



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, January 11, 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, Community Planning & Preservation Commission member Alan Brock has a direct or indirect ownership interest in real property located within 2,000 linear feet of real property contained within the application (measured by a straight line between the nearest points on the property lines). All other possible conflicts should be declared upon announcement of the item.

City File: FLUM-64 1501 5th Ave North

This is a private-initiated application requesting the Community Planning and Preservation Commission (“CPPC”), in its capacity as the Local Planning Agency (“LPA”), make a finding of consistency with the Comprehensive Plan and recommend to City Council **APPROVAL** of the following Future Land Use Map amendment from Planned Redevelopment – Residential (PR-R) to Planned Redevelopment – Mixed Use (PR-MU) and concurrent amendment to the Official Zoning Map from Neighborhood Traditional - 2 (NT-2) to Corridor Residential Traditional -1 (CRT-1) for a 0.39-acre site located at 1501 5th Avenue North.

APPLICANT INFORMATION

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REQUEST

The applicant is requesting an amendment to the Future Land Use Map from Planned Redevelopment – Residential (PR-R) to Planned Redevelopment – Mixed Use (PR-MU) and a concurrent amendment to the Official Zoning Map from Neighborhood Traditional - 2 (NT-2) to Corridor Residential Traditional -1 (CRT-1) for a 0.39-acre site located at 1501 5th Avenue North. The site is located within the Intown Activity Center (AC) overlay on the Future Land Use Map, which will remain. The purpose of the proposed amendments, as stated by the applicant, is to bring the site into conformance with the established land use pattern of 5th Avenue North as well as its current and historic use of medical office services.

SITE DESCRIPTION

Street Address:	1501 5 th Avenue North
Parcel ID No.:	13-31-16-10062-000-1150
Acreage:	0.39
Future Land Use:	From Planned Redevelopment – Residential (PR-R) with Activity Center Overlay to Planned Redevelopment – Mixed Use (PR-MU) with Activity Center Overlay
Zoning:	From Neighborhood Traditional - 2 (NT-2) to Corridor Traditional -1 (CRT-1)
Countywide Plan Map:	Activity Center (AC) – no change proposed
Existing Use:	Medical Office
Surrounding Uses:	North: Multi-family residential and then single-family residential West: Vacant and then autobody repair shop South: Elevated Interstate I-375 with a surface parking lot underneath and then a social service agency (Saint Vincent de Paul CARES Center of Hope) East: Parking lot and then an office building and St. Anthony’s Hospital
Neighborhood Association:	Historic Uptown Neighborhood Association

BACKGROUND

The subject 0.39-acre parcel is bounded to the east by 15th Street North followed by the St. Anthony’s owned Head Start School, a former Assisted Living Facility that is now vacant and then St. Anthony’s Hospital. The parcel is bounded to the north by an alley, followed by a small multi-family apartment building then single-family homes. To the west is a vacant lot that is also owned by the applicant, followed by Oly’s Tires, Wheels and Total Car Care shop followed by 16th Street North. The southern border is bounded by 5th Avenue North, followed by Interstate 375, which is a raised highway allowing for parking underneath, then the Saint Vincent de Paul CARES Center of Hope. Further to the west and southwest is Industrial Traditional zoning around the highway interchanges and the former CSX rail line.

A 3,704 square foot medical office building was built in 1959 on the southeast corner of the parcel with surface parking to the north and east on three plated lots, 143 by 120 feet. The current zoning of Neighborhood Traditional - 2 (NT-2) 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. From 1977 to 2007, the site and surrounding area was zoned Residential Office -1 (RO-1), which was intended to permit a mix of residential and office uses. The existing medical office building was in conformance with its zoning designation until 2007, where it then became a legal nonconforming use.

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 subject property's existing medical office use is not consistent with the current Planned Redevelopment – Residential (PR-R) Future Land Use designation and Neighborhood Traditional - 2 (NT-2) zoning district. The PR-R land use designation is intended for single-family residential with accessory dwelling units. Similarly, the NT-2 zoning district also only allows for single-family residential homes with accessory dwelling units, and medical office is considered to be a “Grandfathered” use. On the Future Land Use map, the site is also located within the Intown Activity Center (AC) overlay. An AC overlay provides for density and intensity increases for mixed use zoning districts. Since the subject site is zoned NT-2, which only allows for single-family residential and does not allow for a mix of uses, the AC overlay does not provide for density or intensity increases.

The proposed Planned Redevelopment – Mixed Use (PR-MU) future land use designation allows for mixed use retail, office, service and medium density residential uses not to exceed a floor area ratio of 1.25 and a net residential density of 24 dwelling units per acre; however, when located outside of the Coastal High Hazard Area, and only when abutting a major street as depicted on the Future Major Streets Map (Map 20), Missing Middle Housing at a maximum density of 30 dwelling units per net acre is permitted in accordance with the Land Development Regulations (LDRs) and special area plan. The subject parcel is located on a Future Major Street. Accessory dwelling units are permitted and may be excluded from the residential density calculation, in accordance with the LDRs. Higher densities and intensities are acceptable within activity centers but not exceeding a floor-area-ratio or a net residential density as established in the redevelopment plan or special area plan.

A land use change to PR-MU would allow for the proposed rezoning to Corridor Residential Traditional -1 (CRT-1). The purpose of the CRT district is to address major streets lined with single-family residential by encouraging redevelopment of townhomes, condominiums, apartment buildings and mixed-use buildings that are appropriately scaled to the context of the corridor and to facilitate conversion of the remaining single-family homes to offices or limited retail uses. These uses can provide affordable workforce housing units and buffer the adjacent interior single-family neighborhoods from the high volumes of traffic on major streets. Development standards reinforce the traditional development pattern. An amendment to CRT-1 which allows for medical office uses as a permitted use will provide more flexibility for future modifications to the medical office use. It is also consistent with the established zoning pattern of 5th Avenue North, which is predominantly CRT-1 for 3.5 miles from Beach Drive to 42nd Street North, only periodically interspersed with more intensive zoning such as Industrial Traditional (IT) at the highway interchange and Corridor Commercial Traditional – 1 (CCT-1) at other arterial roadway intersections such as 4th Street North. Furthermore, CRT-1 zoning will further the intent of the existing Activity Center overlay by providing for an increase in density and intensity.

