



South St. Petersburg CRA

CAC Meeting

May 3, 2022



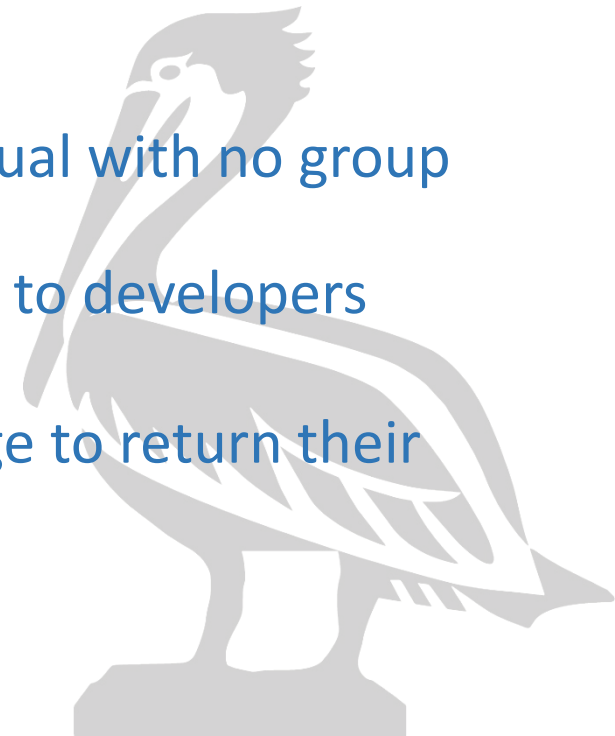
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Background and Review Process

Unsolicited Proposals



- **PROPOSAL** received on each subject property as “unsolicited proposals” under requirements of Community Redevelopment Act which
 - Enables City to entertain “unsolicited” offers for its CRA land – not like formal RFP process such as Tropicana Field
 - Requires City to issue a public notice for 30 days allowing submittal of competing offers
 - Allows for disposition of property for “less than fair value” with City Council approval
- **REVIEW** of strengths and weaknesses of each submittal
 - Conducted by internal staff review team and CAC - review is individual with no group consensus
 - Staff team conducted initial review of proposals and sent questions to developers
 - Evaluation is not done to determine priority
 - Staff will take notes on each member’s response, but CAC encourage to return their notes
 - Mayor will consider the S+W reviews as part of his decision





Affordable Housing Proposals

1800 blk 18th Ave S



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Income and Rent Limitations

State Housing Initiative Partnership



	Income Limit by # of Persons in Household							Rent Limit by # of BR in Unit					
	1	2	3	4	5	6	7	0	1	2	3	4	5
30%	15,510	17,730	19,950	22,140	23,940	25,710	27,480	387	415	498	576	642	709
50%	25,850	29,550	33,250	36,900	39,900	42,850	45,800	646	692	831	960	1,071	1,181
80%	41,360	47,280	53,200	59,040	63,840	68,560	73,280	1,034	1,108	1,330	1,536	1,714	1,891
120%	62,040	70,920	79,800	88,560	95,760	102,840	109,920	1,551	1,662	1,995	2,304	2,571	2,836

Site

1805-18th Ave. So.



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Site Information

Site Area:	0.55 acres
Zoning:	CRT-1
Permitted Density:	24-32 DUs/acre
Maximum # Units for Site:	18 units



Namaste Homes

Unsolicited Offer



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Namaste Homes

Proposal Overview



- **PROPOSAL** Develop 11 townhouse units for homeownership. All units will be 3BR 2BTH at 1,306 SF, restricted to households 120% AMI or less, and sold for \$215,000.
- **TERMS**
 - Land donated by the City
 - Subsidy \$1,067,000 (\$97,000/unit)
- **DEVELOPMENT COSTS** - \$3,242,879
- **PROCEEDS FROM SALE OF UNITS** \$2,365,000
- **GAP** \$1,067,000
- **PROJECT TIME FRAME** Start Jan. 2023 with completion by July 2024



