



**CITY OF ST. PETERSBURG
PLANNING & DEVELOPMENT SERVICES DEPT.
DEVELOPMENT REVIEW SERVICES DIVISION**

**DEVELOPMENT REVIEW COMMISSION
STAFF REPORT**

**STREET CLOSURE
PUBLIC HEARING**

According to Planning and Development Services Department records, **no Commission Member** 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). Commissioners **Walker and Rutland** have declared conflicts related to the corresponding cases. All other possible conflicts should be declared upon announcement of the item.

REPORT TO THE DEVELOPMENT REVIEW COMMISSION FROM DEVELOPMENT REVIEW SERVICES DIVISION, PLANNING & DEVELOPMENT SERVICES DEPARTMENT, for Public Hearing and Executive Action on **June 1, 2022 at 1:00 P.M.** in Council Chambers, City Hall, 175 Fifth Street North, St. Petersburg, Florida.

CASE NO.: 22-34000001 PLAT SHEET: E-34

REQUEST: Approval of Street Closure for Pershing Street NE from 62nd Avenue NE to Davenport Avenue NE

APPLICANT: City of St. Petersburg
One 4th Street N.
St. Petersburg, Florida 33701

ZONING: Neighborhood Suburban, Single-Family (NS-1)

DISCUSSION AND RECOMMENDATION:

Request. The request is to close Pershing Street NE from 62nd Avenue NE to Davenport Avenue NE. This request is related to Case No. 21-32000015 for a proposed middle school and YMCA at 501 62nd Ave NE, see attached location map.

On May 12, 2022, City Council approved a resolution granting an appeal and approving the request for a Special Exception and related site plan to construct a 111,757 sq. ft. middle school and YMCA, with an amended site plan with a variance to the required 10-foot green yard on Pershing Street NE, subject special conditions of approval. The approved site plan requires the closing of Pershing Street NE from 62nd Avenue NE to Davenport Avenue NE, see attached Site Plan Option B. In accordance with condition 11 of that approval, the Pinellas County School Board will be required to fund and construct the physical roadway modifications to Pershing Street NE prior to building occupancy.

At that same meeting following the appeal item, City Council approved a resolution to initiate the closure of Pershing Avenue from 62nd Avenue NE to Davenport Avenue NE to effectuate the amended site plan, see attached resolution.

Analysis. Staff's review of a street closure is guided by:

- A. The City's Land Development Regulations (LDR's);
- B. The City's Comprehensive Plan; and
- C. Any adopted neighborhood or special area plans.

The subject street closure will be consistent with the criteria in the City Code and the Comprehensive Plan.

A. Land Development Regulations

Section 16.40.140.2.6.C of the LDR's contains the criteria for reviewing proposed street closures. The criteria are provided below in italics, followed by itemized findings by Staff.

1. *Public safety*

The closure of the subject block will facilitate the proposed middle school and YMCA on the east side of the subject block by limiting project access to 62nd Ave NE as requested by the neighborhood residents at the three previous public hearings. Restricting project access to 62nd Ave NE will address concerns about the safety for pedestrians and bicyclists in this neighborhood that does not have sidewalks. The redesign as depicted in Site Plan Option B will limit vehicular traffic movement through the of neighborhood streets as there will be no vehicular access. An additional condition of approval will require a fence to be placed along the northerly and westerly sides of the parking area, to discourage vehicular drop-off on the neighborhood streets. The previous site plan contemplated access from Pershing Street NE.

2. *Public transportation needs.*

The requested closure limits the impacts of the proposed middle school and YMCA by restricting project traffic to 62nd Ave NE. A T-turn around will be provided to allow access to the five lots with driveways on the west side subject block and there are several roads in the neighborhood that will continue to access the adjacent collectors, 1st Street N. and 62nd Ave NE.

3. *Public utility needs.*

The street closure does not affect public utility provision for the adjacent parcels, as the street will remain a public right-of-way.

4. *The intent of all applicable City ordinances, including the neighborhood plan, if any; and.*

There is no neighborhood plan for Mangrove Bay neighborhood

5. *Future needs of the right-of-way for use by the public.*

The subject block will remain public right-of-way.

B. Comprehensive Plan

The co-located middle school and YMCA is supported by several statements in the Vision Element including the Education Mission which supports joint use recreation opportunities after school as well as the Partnership Mission statement.

