There is no clear pattern of any one land use. While 18th Avenue South is designated as a collector corridor on the Future Major Streets map, most of the commercial is located towards the 16th Street South/18th Avenue South commercial node. The subject parcel is located at the western edge of the commercial node and has been an active commercial property since 2006.

Figure 2. Aerial photograph showing the existing building and division of zoning on the property.



The parent property has two zoning designations, with Corridor Residential Traditional (CRT-1) on the western 100-feet of the property (the 0.25-acre amendment area) and the Corridor Commercial Traditional (CCT-1) on the remainder of the parent property (0.63-acre). The zoning designation has been in place since September 2007, following the implementation of the City's Vision 2020 Plan and the Citywide rezoning and update of the Land Development Regulations. Prior to the rezoning update, the subject property was zoned Commercial

General (CG) on the western 100-feet, with the remainder of the parent property zoned Residential/Office/Retail (ROR-1). The current commercial building was permitted and constructed when the property was zoned CG and ROR-1. It was after the construction that the west 100-feet of the property was zoned to CRT-1. At that time, the building did not have any business permits to identify types of commercial businesses.

CONSISTENCY AND COMPATIBILITY

The primary criteria associated with this private application are consistency and compatibility of the requested designation with the established surrounding land use and zoning patterns and the provision of adequate public services and facilities.

The Future Land Use designation of the subject property is Planned Redevelopment – Mixed Use (PR-MU). The purpose of the PR-MU land use designation is to allow for mixed use retail, office, service and medium density residential uses not to exceed a floor area ratio of 1.25 and a net residential density of 24 dwelling units per acre; however, when located outside of the Coastal High Hazard Area, and when abutting a major street as depicted on the Future Major Streets Map, missing middle housing at a maximum density of 30 dwelling units per net acre is permitted in accordance with the Land Development Regulations (LDRs). Residential equivalent uses are not to exceed 3 beds per dwelling unit and transient accommodation uses shall not exceed 45 units per acre. The PR-MU land use designation is compatible with both the existing and proposed zoning designations, therefore no future land use map amendment is required.

As provided in the previous section, the existing zoning district of the subject amendment property is Corridor Residential Traditional (CRT-1). The purpose of the CRT-1 zoning district is to encourage development of townhomes, condominiums, apartment buildings and mixed-use buildings that are appropriately scaled to the context of the corridor and to facilitate conversion of remaining single-family homes to offices or limited retail uses. The CRT-1 zoning allows adaptive reuse, single family, assisted living facility, nursing home, community residential homes, bed and breakfasts, multi-family, bank, mixed use, veterinary office, general office, personal services, service office, accessory retail, studio, health club, motion picture theater, adult day care, funeral home, house of worship, library, meeting hall, and schools.

The eastern 250-feet of the parent property includes the majority of the existing building (6,050 s.f.) and is zoned Corridor Commercial Traditional (CCT-1). The purpose of the CCT regulations is to protect the traditional commercial character of corridors while permitting rehabilitation, improvement and redevelopment in a manner that encourages walkable streetscapes. Uses allowed within the district include: adaptive reuse, single family, community residential home, bed & breakfast, hotel, assisted living facility, nursing home, multi-family, indoor pet care, bank, mixed use, veterinary office, general office, personal services, catering service, drug store, indoor vehicle sales, accessory outdoor sales, outdoor garden sales, restaurant and bar, pub, retail sales and service, service establishment, service office, studio, office, health club, motion picture theater, adult day care, funeral home, house of worship, community service club, indoor commercial recreation, health club, museum, child care facility, funeral home, government building, hospital, library, meeting hall, schools and nursery.

A restaurant is consistent with the CCT-1 zoning designation.

RELEVANT CONSIDERATIONS ON AMENDMENTS TO THE FUTURE LAND USE MAP

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

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

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

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.

The existing commercial structure on the parent property was approved and constructed in 2006 for commercial development as allowed under the CG (on 0.25-acre amendment area) and ROR-1 (on 0.63-acre portion of parent property) zoning designations in effect at the time (See Zoning Prior to 2007 map). The zoning changed in 2007 to CRT-1 on the 0.25-acre amendment area allowing limited commercial and CCT-1 on the 0.63-acre eastern portion of the parent parcel. The current request to CCT-1 zoning on the 0.25-acre amendment area (western 100-feet of the parent parcel) is consistent with the objective to allow a more intense land use when surrounding uses are compatible. The proposed CCT-1 zoning is consistent to the commercial uses to the east that are part of the 18th Avenue South /16th Street South commercial node, as well as the commercial to the west, and the retail uses to the north. The CCT-1 is more reflective of the CG zoning that was in effect at the time of approval and construction of the existing commercial building. If approved, this request will also eliminate split zoning on the subject property, thereby unifying the site and streamlining future considerations.

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

The subject amendment area and parent property are developed with a 9,900 sf commercial structure. The 18th Avenue South corridor is a 4-lane roadway with excess roadway capacity. There is also both water and sewer capacity available to accommodate a potential increase in density and intensity.

LU3.2 Development shall not exceed the densities and intensities established within this Future Land Use Element except where allowed by the land development regulations.

The proposed CCT-1 zoning designation is consistent to, and does not exceed, the densities and intensities of the PR-MU future land use designation.

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

The land use plan recognizes the PR-MU land use along 18th Avenue South as a Future Major Street corridor from 13th Street South to 24th Street South. The PR-MU land use category allows mixed use retail, office, service and medium density residential uses which include commercial and restaurant uses.

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

The proposed amendment to CCT-1 will allow the existing structure to provide a larger range of commercial uses which will maintain the tax base and encourage other businesses along the 18th Avenue South corridor and assist in the revitalization of the South Community Redevelopment Area (CRA). The current Future Land Use designation is based on the locational criteria for properties located on Future Major Streets as provided in the goals, objectives and policies in the Comprehensive Plan.