The requested amendments to the PR-MU land use designation and CRT-1 zoning district are appropriate at this location as it is consistent with several Comprehensive Plan goals, objectives, and policies, which are included in the following section of the report. For example, Policy LU3.11 calls for *more dense residential uses (more than 7.5 units per acre) to be located along designated major streets* and Policy LU3.6 calls for *land use decisions to weigh heavily on the established character of the neighborhood*. The request furthers these policies as the subject property is located on 5th Avenue North, which is designated as a future major street on the Future Major Streets Map (Comprehensive Plan Map 20) and is in character with the predominant surrounding development that is also within the AC overlay, which includes this subject site and its surroundings with the intent to support neighboring St. Anthony's Hospital and the greater downtown area. Additionally, the two adjacent properties to the east are also zoned NT-2 with grandfathered medical office uses, as shown in Figure 1 below.



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

RELEVANT CONSIDERATIONS ON AMENDMENTS TO THE FUTURE LAND USE MAP

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

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

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

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

The subject amendment could support mixed use redevelopment or expansion of the existing medical office use in an area that is served with excess facility capacity. There is excess roadway capacity, as well as water and sewer capacity to accommodate the proposed increase in potential density and intensity.

- LU3.4 The Land Use Plan shall provide for compatible land use transition through an orderly land use arrangement, proper buffering, and the use of physical and natural separators.
- The existing 3,704 square foot medical office building and any further expansion or redevelopment will continue to provide an appropriate land use transition from the multi-family housing to the north and is in keeping with the established CRT zoning and uses to the east and west while providing for a more compatible zoning with the interstate highway to the south than the existing single-family NT-2 zoning.*
- LU3.5 The tax base will be maintained and improved by encouraging the appropriate use of properties based on their locational characteristics and the goals, objectives, and policies within this Comprehensive Plan.
- The subject property is located within the Intown Activity Center (AC) overlay. A change in zoning from NT-2 to CRT-1 will allow for the density and intensity increases it is intended to provide. The tax base will improve when the site is expanded or redeveloped in keeping with what the AC overlay was intended to support.*
- LU3.6 Land use planning decisions shall weigh heavily on the established character of predominately developed areas where changes of use or intensity of development are contemplated.
- The proposed future land use designation of PR-MU with existing AC overlay at the 0.39-acre subject site will allow for mixed use residential development of 24 total dwelling units per acre, 30 dwelling units per acre if building to a missing middle housing typology, or medical office expansion up to 42,900 square feet, which is in character with the predominant surrounding development that is also within the AC overlay, which includes this subject site and its surroundings with the intent to support neighboring St. Anthony's Hospital and the greater downtown area. The two adjacent properties to the east are also zoned NT-2 with grandfathered medical office uses (see Figure 1 above).*
- LU3.7 Land use planning decisions shall include a review to determine whether existing Land Use Plan boundaries are logically drawn in relation to existing conditions and expected future conditions.
- Land use boundaries are logically drawn in relation to existing pattern of development on 5th Avenue North and its surroundings. The purpose of proposed amendment, as stated by the applicant is to bring the zoning designation into conformance with the existing medical office that has been in operation since 1959.*
- LU3.8 The City shall protect existing and future residential uses from incompatible uses, noise, traffic, and other intrusions that detract from the long-term desirability of an area through appropriate land development regulations.
- The proposed rezoning from single family residential to mixed use is intended to provide the long-term existing use of a medical office greater flexibility for expansion or redevelopment by changing its status to a principal use rather than a grandfather use. The alley on the northern boundary of the site will continue to function as a buffer to the multi and single-family residences to the north.*

- LU3.11 More dense residential uses (more than 7.5 units per acre) may be located along (1) passenger rail lines and designated major streets or (2) in close proximity to activity centers where compatible.

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

- LU5.3 The Concurrency Management System shall continue to be implemented to ensure proposed development to be considered for approval shall be in conformance with existing and planned support facilities and that such facilities and services be available, at the adopted level of service standards, concurrent with the impacts of development.

LOS impact analysis concludes that the proposed FLUM amendment and concurrent rezoning will not have a significant impact on the City's adopted LOS standards for public services and facilities including potable water, sanitary sewer, solid waste, traffic, mass transit, recreation, and stormwater management.

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

The proposed amendments will allow the site to continue to function and expand as a medical office with the potential for redevelopment for a mix of uses to include residential, of which all potential uses will help minimize travel requirements as it is located on a supporting multimodal corridor served by high frequency transit serviced by three different transit routes with service headway times between 30 and 60 minutes. The subject property is located within the northern outer edge of the Intown Activity Center, which may make commuting by transit to use the site's services more appealing.

Additionally, the StPete2050 Vision Plan recognizes that higher density projects along major corridors increase the number of riders and future success of any expanded transit options.

- LU20.2 The Future Land Use Element of the St. Petersburg Comprehensive Plan shall be consistent with the Countywide Future Land Use Plan, including the categories, rules, policies, and procedures thereof.

The proposed amendments to the City's Future Land Use Map and Official Zoning Map are consistent with the Countywide Rules and Future Land Use Plan as the site is already designated Activity Center (AC). Therefore, no amendment to the Countywide Map is required.