The Future Land Use Element LU14.5 states that Middle Schools shall have direct access to at least a collector road or as otherwise approved by the City after determination of acceptable traffic impacts on adjacent roads of lesser classifications.

C. Adopted Neighborhood or Special Area Plans

There are no neighborhood or special area plans the Mangrove Bay neighborhood.

Comments from the Public

At the time of writing of the staff report there were no comments received from the public regarding the street closure. At the three public hearings related to the middle school and YMCA application, representatives from the neighborhood and property owners on the west side of the subject block expressed concerns related to project access on Pershing Street NE and supported a redesign to restrict project access to 62nd Ave. NE including the closing of the subject block of Pershing Street NE.

RECOMMENDATION. Staff recommends **APPROVAL** of the street closure with the following special conditions of approval:

1. In accordance with condition 11 of the related Case #21-32000015, the Pinellas County School Board will be required to fund and construct the physical roadway modifications to Pershing Street NE prior to building occupancy for the proposed middle school and YMCA at 501 62nd Avenue Northeast.
2. Should the proposed middle school and YMCA not be constructed in accordance with the Site Plan Option B (Case #21-32000015), this Street Closure approval shall no longer be valid.

REPORT PREPARED BY:

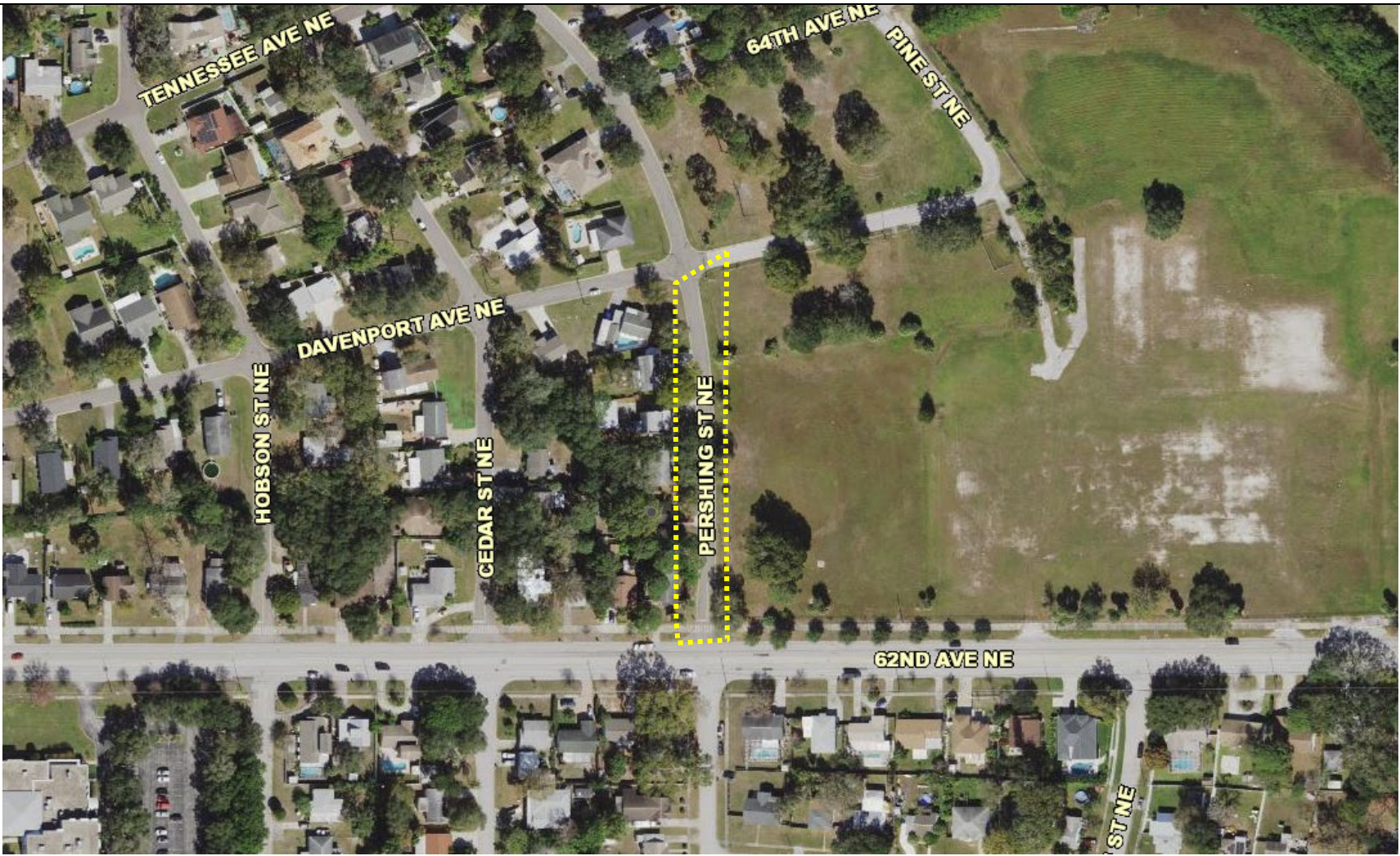
/s/ Elizabeth Abernethy

Elizabeth Abernethy, AICP, Director
Planning & Development Services Department

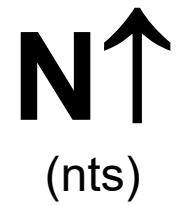
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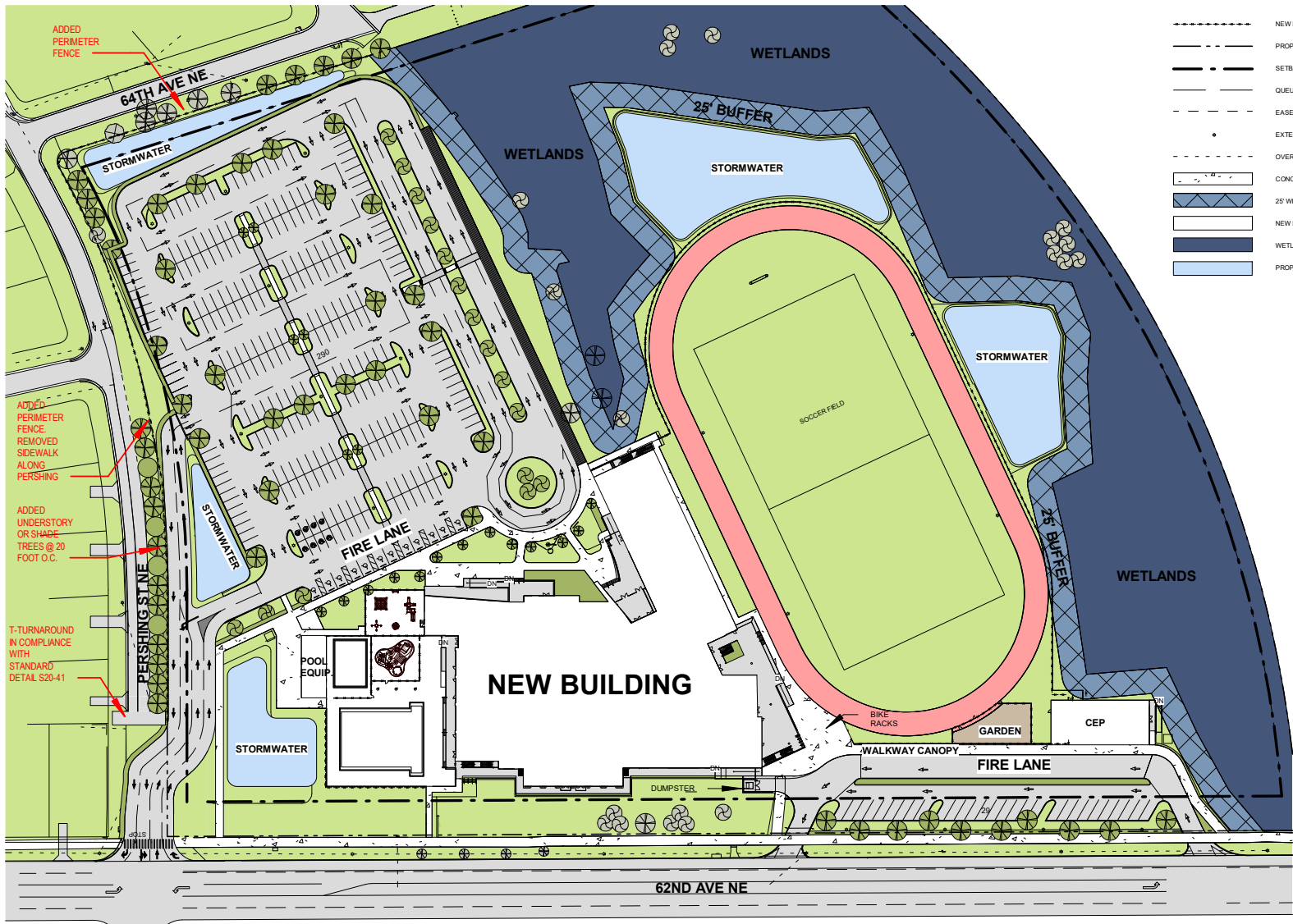
DATE