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

The subject property is located along the 18th Avenue South corridor in the South CRA district, where a zoning amendment from CRT-1 to CCT-1 would further this policy by making the western portion of the property consistent to the eastern portion and allow for a restaurant on the entire property.

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.

The subject amendment area is a developed commercial parcel located along the 18th Avenue South corridor. The purpose of the zoning amendment is to bring the site consistent to and in conformance with the remainder of the parent property which is consistent with the Comprehensive Plan.

LU3.18 All retail and office activities shall be located, designed and regulated so as to benefit from the access afforded by major streets without impairing the efficiency of operation of these streets, and with proper facilities for pedestrian convenience and safety.

The subject property has been developed without impairing the efficiency of major streets and with the provision of sidewalks for pedestrians.

LU5.3 The Concurrency Management System shall continue to be implemented to ensure that 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.

The Level of Service (LOS) impact analysis concludes that the proposed 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.

LU13.1 Development proposals in community redevelopment areas shall be reviewed for compliance with the goals, objectives and policies of the Comprehensive Plan and the goals, objectives and policies of the applicable adopted redevelopment plan including:

4. South St. Petersburg Redevelopment Plan.

The proposed development is consistent with the policies in the South St. Petersburg Redevelopment Plan that address expansion of entrepreneurship and small business development, and the revitalization of commercial corridors to grow existing businesses and attract new ones.

LU27.2

In order for TOD to achieve its full potential to create well-designed, livable mixed use urban communities, improve the City's economic well-being, and contribute to energy conservation by establishing energy efficient land use patterns, the following principles will guide the planning, design, and development of TOD:

Land Use

- 1) Create walkable, moderate to high density, mixed use developments located within approximately ½ mile of public transit stops or stations to support transit ridership.
- 2) Provide greater flexibility for mixing uses and achieving a higher density/intensity of development. Provide active uses such as retail and office on the ground floor of buildings, including parking garages.
- 6) Promote uses that serve the daily needs of residents, commuters and visitors.

The existing development is located within a ¼ mile of the public transit stops. The proposed zoning amendment allows for greater flexibility of use in the existing commercial structure while serving the daily needs of residents.

Mobility

- 1) Make pedestrian and other alternative modes of transportation, including, but not limited to, bicycle transportation, bus transit, and rail transit, the focus of the TOD development strategy without excluding automobiles.
- 2) Create continuous, direct, safe, and convenient transit and pedestrian linkages, including walkways between principal entrances of buildings and to adjacent lots.

The subject property encourages use of many modes of transportation including vehicles, pedestrians, bicycles and bus transit. The subject property was designed and constructed with a pedestrian sidewalk along 18th Avenue South adjacent to the property and provides walkways between entrances of the existing building.

The PSTA bus transit route includes this portion of 18th Avenue South and the property is within ¼ mile of a bus stop. Bicycle parking spaces will be provided on site for use by employees and patrons.

PR1.1

The right of a property owner to physically possess and control his or her interests in the property, including easements, leases, or mineral rights.

The subject property owner has authorized their agent to initiate the subject zoning map amendment in order to further their interests in their private property.

PR1.2

The right of a property owner to use, maintain, develop, and improve his or her property for personal use or the use of any other person, subject to state law and local ordinances.

The subject property owner has authorized their agent to initiate the subject amendment to the official zoning map in order to expand upon their existing entitlements and to develop according to state law and local ordinances.

PR1.3 The right of the property owner to privacy and to exclude others from the property to protect the owner's possessions and property.

The proposed amendments do not alter the property owner's right to privacy or their ability to exclude others from the property to protect the owner's possessions and property.

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 does not adversely affect any environmentally sensitive land or properties documented as 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 parent property is currently developed with a 9,900 sf commercial building of which, approximately 3,850 is located on the proposed amendment area. There are no proposed changes that would alter the population density pattern and adversely affect residential dwelling units.

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 zoning amendment 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. The parent property is built with a 9,900 sf commercial structure. No additional commercial is anticipated at this time. The owner is proposing to change the use of the building from retail to a restaurant, requiring a zoning amendment to CCT-1 on the western 100-feet of the parent property.

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 2020 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 27 million gallons per day (mgd), while the systemwide capacity is 68 mgd. With only 40% of capacity systemwide currently being used, there is excess water capacity to serve the amendment area.

SANITARY SEWER

The subject property is served by the Southwest Water Reclamation Facility, which presently has an estimated excess average daily capacity of 5.05 mgd. The estimate is based on permit capacity of 20 mgd and a calendar year 2020 daily average flow of 14.95 mgd. With approximately 27.5% 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. As outlined in the St. Petersburg Water Plan, the City is implementing system reliability improvements at the Water Reclamation Facilities (WRFs), aggressively improving the gravity collection system to decrease Inflow and Infiltration (I&I) which reduces peak flows at the WRFs and addressing sea level rise system vulnerabilities. The City remains committed to spending approximately \$16 million a year in continued I&I reduction. Also, the City is fully committed to implementing selected recommendations from the St. Petersburg Water Plan, which incorporates growth projections and outlines the required system and network improvements needed to provide a resilient wastewater collection and treatment system.

SOLID WASTE/SANITATION

Solid waste collection is the responsibility of the City, while solid waste disposal is the responsibility of Pinellas County. The City and the County have the same designated LOS of 1.3 tons per person per year. The County currently receives and disposes of municipal solid waste generated throughout Pinellas County. All solid waste disposed of at Pinellas County Solid Waste is recycled, combusted, or buried at the Bridgeway Acres sanitary landfill. The City and County's commitment to recycling and waste reduction programs have assisted in keeping down the actual demand for solid waste disposal, which continues to extend the life span of Bridgeway Acres Sanitary Landfill. The landfill is expected to remain in use for approximately 78 years, based on current design (grading) and disposal rates. In calendar year 2020, the City's collection demand for solid waste service was approximately 0.82 tons per person per year, well within the adopted LOS of 1.3 tons per person. Thus, there is excess solid waste capacity to serve the amendment area.