- LU23.1 The City’s development review policies and procedures shall continue to integrate land use and transportation planning so that land development patterns support mobility choices and reduced trip lengths.
- The subject property has frontage on 5th Avenue North which is classified as a Future Major Street and a supporting multimodal corridor. The existing medical office and along with any future expansion will continue to integrate land use with transportation planning as the site is currently served with high frequency transit while being located within the northern boundaries of the Intown Activity Center.*
- T1.6 The City shall support high-density mixed-use developments and redevelopments in and adjacent to Activity Centers, redevelopment areas and locations that are supported by mass transit to reduce the number and length of automobile trips and encourage transit usage, bicycling and walking.
- The proposed amendments directly support this policy as they are amendments that would allow for high-density mixed-use development that are located in the Intown Activity Center supported by three transit routes, two of which are high frequency.*
- T13.2 The City shall include criteria in the FLUM amendment process in the Land Development Regulations to give additional weight to amendments that increase densities for projects that are located in close proximity to Activity Centers or along corridors where transit or facilities for high occupant vehicles exist, where compatible with the policies established in the Land Use Element.
- As stated above, the proposed amendments will allow for high-density mixed-use development that is located within the Intown Activity Center and served by high frequency transit.*
- Additionally, a goal of the StPete2050 Vision Plan theme of Sustainability and Resilience is to reduce vehicle miles traveled and parking demand by increasing development that is supported by high-frequency transit service.*
- PR1.1 The right of a property owner to physically possess and control his or her interests in the property, including easements, leases, or mineral rights.
- The subject property owner has initiated the subject land use and zoning map amendments in order to further their interests in their private property.*
- PR1.2 The right of a property owner to use, maintain, develop, and improve his or her property for personal use or the use of any other person, subject to state law and local ordinances.
- The subject property owner has initiated the subject land use and zoning map amendments in order to expand upon their existing entitlements and to develop according to state law and local ordinances.*
- PR1.3 The right of the property owner to privacy and to exclude others from the property to protect the owner’s possessions and property.
- The proposed amendments do not alter the property owner’s right to privacy or their ability to exclude others from the property to protect the owner’s possessions and property.*

PR1.4 The right of a property owner to dispose of his or her property through sale or gift.

The proposed amendments do not alter the property owners right to dispose of their property through sale or gift.

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

The proposed amendment would not adversely affect any environmentally sensitive land or properties which are documented as habitat for listed species as defined by the conservation element of the Comprehensive Plan. The site was developed in 1959 with a 3,704 square foot medical office building and there have been no changes to the building or site since it was originally developed.

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

The subject property has never supported a residential population as it was developed in 1959 with a 3,704 square foot medical office building that currently remains. However, it is currently zoned NT-2 which would allow for up to 3 single-family dwelling units with up to 3 accessory dwelling units. Assuming 2.5 people per single-family dwelling unit and 1 person per ADU, the current zoning district represents a total population of 11.

The proposed amendment from PR-R to PR-MU Future Land Use designation and AC overlay allows for 60 dwelling units per acre, or 23 multi-family dwelling units. Assuming 1.5 people per multi-family dwelling unit, the proposed land use could support a total population of 35 people, which represent an overall increase in population of 24.

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

The proposed land use change to PR-MU which could support redevelopment of multi-family units is below the projected density buildout need and proposed growth in the city.

4. Impact of the proposed amendment upon the adopted level of service (LOS) for public services and facilities including, but not limited to: water, sewer, sanitation, recreation and stormwater management and impact on LOS standards for traffic and mass transit. The POD may require the applicant to prepare and present with the application whatever studies are necessary to determine what effects the amendment will have on the LOS.

The following LOS impact analysis concludes that the proposed FLUM amendment and concurrent rezoning will not have a significant impact on the City's adopted LOS standards for public services and facilities including potable water, sanitary sewer, solid waste, traffic, mass transit, recreation, and stormwater management. Upon application for site plan review, or development permits, a concurrency review will be completed to determine whether the proposed development may proceed. The property owner must comply with all laws and ordinances in effect at the time development permits are requested.

POTABLE WATER

Under the existing inter-local agreement with Tampa Bay Water (TBW), the region's local governments are required to project and submit, on or before February 1st of each year the anticipated water demand for the following year. TBW is contractually obligated to meet the City's and other member government's water supply needs. The City's adopted LOS standard is 125 gallons per capita per day (gpcd), while the actual current usage equates to approximately 78 gpcd. The City's overall potable water demand is approximately 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.

Based on the highest residential development potential for the PR-MU designation and estimated population increase of 24, at the LOS rate of 125 gpcd, the peak potable water demand for the subject property is 3,000 gpd or 0.003 mgd. This would raise the potable water demand for the City up to 27.003 mgd, while the systemwide capacity is 68 mgd. Therefore, there is adequate water capacity to service 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 25% available capacity, there is excess average daily capacity to serve the amendment area.

Based on the highest residential development potential for the PR-MU land use designation with AC overlay and an estimated population increase of 24 people, at the LOS rate of 170 gpcd, the peak sanitary sewer demand for the subject property is 4,080 gpd or 0.004 mgd. This would raise the daily average flow for the City up to 14.954 mgd while the systemwide capacity is 20 mgd.

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 StPete 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 will reduce peak flows at the WRFs, and addressing sea level rise system vulnerabilities at lift stations. 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 StPete 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. Thus, there is excess solid waste capacity to serve the amendment area.

In calendar year 2020, the City's collection demand for solid waste service was approximately 0.82 tons per person per year. Based on the proposed maximum residential development allowed and a potential population increase of 24 people, with a LOS rate of 1.3 tons per person per year,

the peak solid waste generation rate for the subject property is 31.2 tons per year. Based on these rates, there is excess solid waste capacity to service the amendment area for either scenario.

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. Based on the highest PR-MU residential development and a potential population increase of 24 people, with a LOS rate of 9 acres/1,000 permanent and seasonal residents, the City would still have 20.14 acres/1,000 permanent and seasonal residents. If approved, there will be no noticeable impact on the adopted LOS standard for recreation and open space.

STORMWATER MANAGEMENT/DRAINAGE

Drainage LOS identifies minimum criteria for existing and future facilities impacted by rain events. This is often quantified by a “design storm” with a specific duration, rainfall amount and return frequency. Currently the design storm used by the City is a 10-year return frequency, 1-hour duration storm as outlined in Drainage Ordinance, Section 16.40.030 of the Land Development Regulations (LDR). Unlike the other concurrency related facilities, stormwater LOS is not calculated with a per capita formula. Instead, the City implements the LOS standard through review of drainage plans for new development and redevelopment where all new construction of and improvements to existing surface water management systems will be required to meet design standards outlined in LDR Section 16.40.030. This ordinance requires all new development projects to be permitted through the City and SWFWMD to ensure projects meet quantity and quality design standards for stormwater treatment.