Elevation

Namaste Homes



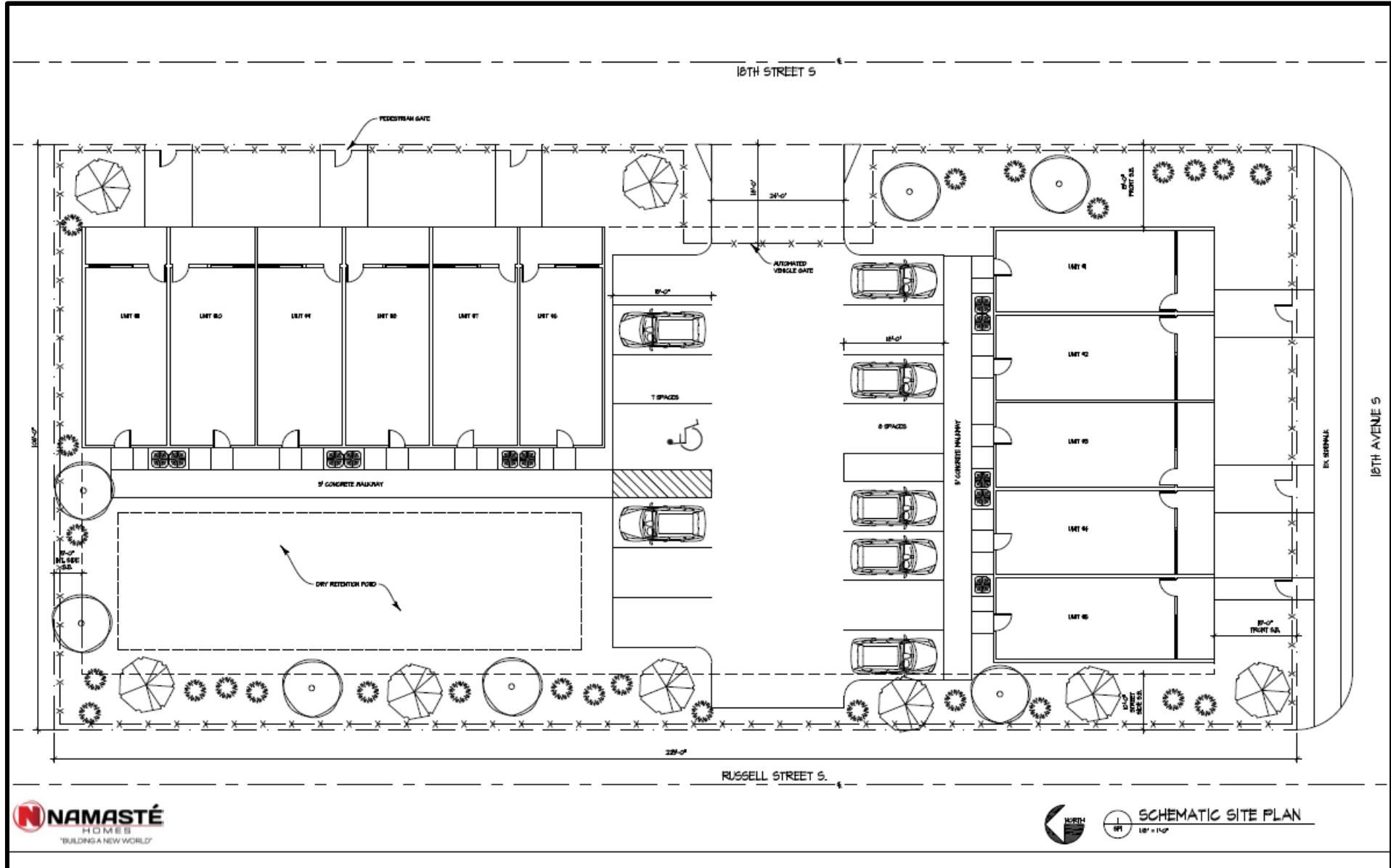
SCHEMATIC BUILDING RENDERING

EIGHTEEN EIGHTEEN

NOTE: RENDERINGS DEPICT SCHEMATIC DESIGN ONLY. FINAL MATERIALS AND LOOK MAY VARY SLIGHTLY PENDING FINAL DEVELOPER APPROVAL.