RECREATION

The City's adopted LOS for recreation and open space is 9 acres/1,000 population, the actual LOS City-wide is estimated to be 20.14 acres/1,000 population. If approved, there will be no noticeable impact on the adopted LOS standard for recreation and open space.

STORMWATER MANAGEMENT/DRAINAGE

The Stormwater Management LOS is project dependent rather than based on the provision and use of public facilities and is not directly provided by the city for master planned developments. The LOS standard for drainage is implemented by the City through the review of drainage plans for new development and redevelopment where all new construction of and improvements to existing surface water management systems will be required to meet design standards outlined in the Drainage Ordinance, Section 16.40.030 of the Land Development Regulations. This ordinance requires all new development and redevelopment projects to be permitted through the City and SWFWMD to ensure projects meet quantity and quality design standards for stormwater treatment.

The property is currently developed with a 9,900 sf commercial building and associated parking area. Should any modification be required to the parking area, or other impervious surfaces, a site plan approval will be required. At that time, City Code and Southwest Florida Water Management District (SWFWMD) site requirements for stormwater management criteria will be implemented. The City 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.

TRAFFIC

The City of St. Petersburg maintains 18th Avenue South, a four-lane, undivided collector road. East of 16th Street, 18th Avenue South is a two-lane, undivided collector road. While the City no longer has a level of service (LOS) standard for roadway capacity, the proposed amendment is not expected to significantly degrade existing levels of service. Existing traffic counts conducted by the City of St. Petersburg in 2019 on 18th Avenue South at 19th Street and in 2021 at 12th Street found an Average Daily Traffic (ADT) of 10,900 and 9,702 respectively. Based on data in the Florida Department of Transportation's "2020 Quality/Level of Service Handbook," 18th Avenue South both east and west of 16th Street operates at a LOS "D," so there is additional capacity available for new vehicular trips.

The amendment area is small (0.25 acres) and contains a commercial building, which currently produces vehicular trips. The main purpose of the amendment is to bring the entire parcel into the Corridor Commercial Traditional zoning district so the existing building can be converted into a restaurant/bar. According to the Institute of Transportation Engineers' (ITE)' "Trip Generation Manual" (11th Edition), the existing 9,900 square-foot commercial building (ITE Land Use 822) is estimated to generate 65 p.m. peak hour trips (32 trips entering the site and 33 trips exiting the site) in a general urban/suburban land use setting. According to ITE data, a 9,900 square-foot sit-down restaurant (ITE Land Use 932) is estimated to generate 90 p.m. peak hour trips (55 trips entering the site and 35 trips exiting the site) in a general urban/suburban land use setting. Converting the use of the building from retail to a restaurant is estimated to generate 25 additional p.m. peak hour trips, which will not have a significant impact on existing traffic operations on 18th Avenue South.

TRANSIT

The Citywide LOS for mass transit will not be affected. The Pinellas Suncoast Transit Authority's (PSTA's) Route 14 provides 30-minute service along 18th Avenue South from around 6:00 a.m. to 9:00 p.m. PSTA's Direct Connect program provides a \$5 discount on Uber, Lyft, or United Taxi trips to or from 26 locations around Pinellas County that connect with PSTA's route network. Employees and customers accessing the subject parcel could use the program for a trip from their place of residence 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 will 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 provides 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, PSTA Access. Eligibility for the PSTA Access 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.

Street Network

According to the 18th Avenue South Complete Street Concept Planning Study, 18th Avenue South between 16th Street and 34th Street is expected to be converted from four lanes undivided to two lanes divided. Design is expected to begin in 2023, with partial funding secured for 2025.

Pedestrian Network

There is a sidewalk adjacent to the subject property on 18th Avenue South. A new raised crossing with refuge island is identified just west of the subject parcel on 18th Avenue South is identified in the 18th Avenue South Complete Street Concept Planning Study.

Bicycle Network

There are no existing bicycle facilities within this segment of 18th Avenue South. The Complete Streets Implementation Plan identified separated bicycle lanes for this section of 18th Avenue South. The 18th Avenue South Complete Street Concept Planning Study identified shared use paths on the north side of 18th Avenue South as the preferred bicycle facility.

Neighborhood Traffic Plan

There is no neighborhood traffic plan for the subject property and surrounding neighborhood to the south.

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

The subject amendment area (0.25-acre) is part of a larger 0.88-acre parent property which was approved for a 9,900 sf commercial building in 2006. The owner is proposing a restaurant use in the existing structure that requires a zoning amendment to CCT-1. The remainder 0.63-acre of the parent property currently has the CCT-1 zoning designation. It is expected that there is adequate space on the property for the restaurant use but will be required to submit a site plan as part of the permitting process. The property is on a designated PSTA transit route and bicycle parking will be provided on the property to minimize parking requirements.

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

The subject property is not vacant. It is currently developed with a 9,900sf commercial building in the South CRA and is consistent with the policies in the South St. Petersburg Redevelopment Plan that address expansion of entrepreneurship and small business development, and the revitalization of commercial corridors to grow existing businesses and attract new ones. The redevelopment includes a change of use from retail to restaurant and modifications to the interior of the structure. Minor modifications to parking and or pedestrian walkways may be required. However, the property is suitable for this type of zoning change.

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

The requested change in zoning from CRT-1 to CCT-1 is intended to bring consistency and compatibility to the entire parent property and to bring a revitalization of commercial to the 18th Avenue South corridor following the policies of the South St. Petersburg Redevelopment Plan. At this time, the future land use plan identifies the property as PR-MU. The established land use pattern is a commercial node at the intersection of 18th Avenue South and 16th Street South. The subject

amendment extends the potential for commercial from the commercial node to the west. The PR-MU land use extends along 18th Avenue South from 13th Street South to 24th Street South.