Prior to redevelopment of the subject property, site plan approval will be required. At that time, City Code and Southwest Florida Water Management District (SWFWMD) site requirements for stormwater management criteria will be implemented. The City’s existing Stormwater Management Master Plan (SWMP) contains detailed information on the 26 basins that comprise the stormwater management area. An update to the plan is currently underway with the assistance of cooperative funding from SWFWMD. The City’s commitment to upgrading the capacity of stormwater management systems is demonstrated by continued implementation of the SWMP, the Stormwater Utility Fee and capital improvement budgeting for needed improvements.

The City is updating the Stormwater Management Master Plan with an expected completion before the end of calendar year 2022. 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

Existing Conditions

The subject property is located on the northern side of 5th Avenue North and west of 15th Street. The Florida Department of Transportation maintains 5th Avenue North, which is a three-lane, undivided road that is classified as a minor arterial. The City of St. Petersburg maintains 15th Street, which is a two-lane, local 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. According to the

Forward Pinellas' 2020 Annual Level of Service (LOS) Report, the Average Annual Daily Traffic (AADT) volume on 5th Avenue North from Dr. ML King Jr. Street to 16th Street is 9,650 based on traffic counts conducted in 2019. The volume-to-capacity (V/C) ratio in the 2020 LOS is 0.27 and the LOS is D. Roadway LOS is divided into six letter grades, "A" through "F," with "A" having free flow conditions for motorists and "F" having heavy traffic congestion. Roadway level of service data is not provided for 15th Street because it is not a major road.

Trip Generation

The subject property has a medical office building that is 3,704 square feet. The Transportation and Parking Management Department staff utilized trip generation data in the Institute of Transportation Engineer's (ITE)' "Trip Generation Manual" (11th Edition) to estimate the trip generation for the existing development. Staff estimated that the existing medical office generates 14 p.m. peak hour trips (4 trips entering the site and 10 trips leaving the site). If the Future Land Use Map change and rezoning is approved and the building continues to be a medical office, the estimated p.m. peak hour trips will remain the same if the building size remains the same.

The proposed land use change and rezoning would allow the applicant to redevelop the property and build 42,900 square feet of commercial space and 24 residential units. If the applicant were to build a new medical office building that is 42,900 square feet, the site would generate an estimated 158 p.m. peak hour trips (47 trips entering the site and 111 trips leaving the site). If the applicant were to build 24 multifamily units in a low-rise development, the projected number of p.m. peak hour trips is 9 (8 trips entering the site and 1 trip leaving the site); the projected trip generation would be lower if the multifamily units were built in a mid-rise development. The spare capacity for the peak direction of travel on this segment of 5th Avenue North during the peak hour is 1,296 trips, so the projected traffic from either of the maximum development scenarios could easily be accommodated. The same is true for several other maximum build out scenarios for commercial developments such as a shopping plaza, variety store, apparel store, arts and craft store, and medical equipment store.

TRANSIT

The Citywide LOS for mass transit will not be affected. PSTA has three routes that provide service on 5th Avenue North adjacent to the subject parcel:

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

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 residents of 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.

Pedestrian Network

There are sidewalks adjacent to the subject property on both 5th Avenue North and 15th Street. There are also sidewalks on the other sides of 5th Avenue North and 15th Street.

Bicycle Network

There is a bike lane on the northern side of 5th Avenue North for bicyclists traveling in the westbound direction. A bike lane exists on the southern side of 4th Avenue North for bicyclists traveling in the eastbound direction. Bike lanes exist on both sides of 16th Street.

Neighborhood Traffic Plan

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

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

The land area is both appropriate and adequate for the existing medical office that has been located on site since 1959. The purpose of the proposed amendment, as stated by the applicant, is to bring the land use and zoning into conformance with the existing use.

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

Not applicable as the site is already developed with its intended use.

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

The requested PR-MU land use designation and CRT-1 zoning will bring the site into conformance with the established land use and zoning pattern of 5th Avenue North, which is predominantly CRT or a more intensive zoning.

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

The existing district boundaries are logically drawn and will continue to be so with the proposed districts and the property will not have split zoning.

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 purpose of the proposed amendment, as stated by the applicant, is to bring the land use and zoning into conformance with the existing nonresidential use that has been in place since 1959. Considering that the site currently has an Activity Center overlay on the Future Land Use Map, this area has been deemed appropriate for higher concentration of development as needed to provided services or employment to residents of the City.

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

The subject property is not within the 100-year flood plain, hurricane evacuation level zone A or the Coastal High Hazard Area.

11. Other pertinent facts.

The Community Planning and Preservation Commission and City Council may bring up other pertinent information as necessary.

CONSISTENCY WITH THE COUNTYWIDE PLAN:

Proposed amendments to local future land use plans and land development regulations are required to be consistent with the Countywide Plan Map and the criteria and standards set forth in the Countywide Rules. The subject property's Countywide Plan Map designation of Activity Center (AC) is consistent with the proposed City land use designation of PR-MU, therefore no amendment to the Countywide Map is required.

PUBLIC NOTICE and COMMENTS

Public Notice

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

- November 1, 2021: Pursuant to City Code, the applicant sent a "Notice of Intent to File" to the Council of Neighborhood Associations ("CONA"), the Federation of Inner-City Organizations ("FICO") and the nearby neighborhood associations of Historic Uptown and Woodlawn Oaks.
- November 12, 2021: The City's Urban Planning and Historic Preservation Division ("Division") received an application for processing.
- November 18, 2021: An email notification and the submitted application was sent by the Division to CONA, and the nearby neighborhood associations of Historic Uptown and Woodlawn Oaks.
- December 15, 2021: Public notification signs were posted on the subject property. In addition to noticing the public hearing, and two (2) online links were included for accessing the information described above.
- December 15, 2021: Public notification letters were sent by direct mail to neighboring property owners within 300-linear feet of the subject property. Additional letters of notification were sent to CONA, FICO, and the nearby neighborhood associations of Historic Uptown and Woodlawn Oaks. 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 ordinances associated with the Future Land Use Map and Official Zoning Map amendment require one (1) public hearing with the Community Planning & Preservation Commission (CPPC) and one (1) public hearing with City Council.

SUMMARY

The Staff analysis is to determine whether the proposed Amendments are consistent with the requirements of the Comprehensive Plan. Based on the analysis contained in this report, City staff agrees with the application narrative and finds that the proposed Future Land Use and Official Zoning Map amendments at the subject location are consistent with the Comprehensive Plan in the review of the Land Use, Utilities, Housing, and Transportation Elements.