Site Plan

Namaste Homes



Floor Plan

Namaste Homes



First Floor



Second Floor



CAC Discussion

Namaste Homes



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Habitat for Humanity

Response to 1805 18th Ave S Notice



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Habitat for Humanity

Proposal Overview



- **PROPOSAL** Develop 10 or 12 three-story townhouse units for homeownership, with attached garages and driveways. All units will be 3BR 2bth at 1,704 SF, restricted to households 80% AMI or less, and sold for \$225,000.
- **TERMS**
 - Land donated by the City
 - Subsidy 10 Units \$640,000 (\$64,000/unit)
 - Subsidy 12 Units \$705,000 (\$58,750/unit)
- **COSTS**

10 Units - \$2,890,233	12 units - \$3,406,617
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- **PROCEEDS FROM SALE OF UNITS**

10 Units - \$2,250,00	12 units - \$2,700,000
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- **GAP**

10 Units - \$640,233	12 units - -\$706,617
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- **PROJECT TIME FRAME** : Start Construction Jan. 2023 to be completed by December 2023



Elevation

Habitat for Humanity



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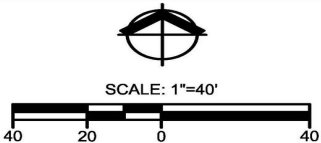
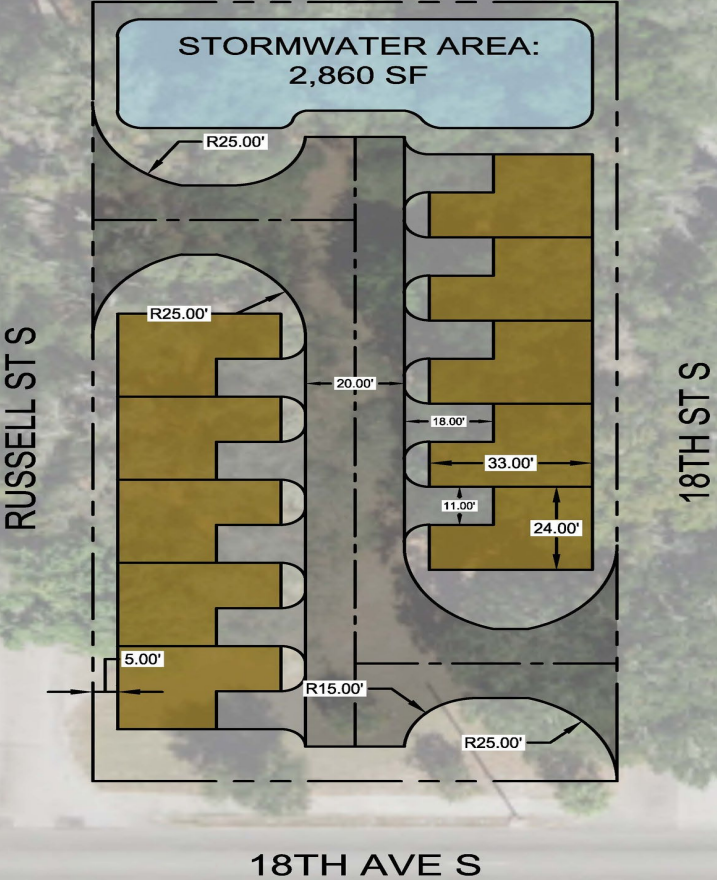
Site Plan

10-Unit Proposal



SITE DATA TABLE:

- 1. SITE ADDRESS: 1805 18TH AVE. S., ST. PETERSBURG, FL 33712
- 2. PID No.: 25-31-16-68760-000-0230
25-31-16-68760-000-0250
- 3. GROSS SITE AREA: ±23,850 SF (0.55 AC)
- 4. EXISTING ZONING: CRT-1
- 5. FUTURE LAND USE: PR-MU
- 6. MINIMUM LOT SIZE: 4,500 SF
- 7. MAX BUILDING HEIGHT: 36'
- 8. BUILDING SETBACKS PER CRT-1 ZONING:
FRONT - 7' (STOOP) / 10' (OPEN PORCH) / 15' (BUILDING)
SIDE (INTERIOR) - 5'
SIDE (STREET) - 10'
REAR (WITH ALLEY) - 5'
REAR (WITHOUT ALLEY) - 7.5'
- 9. MAXIMUM GROSS DENSITY: 24 DWELLING UNITS / ACRE
DENSITY ALLOWED: 13 DU
DENSITY PROPOSED: 10 DU
- 10. MINIMUM DRIVEWAY REQUIREMENTS: 9' W x 18' L
- 11. MAXIMUM IMPERVIOUS SURFACE (SITE AREA RATIO) MAY NOT EXCEED 0.75.
- 12. FLOOD ZONE:
ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA)
FLOOD INSURANCE RATE MAPS (FIRM), COMMUNITY PANEL NO.
12103C0218G, EFFECTIVE DATE: SEPTEMBER 3, 2003, SUBJECT PROPERTY
LIES IN ZONE X - AREAS OF MINIMAL FLOOD HAZARD.



1805 18TH ST S - CONCEPT SITE PLAN

This plan is conceptual in nature. Site revisions may occur based on grading and jurisdictional requirements.

03/03/2022



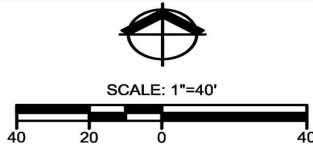
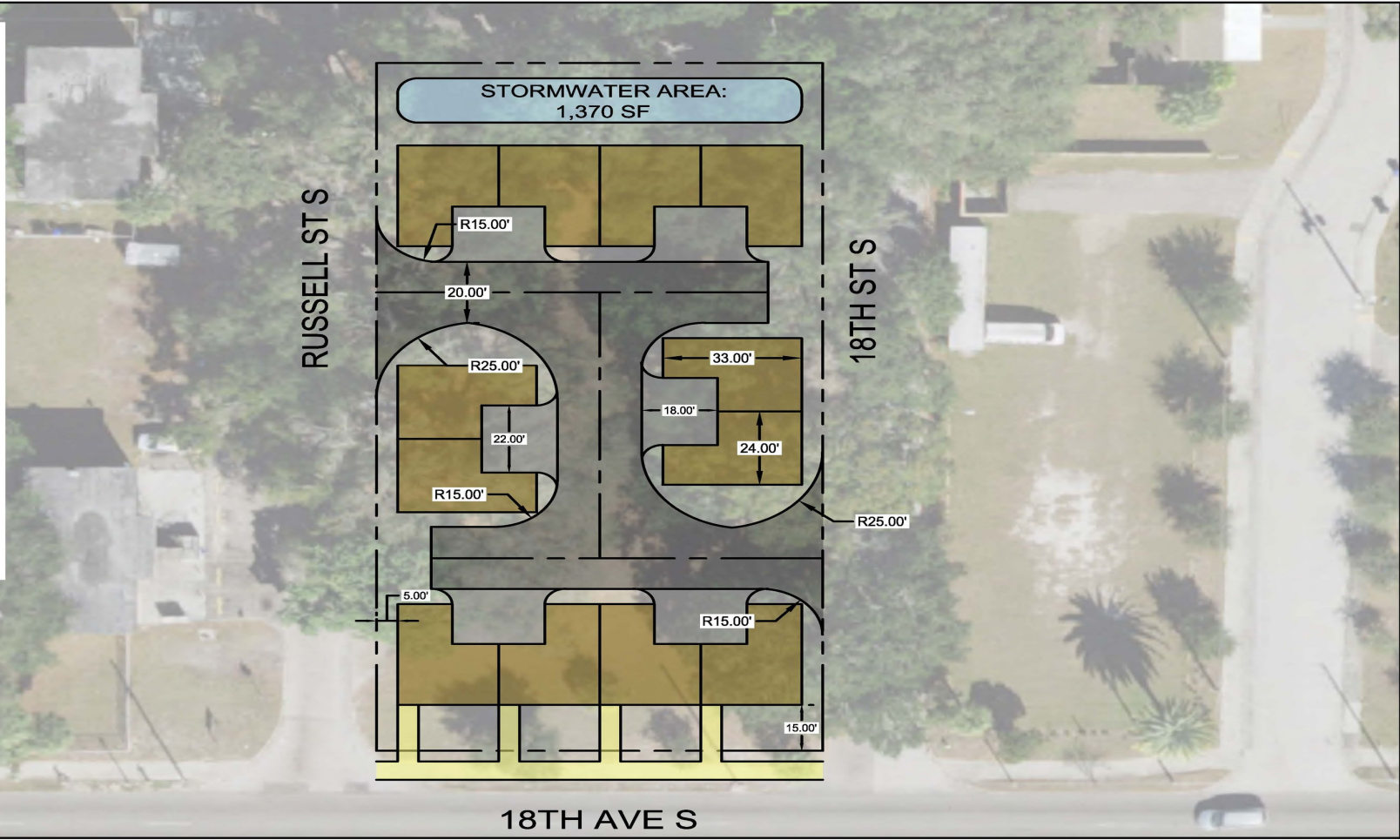
Site Plan