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

The existing zoning district boundaries are not logically drawn in relation to existing conditions or current development on the subject property. There is an existing 9,900 sf strip commercial building along the length of the property and the zoning district boundary divides the property and building. Once the zoning district is amended to the CCT-1, the parent property will become consistent to the zoning designation on the property when the commercial structure was originally permitted and constructed.

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

The amendment area is currently zoned CRT-1, which is a corridor residential zoning allowing limited commercial development. The proposed zoning designation is CCT-1, a corridor commercial designation. However, the parent property is developed with a 9,900 sf commercial retail center and the owner is proposing to change uses from retail to restaurant. The subject property is within the South CRA and the proposed development is consistent with the policies in the South St. Petersburg Redevelopment Plan that address expansion of entrepreneurship and small business development, and the revitalization of commercial corridors to grow existing businesses and attract new ones.

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

The property is located outside of the Coastal High Hazard Area (CHHA).

11. Other pertinent facts.

Prior to the rezoning update, the subject property was zoned Commercial General (CG) on the western 100-feet, with the remainder of the parent property zoned Residential/Office/Retail (ROR-1). The current commercial building was permitted and constructed when the property was zoned CG and ROR-1. It is important to note that both the CG and ROR-1 zoning designations allowed “eating and drinking establishments” at the time of site plan approval and construction in 2006. It was after the construction that the west 100-feet of the property was zoned to CRT-1. At that time, the building did not have any business permits to identify types of commercial businesses.

PUBLIC NOTICE and COMMENTS

Public Notice

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

- A “Notice of Intent to File” was sent to the Council of Neighborhood Associations (“CONA”), the Federation of Inner-City Organizations (“FICO”), the Thirteenth Street Neighborhood Association, the Melrose Mercy Neighborhood Association, and the Sixteenth Street Business District.
- June 27, 2022: 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.
- June 27, 2022: 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 and FICO. In addition to the standard information, this notification included both the CPPC and City Council public hearing dates and times, web links to review the then-pending staff reports, and a link to the current planning projects webpage for more information.

Public Comments

To date, there have been no public comments.

PUBLIC HEARING PROCESS

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

SUMMARY

This report reviews and analyzes the request for a zoning amendment for a 0.25 acre portion of a property from CRT-1 to CCT-1 for consistency to the remainder of the property currently zoned CCT-1. The Staff analysis is to determine whether the proposed Amendment is consistent to the requirements of the Comprehensive Plan. Based on the analysis contained in this report, City staff finds that the proposed amendment to the Official Zoning Map at the subject location is consistent with the Comprehensive Plan in the review of the Land Use, Utilities, and Property Rights Elements.

RECOMMENDATION

Staff recommends that the Community Planning and Preservation Commission (CPPC) make a finding of consistency with the Comprehensive Plan and recommend to City Council **APPROVAL** of the proposed Official Zoning Map amendment described herein.

REPORT PREPARED BY:

Ann Vickstrom

06/15/2022

Ann Vickstrom, AICP, Planner II
Urban Planning and Historic Preservation Division
Planning & Development Services Department

DATE

REPORT APPROVED BY:

Derek A. Kilborn

06/15/2022

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

DATE

ATTACHMENTS

1. Attachment 1: Application
2. Attachment 2: Map Series
 - Aerial
 - Existing Zoning
 - Proposed Zoning
 - Zoning Prior to 2007
 - Existing Uses
 - Future Land Use



ATTACHMENT NO. 1

Application



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FUTURE LAND USE PLAN CHANGE REZONING

Application No. ZM-14
(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: 5-19-2022
 Street Address: 1626/1628 18th Ave. S. St. Petersburg
 Parcel ID or Tract Number: lots 8 and 9 of Fruitland Heights Block E 25-31-16-29664005-0046
 Zoning Classification: Present: CRT-1 Proposed: CCT-1
 Future Land Use Plan Category: Present: ~~PR-MU~~ N/A Proposed: ~~Commercial~~ N/A
SAME

NAME of APPLICANT (Property Owner):

Street Address: 1626 18th Ave. S. Land Trust
 City, State, Zip: St. Petersburg FL
 Telephone No: (727) 328-8070
 Email Address: affordablerealty123@gmail.com

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

Specify Interest Held: Corporate Mid West Investment LLC.
 Is such Interest Contingent or Absolute: Contingent
 Street Address: 9550 S.E. AVE. STE.
 City, State, Zip: Las Vegas
 Telephone No:
 Email Address:

NAME of AGENT OR REPRESENTATIVE: Michael Shimshoni

Street Address: 1617 52nd Street S.
 City, State, Zip: Gulfport, FL 33707
 Telephone No: (727) 657-9444
 Email Address: mikeshemeshi@gmail.com

AUTHORIZATION

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

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

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

Signature: M. Shimshoni Trustee Date: 5-19-2022
 Must be signed by title holder(s), or by an authorized agent with letter attached.



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NARRATIVE (PAGE 1 of 1)

NARRATIVE

PROPERTY INFORMATION:

Street Address: 1626 18th Ave. S. St. Petersburg FL.

Parcel ID or Tract Number: 25-31-16-29664-005-0040

Square Feet: 9,900

Acreage:

Proposed Legal Description: FRUITLAND HEIGHTS BLK E, LOTS 3 THRU 9

zoning amendment includes ^{whole parcel} Lots 8 and 9

Is there any existing contract for sale on the subject property: NO

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

Is contract conditional or absolute:

Are there any options to purchase on the subject property: 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:

1. make the west side of property consistent to the zoning on east side.
2. Proposed zoning recognizes the uses on the property - Family Dollar.
3. Extension of commercial node at 16th St.