Attachments: Location Map, Site Plan Option B, Resolution for Street Closure



Project Location Map
City of St. Petersburg, Florida
Planning and Development Services Department
Case No.: 22-3400001
Pershing Street NE





SITE PLAN LEGEND

- NEW FENCE, REFER TO CIVL
- PROPERTY LINE
- SETBACK
- QUEUE LINE
- EASEMENTS
- EXTERIOR LIGHTING
- OVERHEAD POWER LINES
- CONCRETE PATH
- 25' WETLAND BUFFER
- NEW BUILDING
- WETLAND
- PROPOSED DRY PONDS, REFER TO CIVL

ADDED PERIMETER FENCE

ADDED PERIMETER FENCE
REMOVED SIDEWALK
ALONG PERSHING

ADDED UNDERSTORY
OR SHADE
TREES @ 20
FOOT O.C.

T-TURNAROUND
IN COMPLIANCE
WITH
STANDARD
DETAL S20-41

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YMCA PARTNERSHIP MIDDLE SCHOOL
 501 62ND AVENUE NE
 ST. PETERSBURG, FL 33702
 CONSTRUCTION DOCUMENTS

Comm. No: 21014.00
 Date: 05/04/22
 Drawn by: LE
 Checked by:

DRC-9

1 SITE PLAN - OPTION B (CLOSING PERSHING)
 1" = 160'-0"

Resolution No. _____

A RESOLUTION OF THE CITY OF ST. PETERSBURG, FLORIDA CITY-INITIATING A STREET CLOSURE APPLICATION FOR A PORTION OF PERSHING STREET NORTHEAST, PURSUANT TO SECTION 16.40.140.2.6. OF THE CITY CODE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on April 6, 2022, the City of St. Petersburg's Development Review Commission ("DRC") voted 3-3 to deny an application for a special exception and related site plan review (City File No. 21-32000015) for a proposed joint public middle school and YMCA community assembly facility (the "Project") on the north side of 62nd Avenue Northeast and east of Pershing Street Northeast, at 501 62nd Avenue Northeast; and

WHEREAS, chief among the concerns raised by the opposition at the DRC hearing was that the Project would have deleterious impacts on neighborhood traffic patterns if the ingress and egress were not moved from the proposed location off of Pershing Street Northeast to 62nd Avenue Northeast, an arterial road that was suggested to be better suited for increased traffic volumes; and

WHEREAS, an appeal of the denial of the Project by the DRC was timely filed by the applicants, the Pinellas County School Board and the YMCA of Greater St. Petersburg; and

WHEREAS, the appeal contained an alternative site plan ("Site Plan Option B"), wherein, in response to the concerns raised at the DRC hearing, the applicants relocated the ingress and egress for the Project to 62nd Avenue Northeast and showed the street closure of Pershing Street Northeast, thereby eliminating connectivity with 62nd Avenue Northeast; and

WHEREAS, the appeal was heard by the St. Petersburg City Council on May 12, 2022; and

WHEREAS, in granting the appeal and thereby overturning the DRC's denial, the City Council approved the Site Plan Option B that was presented to them, and conditioned its approval on the initiation of a street closure application for a portion of Pershing Avenue Northeast to eliminate its connectivity with 62nd Avenue Northeast to the south; and

WHEREAS, the City Council desires to city-initiate this street closure application, pursuant to Section 16.40.140.2.6. of the City Code, which will then be brought through the requisite process set forth in the City's Land Development Regulations.

NOW THEREFORE BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida that it hereby city-initiates a street closure application for a portion of Pershing Street Northeast, pursuant to Section 16.40.140.2.6. of the City Code.

This Resolution shall become effective immediately.

/s/ Michael J. Dema
Legal Department
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