The proposed amendments also further the goals of the StPete2050 Vision Plan, 2045 Long Range Transportation Plan and countywide housing strategies by coordinating redevelopment within the Intown Activity Center at a site located on a multimodal corridor served by high frequency transit, thereby promoting improved access to regional transportation services. Locating mixed uses and higher density residential on a multimodal corridor with close proximity to a high frequency transit stop furthers the goal of maximizing our community transit investments by offering a viable alternative to automobile travel while fostering a more equitable distribution of these investments.

RECOMMENDATION

Staff recommends that the Community Planning and Preservation Commission (CPPC), in its capacity as the Local Planning Agency, make a finding of consistency with the Comprehensive Plan and recommend to City Council **APPROVAL** of the Comprehensive Plan Future Land Use Map and Official Zoning Map amendments described herein.

ATTACHMENTS

1. Application
2. Subject Area Maps



ATTACHMENT NO. 1

Application



FUTURE LAND USE PLAN CHANGE
 REZONING

CITY OF ST. PETERSBURG
 NOV 12 2021
 PLANNING & DEVELOPMENT SERVICES
 Application No. FLUM-64
 (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: 11/12/2021

Street Address: 1501 5th Avenue North, St. Petersburg, FL 33705

Parcel ID or Tract Number: 13-31-16-10062-000-1150

Zoning Classification: Present: NT-2 Proposed: CRT-1 (60/2.5)

Future Land Use Plan Category: Present: PR-R W AC OL Proposed: PR-MU

NAME of APPLICANT (Property Owner): PTD Properties, LLC

Street Address: 650 16th Street North

City, State, Zip: St. Petersburg, FL 33705

Telephone No: 727-458-7171

Email Address: ffudge@bsra.net

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: Felix Fudge

Street Address: 650 16th Street North

City, State, Zip: St. Petersburg, FL 33705

Telephone No: 727-458-7171

Email Address: ffudge@bsra.net

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: F. D. Fudge Managing Member Date: 10/29/2021
 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

CITY OF ST. PETERSBURG

NOV 12 2021

BSK

NARRATIVE (PAGE 1 of 1)

PLANNING & DEVELOPMENT SERVICES

NARRATIVE

PROPERTY INFORMATION:

Street Address: 1501 5th Avenue North, St. Petersburg, FL 33705

Parcel ID or Tract Number: 13-31-16-10062-000-1150

Square Feet: 17,160

Acreage: .39

Proposed Legal Description:

Bon Air Lots 115, 116 & 117

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) The proposed changes are in compliance of probable use and consistent with the goals, objectives, policies and guidelines of the City's Comprehensive Plan. Evidence of this full compliance is the fact that the majority of the parcels fronting the north side of 5th Avenue North are all either zoned GRT-1 (which is our requested zoning) or a more commercially-intensive zoning. The current zoning of NT-2 is INCONSISTENT with the other properties along 5th Avenue North. Most of 5th Avenue from Beach Drive all the way to 42nd Street is CRT-1. The City has this one small section of NT -2 that runs from the west side of 14th Street through the first three lots of my property.

2) As stated above there is almost no zoning along the North Side of 5th Avenue of NT-2. To fully quantify that statement, the total distance along 5th Avenue of NT-2 zoning from Beach Drive until you get to 42nd Street is 383 Feet. Within that 383 feet is my medical office building (with 143 feet of 5th Avenue frontage), Vacant land of St. Anthony ' s (with 120 feet of 5th Avenue frontage) and a two story office building of approximately 13,623 Sq. Ft. located at 1401 5th Avenue North (with 120 feet of 5th Avenue frontage). To the east of the 13,623 Sq. ft. office building is the St. Anthony ' s complex.

3) The proposed changes are consistent with the established land use pattern of the AREA AND consistent with the Historical use of the property. There is a Medical Office building on the property of approximately 3,750 Square Feet. This building was constructed in 1959. Thus changing the zoning from NT-2 to CRT-1 would have no adverse affect on residential dwelling units to the North as the property has been used as a commercial property for over 50 years, and the proposed rezoning / land use designations are consistent with the historical use of the property.

4) To further explain the belief there will be NO adverse affect to neighboring properties, the property is already seperated from adjoining properties. To the North the property is seperated from the abutting residential multi family properties by an East West Alley which is a natural seperation and a logical place in which to rezone. The property is seperated from the property to the South by 5th Avenue and I 375. The property is seperated to the property to the East by 15th Street. Please note applicant believes the property to the East should also be rezoned and have the land use changed, and it is likely at some point that property owner will make such a request. The applicant owns one additional lot as part of the property. To the west is the 4th lot owned by the applicant. That lot is not a part of this rezoning / land use change request because that lot is already zoned and land use planned consistent with the rest of 5th Avenue. To the west of the 4th lot, is an automotive tire store.

5) This is not an environmentally sensitive land, is not in the 100-Year floodplain.