PUBLIC PARTICIPATION REPORT

Application No. ZM-14

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

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

APPLICANT REPORT	
Street Address:	
1. Details of techniques the applicant used to involve the public	
(a) Dates and locations of all meetings where citizens were invited to discuss the applicant's proposal	
ALL CITIZENS ARE INVITED TO CPCE HEARING	
(b) Content, dates mailed, and number of mailings; including letters, meeting notices, newsletters, and other publications	
Required notification to public hearing	
(c) Where residents, property owners, and interested parties receiving notices, newsletters, or other written materials are located	
within 300 ft. of Property.	
2. Summary of concerns, issues, and problems expressed during the process	
None to date.	

NOTICE OF INTENT TO FILE	
A minimum of ten (10) days prior to filing an application for a decision requiring Streamline or Public Hearing approval, the applicant shall send a copy of the application by email to the Council of Neighborhood Associations (CONA) (c/o Jennifer Joern at variance@stpetecona.org), by standard mail to Federation of Inner-City Community Organizations (FICO) (c/o Kimberly Frazier-Leggett at 3301 24 th Ave. S., St. Pete 33712) and by email to all other Neighborhood Associations and/or Business Associations within 300 feet of the subject property as identified in the Pre-Application Meeting Notes. The applicant shall file evidence of such notice with the application.	
<input checked="" type="checkbox"/>	Date Notice of Intent to File sent to Associations within 300 feet, CONA and FICO: <u>5-19-2022</u>
<input type="checkbox"/>	Attach the evidence of the required notices to this sheet such as Sent emails.



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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: 1626 18TH AVE S. LAND TRUST

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

Property Address: 1626 18TH AVE S. St. Petersburg, FL

Parcel ID No.: 25-31-16-29664-005-0040

Request: Rezone Property (west wing) from CCT₂ TO CCT₁

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): Michael Shimshoni

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): M. Shimshoni

Michael Shimshoni
Printed Name

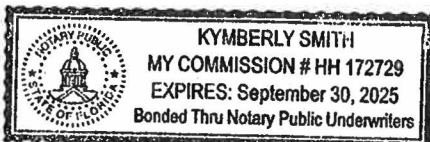
Sworn to and subscribed on this date

Identification or personally known: Florida Driver License 5525540572881

Notary Signature: [Signature]

Date: 5/19/22

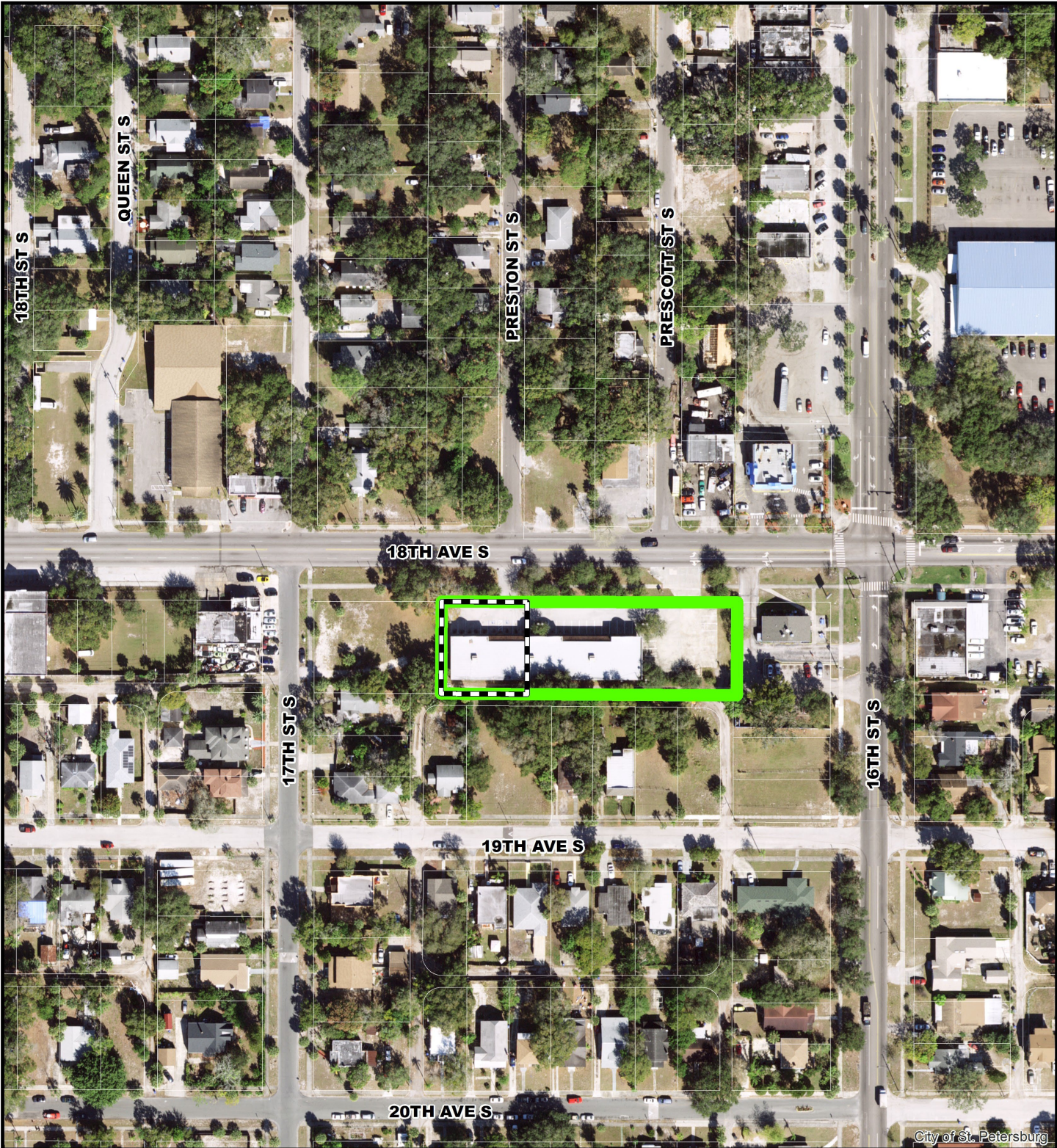
Commission Expiration (Stamp or date):