12-Unit Proposal



SITE DATA TABLE:

- 1. SITE ADDRESS: 1805 18TH AVE. S., ST. PETERSBURG, FL 33712
- 2. PID No.: 25-31-16-68760-000-0230
25-31-16-68760-000-0250
- 3. GROSS SITE AREA: ±23,850 SF (0.55 AC)
- 4. EXISTING ZONING: CRT-1
- 5. FUTURE LAND USE: PR-MU
- 6. MINIMUM LOT SIZE: 4,500 SF
- 7. MAX BUILDING HEIGHT: 36'
- 8. BUILDING SETBACKS PER CRT-1 ZONING:
FRONT - 7' (STOOP) / 10' (OPEN PORCH) / 15' (BUILDING)
SIDE (INTERIOR) - 5'
SIDE (STREET) - 10'
REAR (WITH ALLEY) - 5'
REAR (WITHOUT ALLEY) - 7.5'
- 9. MAXIMUM GROSS DENSITY: 24 DWELLING UNITS / ACRE
DENSITY ALLOWED: 13 DU
DENSITY PROPOSED: 12 DU
- 10. MINIMUM DRIVEWAY REQUIREMENTS: 9' W x 18' L
- 11. MAXIMUM IMPERVIOUS SURFACE (SITE AREA RATIO) MAY NOT EXCEED 0.75.
- 12. FLOOD ZONE:
ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA)
FLOOD INSURANCE RATE MAPS (FIRM), COMMUNITY PANEL NO.
12103C0218G, EFFECTIVE DATE: SEPTEMBER 3, 2003, SUBJECT PROPERTY
LIES IN ZONE X - AREAS OF MINIMAL FLOOD HAZARD.