ATTACHMENT NO. 2

Map Series



AERIAL

CITY FILE

FLUM-64

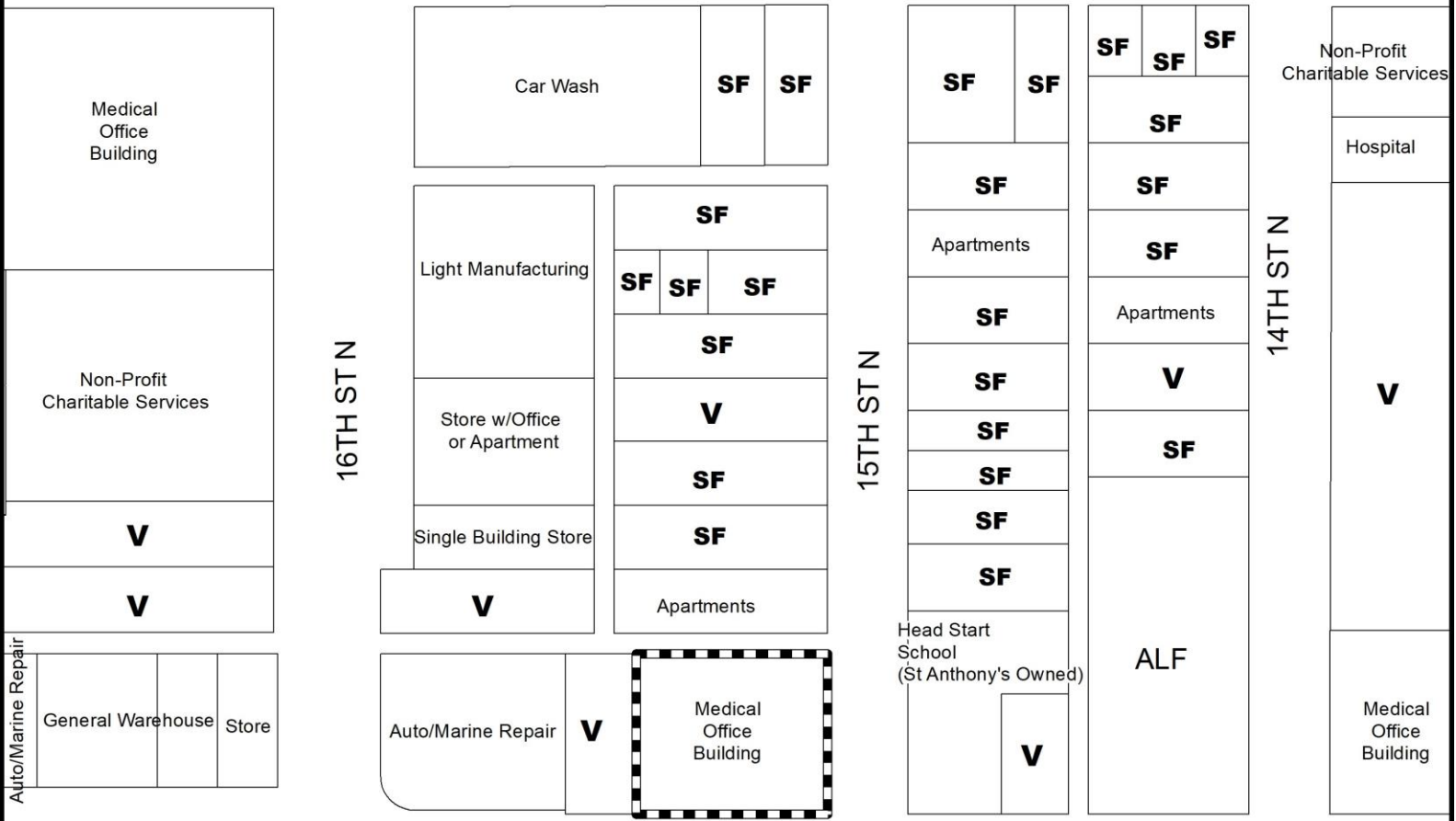
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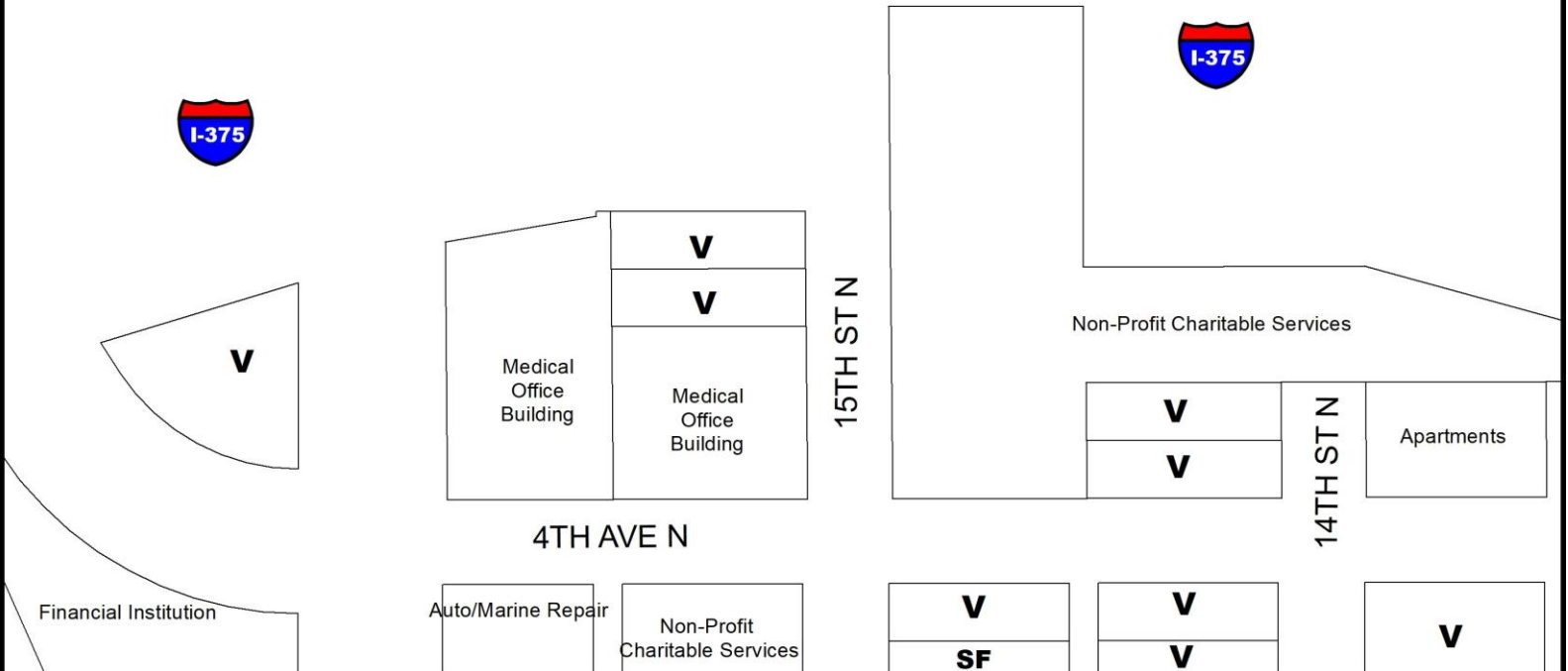
SUBJECT AREA