ATTACHMENT NO. 2

Map Series



AERIAL

CITY FILE

ZM-14

SCALE: 1" = 150'

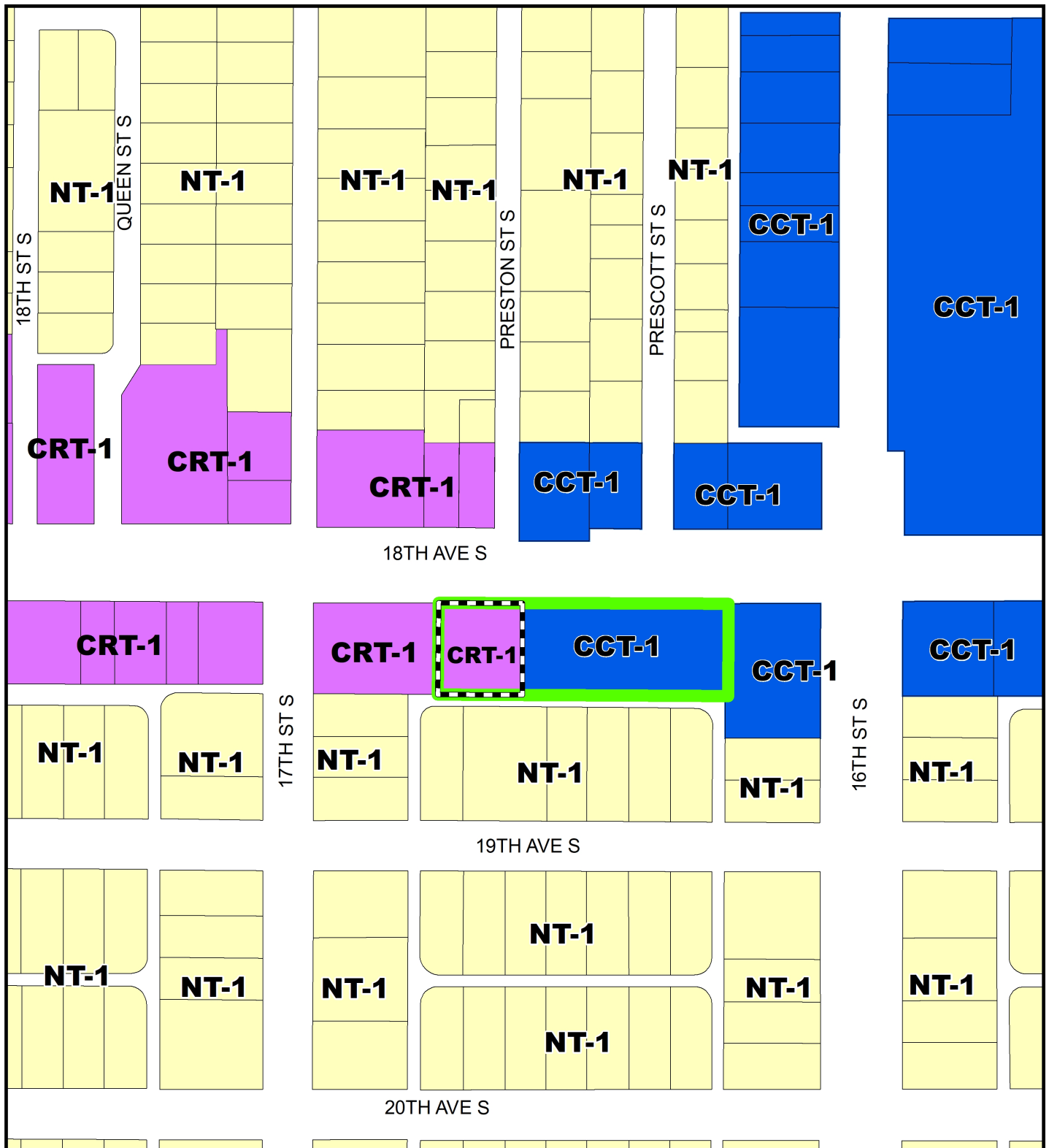


AMENDMENT AREA



PARENT PROPERTY





EXISTING ZONING

CITY FILE
ZM-14
 SCALE: 1" = 150'

From: **CRT-1**
 (Corridor Residential
 Traditional - 1)

To: **CCT-1**
 (Corridor Commercial
 Traditional - 1)