1805 18TH ST S - CONCEPT SITE PLAN

This plan is conceptual in nature. Site revisions may occur based on grading and jurisdictional requirements.
03/03/2022





CAC Discussion

Habitat for Humanity



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Tiny Homes Project

Response to 1805 18th Ave S Notice



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Tiny Homes Project

Proposal Overview



- **PROPOSAL** Construction of 18 tiny home rental units that are 1BR 1Bth at 400 SF. Loft for storage. Approximately 130 SF of porch space per unit. Exploring funding from City ARPA program, LIHTC, Pinellas County bonds and Penny IV as well as CRA Affordable Redevelopment Loan Program
- **TERMS**
 - 99-year land lease at \$1.00/year
 - Subsidy \$24,000/year for first 5 years from CRA Multiyear Rebate Program
- **DEVELOPMENT COSTS** - \$3,520,128
- **TOTAL RENT FROM 5-YEAR PRO FORMA** \$1,692,166
- **GAP IN 5 YEAR PRO FORMA** None
- **PROJECT TIME FRAME** Start Jan. 2023 with completion by July 2024



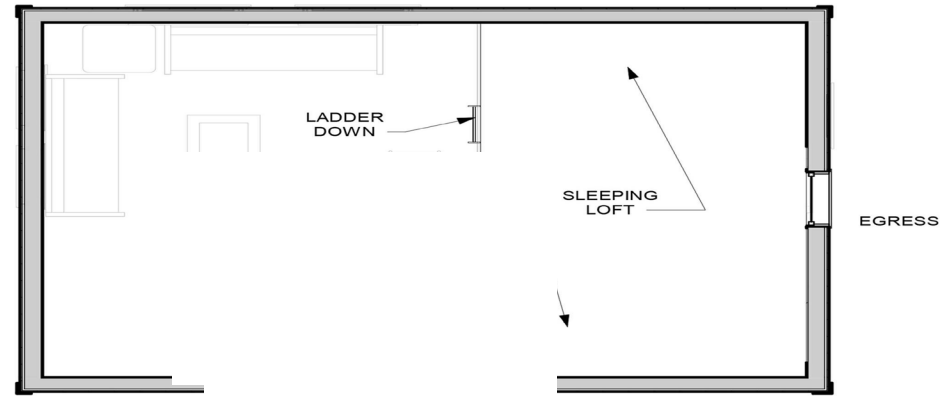
Elevation

Tiny Homes Project

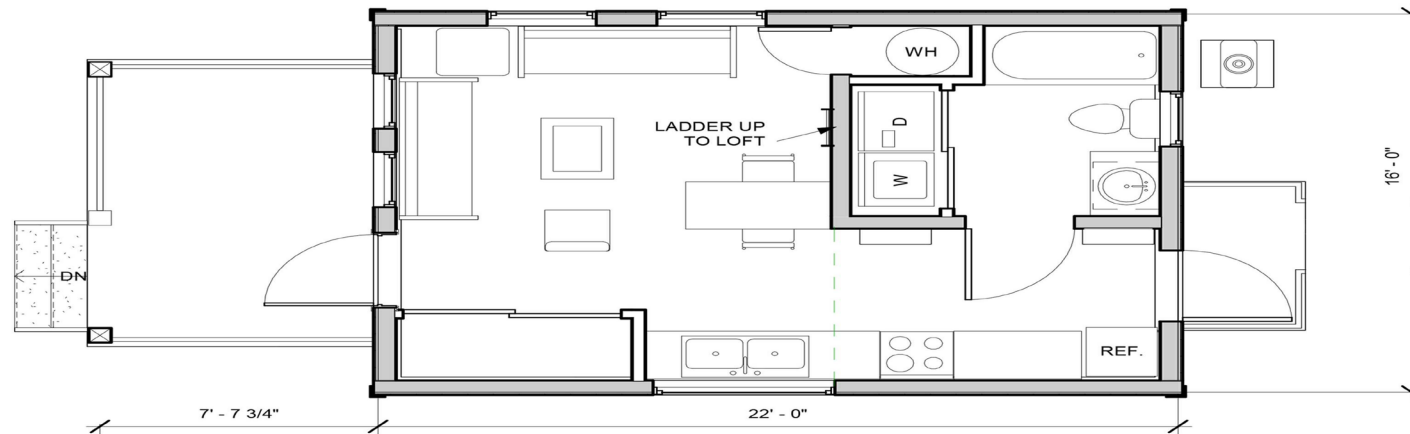


Floor Plan

Tiny Homes Project



3 LOFT PLAN



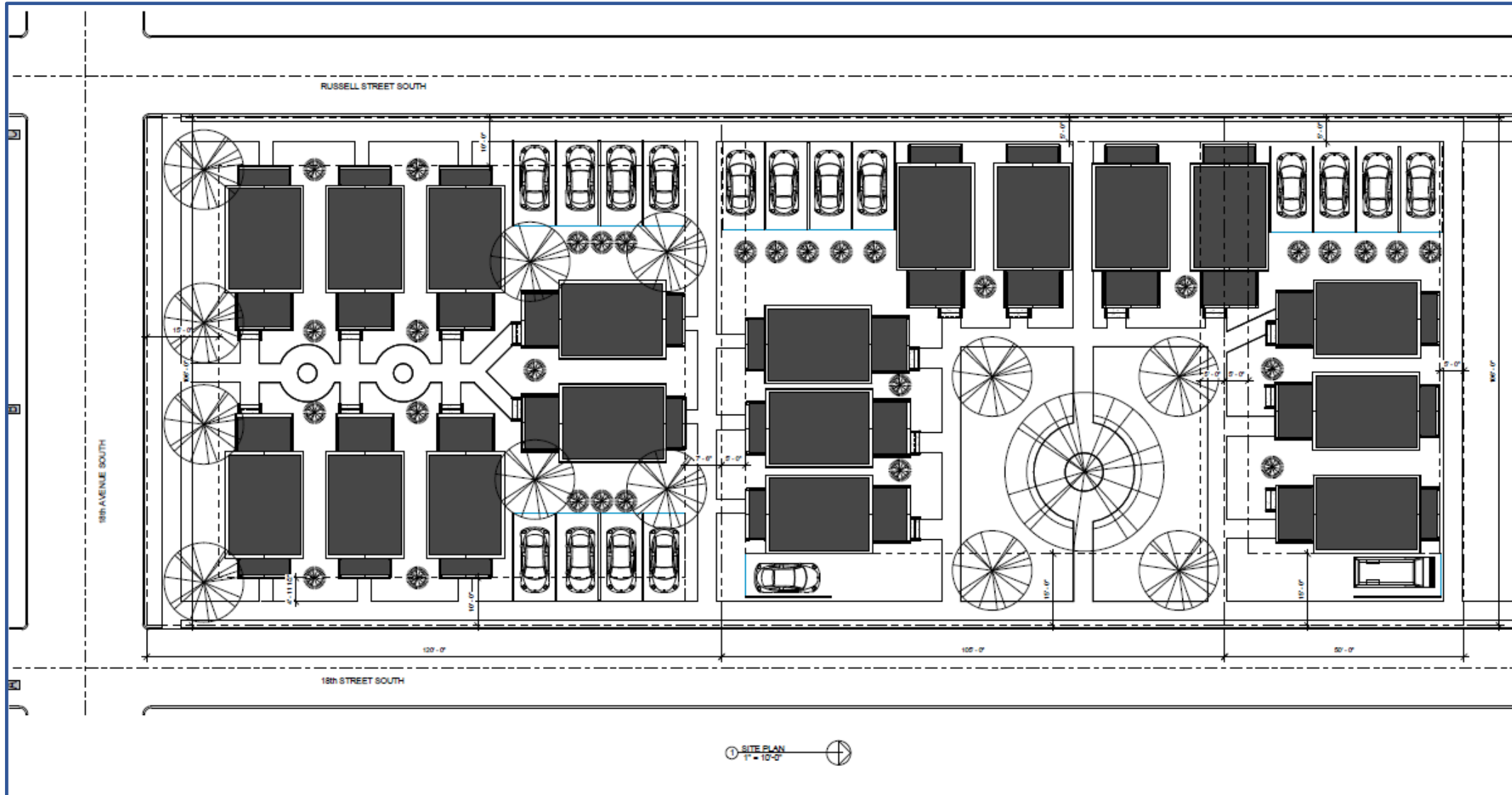
2 FLOOR PLAN

Site Plan

Tiny Homes Project



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CAC Discussion

Tiny Homes Project



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Affordable Housing Proposals