7TH AVE N



5TH AVE N




4TH AVE N

AERIAL

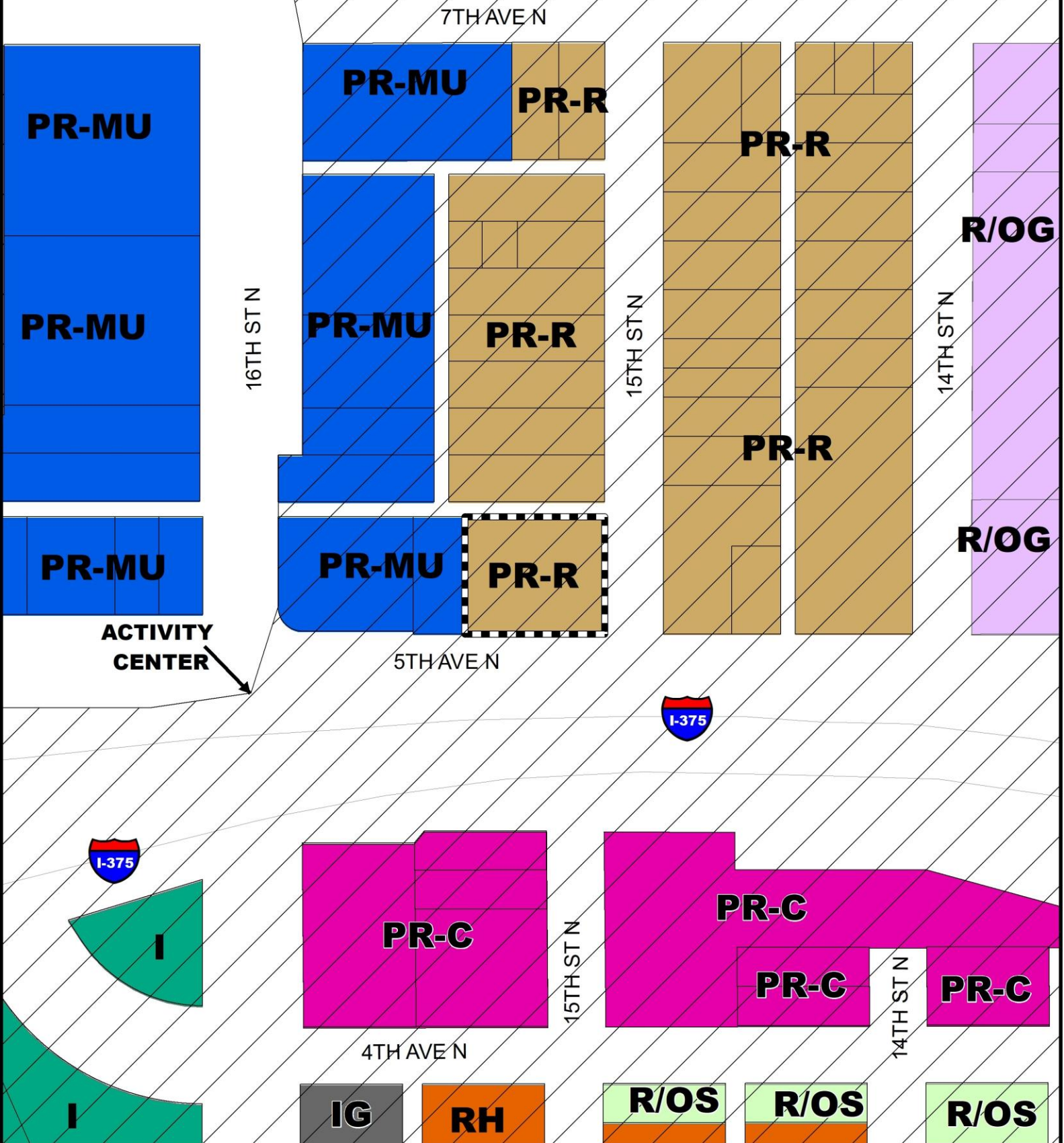
CITY FILE

FLUM-64

SCALE: 1" = 130'