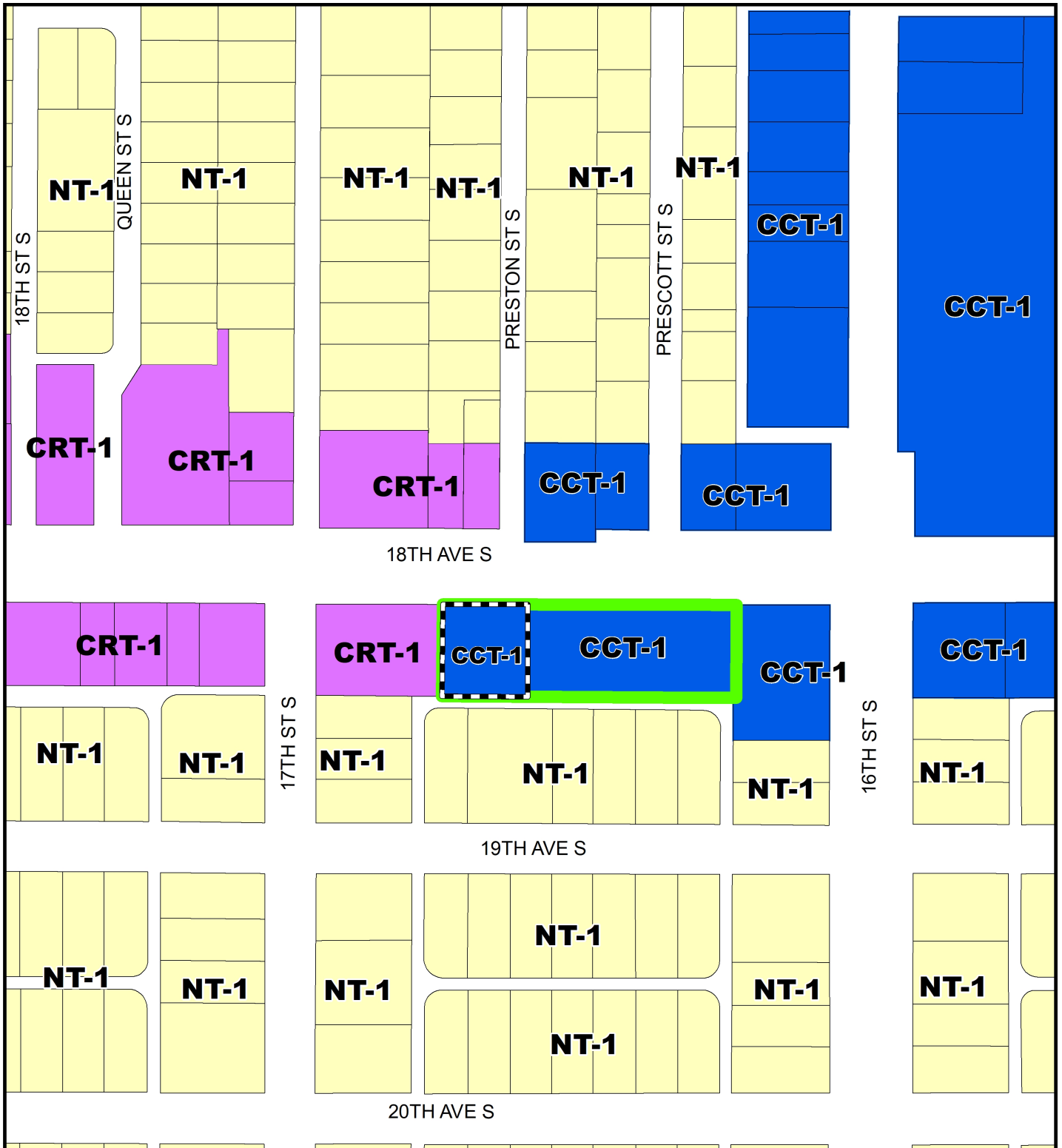


AMENDMENT AREA



PARENT PROPERTY





PROPOSED ZONING

CITY FILE

ZM-14

SCALE: 1" = 150'

CCT-1 (Corridor Commercial Traditional - 1)

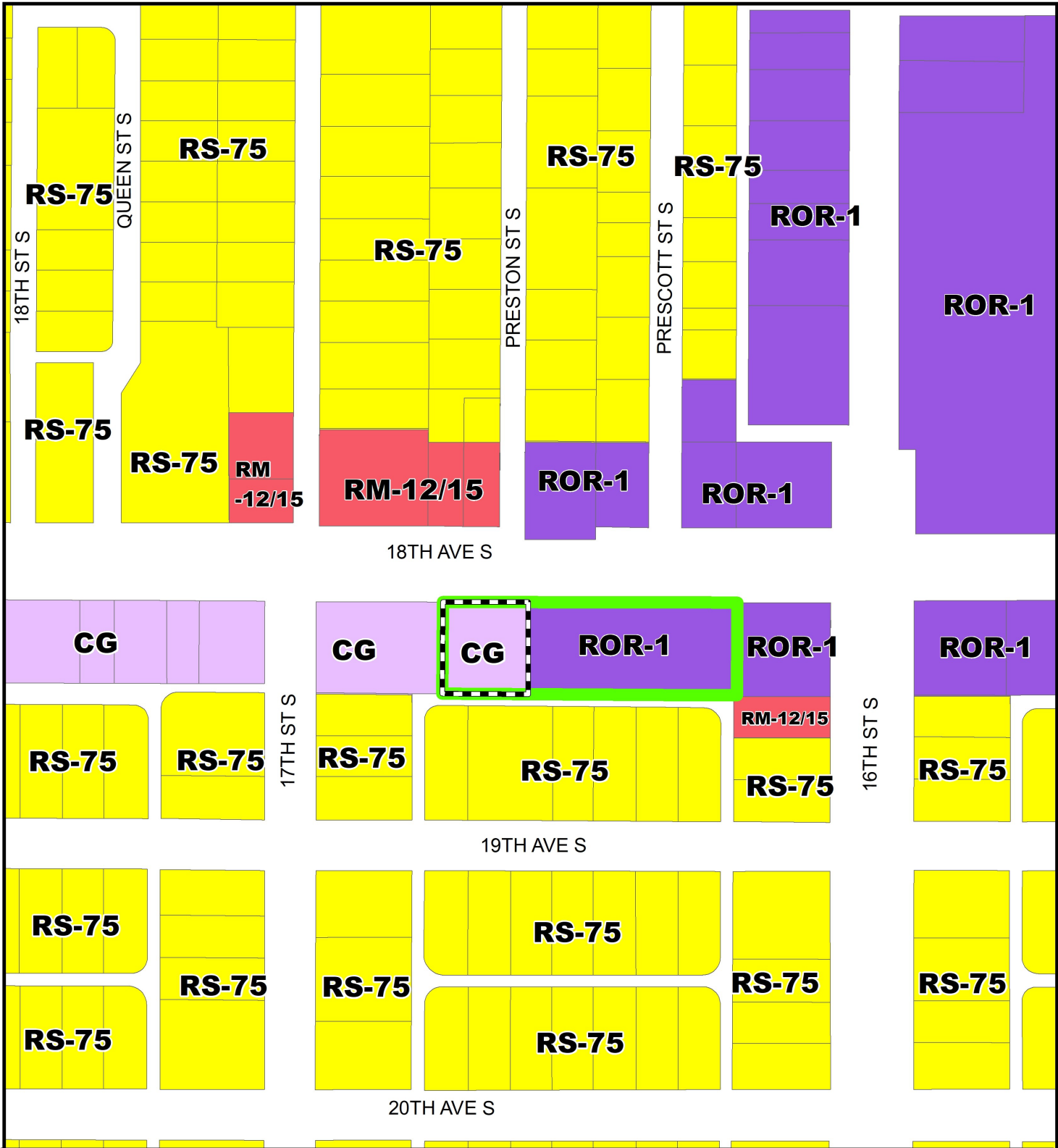


AMENDMENT AREA



PARENT PROPERTY





ZONING PRIOR TO 2007

CITY FILE

ZM-14

SCALE: 1" = 150'

CG (Commercial General)

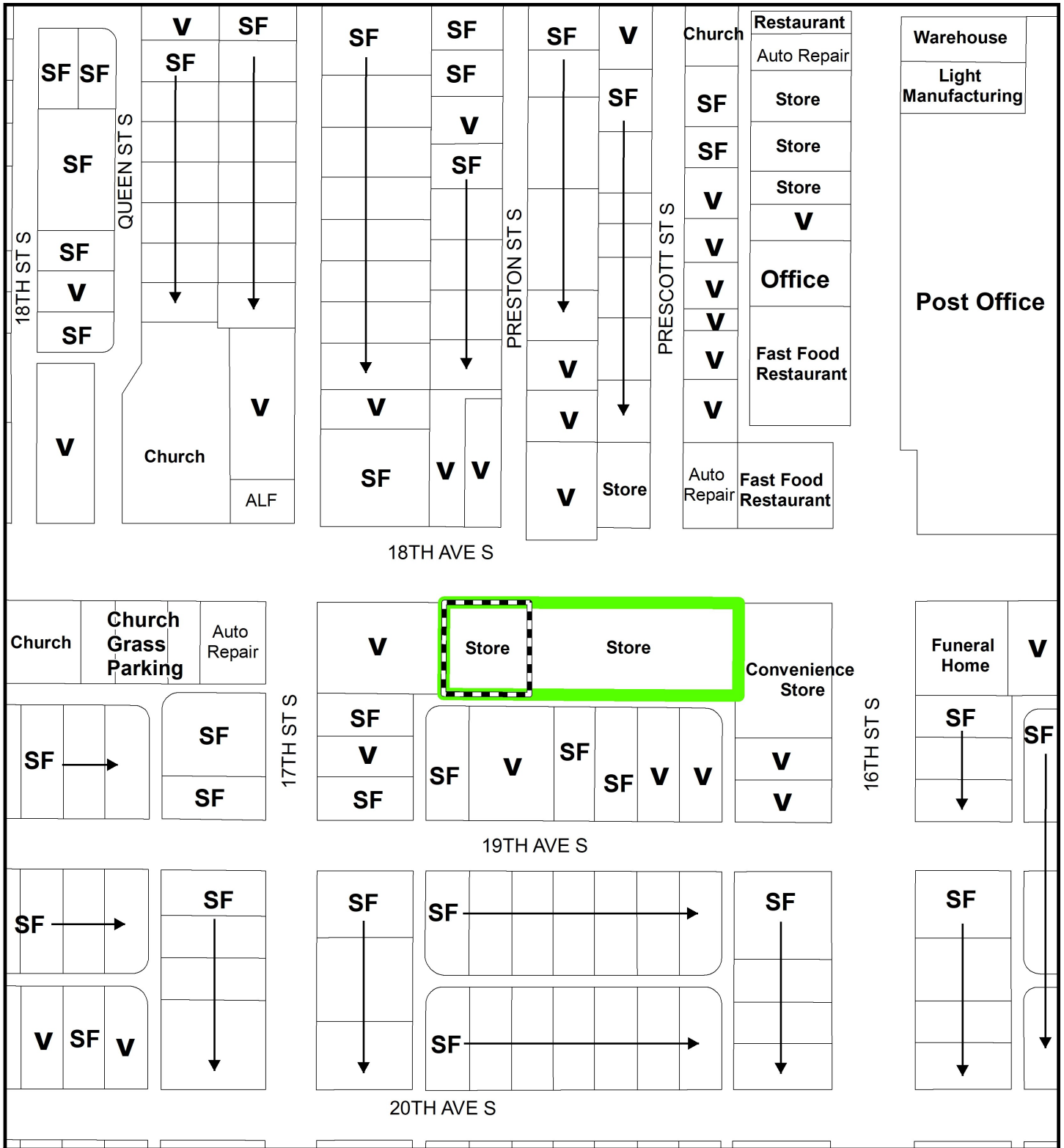


AMENDMENT AREA



PARENT PROPERTY





EXISTING USES

CITY FILE

ZM-14

SCALE: 1" = 150'



AMENDMENT AREA



PARENT PROPERTY

V = Vacant
SF = Single Family





FUTURE LAND USE

CITY FILE

ZM-14

SCALE: 1" = 150'

PR-MU (Planned Redevelopment Mixed-Use)



AMENDMENT AREA



PARENT PROPERTY