 SUBJECT AREA






FUTURE LAND USE

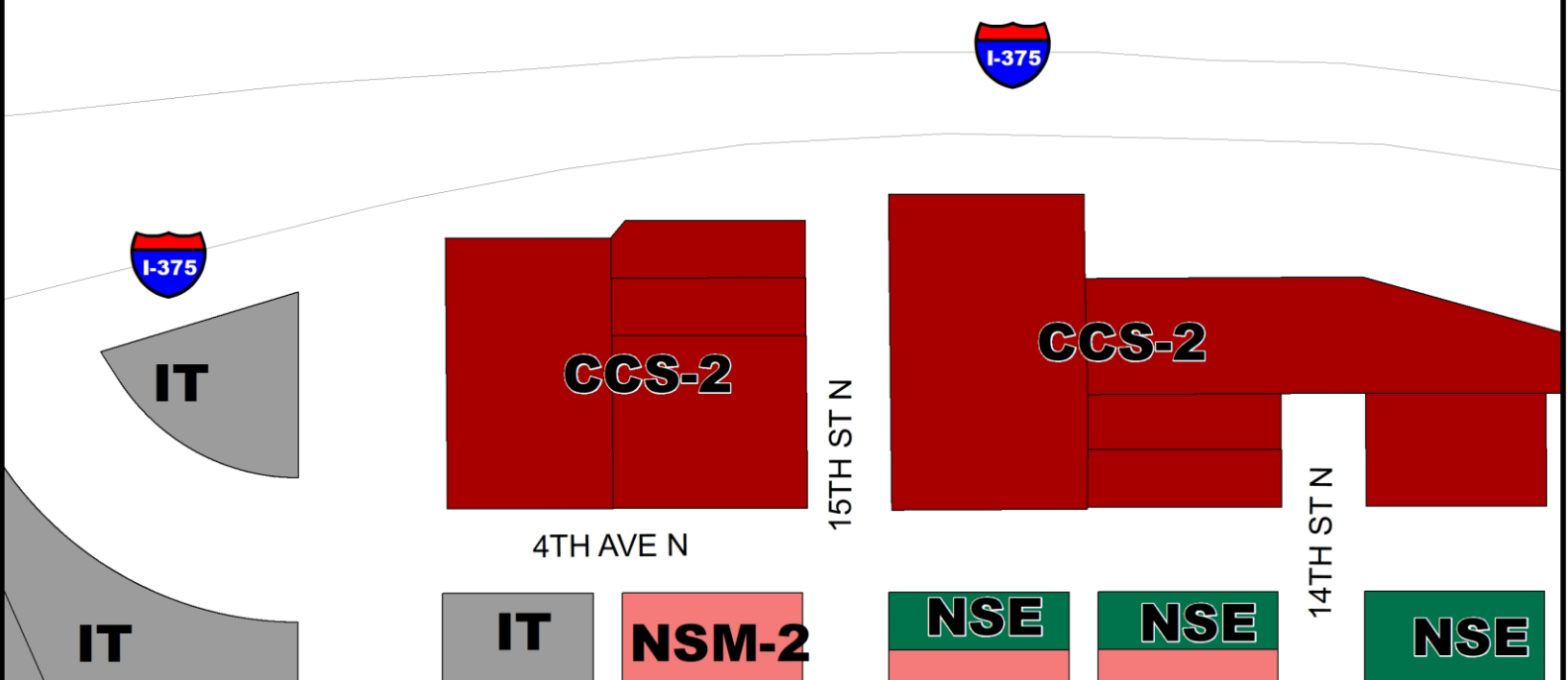
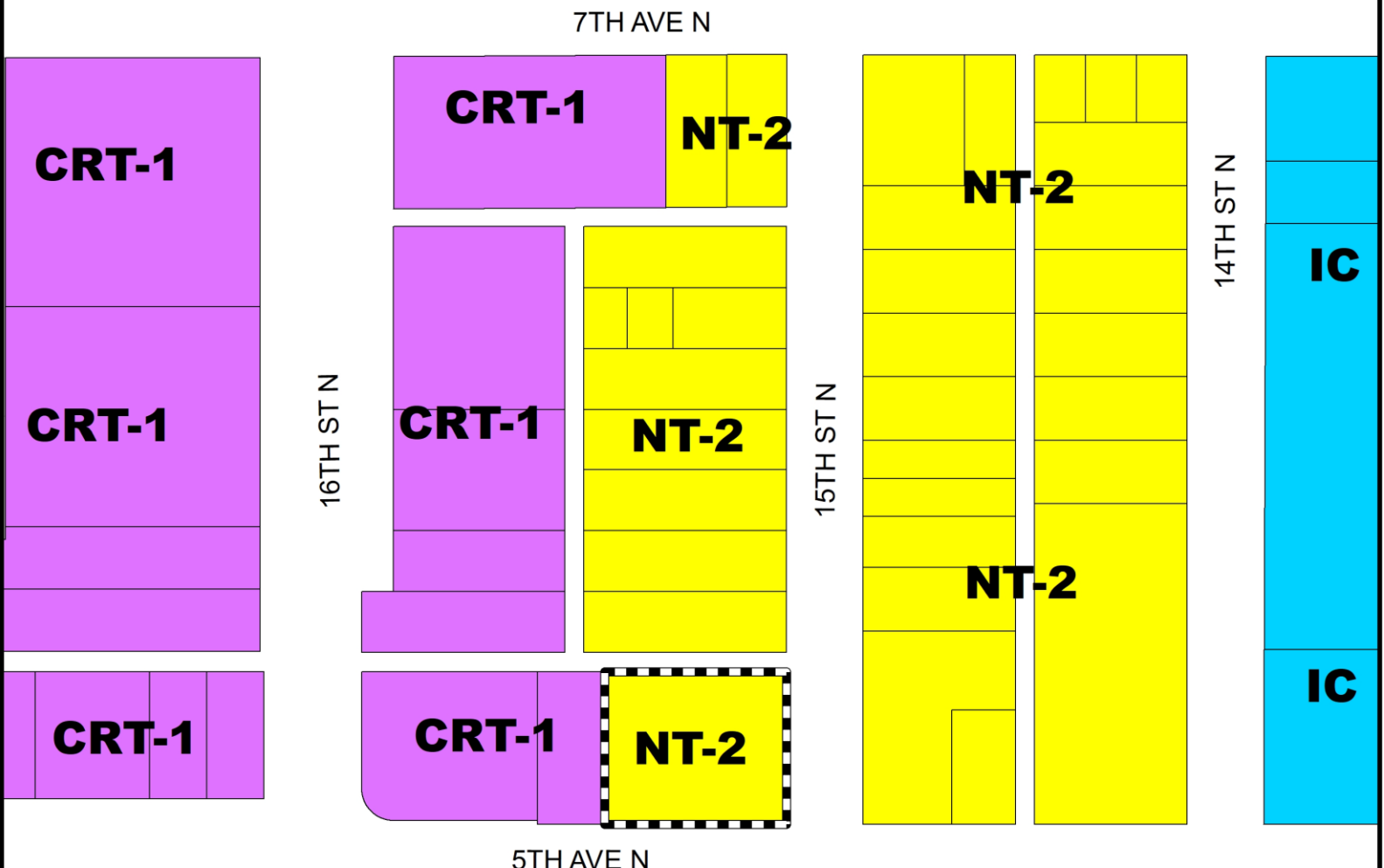
CITY FILE
FLUM-64
 SCALE: 1" = 130'

From: PR-R
 (Planned Redevelopment Residential)

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

 **SUBJECT AREA**





EXISTING ZONING


CITY FILE

FLUM-64

SCALE: 1" = 130'

From: NT-2
(Neighborhood Traditional
Single Family - 2)

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

 SUBJECT AREA



7TH AVE N

MMC

MMC

MMC

16TH ST N

AC

AC

AC

AC

AC

AC

AC

15TH ST N

AC

AC

AC

AC

AC

14TH ST N

AC

AC

5TH AVE N



AC

AC

AC

15TH ST N

AC

AC

AC

14TH ST N

4TH AVE N

AC **AC** **R/OS** **R/OS** **R/OS**

COUNTYWIDE PLAN MAP

CITY FILE

FLUM-64

SCALE: 1" = 130'



SUBJECT AREA