2100 blk 18th Ave S



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Income and Rent Limitations

State Housing Initiative Partnership



	Income Limit by # of Persons in Household							Rent Limit by # of BR in Unit					
	1	2	3	4	5	6	7	0	1	2	3	4	5
30%	15,510	17,730	19,950	22,140	23,940	25,710	27,480	387	415	498	576	642	709
50%	25,850	29,550	33,250	36,900	39,900	42,850	45,800	646	692	831	960	1,071	1,181
80%	41,360	47,280	53,200	59,040	63,840	68,560	73,280	1,034	1,108	1,330	1,536	1,714	1,891
120%	62,040	70,920	79,800	88,560	95,760	102,840	109,920	1,551	1,662	1,995	2,304	2,571	2,836

Site

2100 block of 18th Ave S



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Site Information

Site Area:	2.18 acres
Zoning:	CCT-1
Permitted Density:	24-32 DUs/acre
Maximum # Units for Site:	69 units



Green Mills Group

Unsolicited Offer



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Green Mills Group

Proposal Overview (96-unit proposal)



- **PROPOSAL** Construct 5-story building with 96 rental units for households at 80% AMI or below. Unit configurations are as follows: Studios (10); 1BR (41), 2BR (40), and 3BR (5). Includes 2,255 SF of commercial space and 3,300 SF of amenities including: clubroom, fitness center, family game room, secure building entrance, and on-site property management. (Note: 96 units not currently allowed under code)

AMI Set Asides – 11 units @80%; 20 units @70%; 50 units @60% and 15% @30%

- **TERMS**

99-year land lease at \$1.00/year, with purchase option of \$1,000,000 – suggests City could ask for less in land purchase to reduce contribution for LIHTC

Seeking 4% or 9% LIHTC – requires City contribution of \$75K or \$610K respectively

- **DEVELOPMENT COSTS** - \$22 MILLION

- **PROJECT TIME FRAME** Completion by March 2024



Green Mills Group

Proposal Overview (67-unit proposal)



- **PROPOSAL** Construct 4-story building with 69 rental units for households at 80% AMI or below. Unit configurations are as follows: Studios (4); 1BR (4), 2BR (55), and 3BR (3). Includes 2,255 SF of commercial space and 3,300 SF of amenities including: clubroom, fitness center, family game room, secure building entrance, and on-site property management.

AMI Set Asides – 8 units @80%; 14 units @70%; 35 units @60% and 10 @30%

- **TERMS**

99-year land lease at \$1.00/year, with purchase option of \$1,000,000 – suggests City could ask for less in land purchase to reduce contribution for LIHTC

Seeking 4% or 9% LIHTC – requires City contribution of \$75K or \$610K respectively

- **DEVELOPMENT COSTS** - ~\$15 MILLION

- **PROJECT TIME FRAME** Completion by March 2024



Elevation

Green Mills Group



Elevation – 96 unit Option

Green Mills Group



1 EXTERIOR ELEVATION
SCALE: 3/8" = 1'-0"



2 EXTERIOR ELEVATION
SCALE: 3/8" = 1'-0"

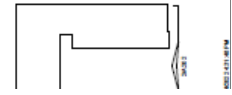


Elevation – 67-unit Option

Green Mills Group



1 EXTERIOR ELEVATION
SCALE: 3/32" = 1'-0"



Site Plan

Green Mills Group

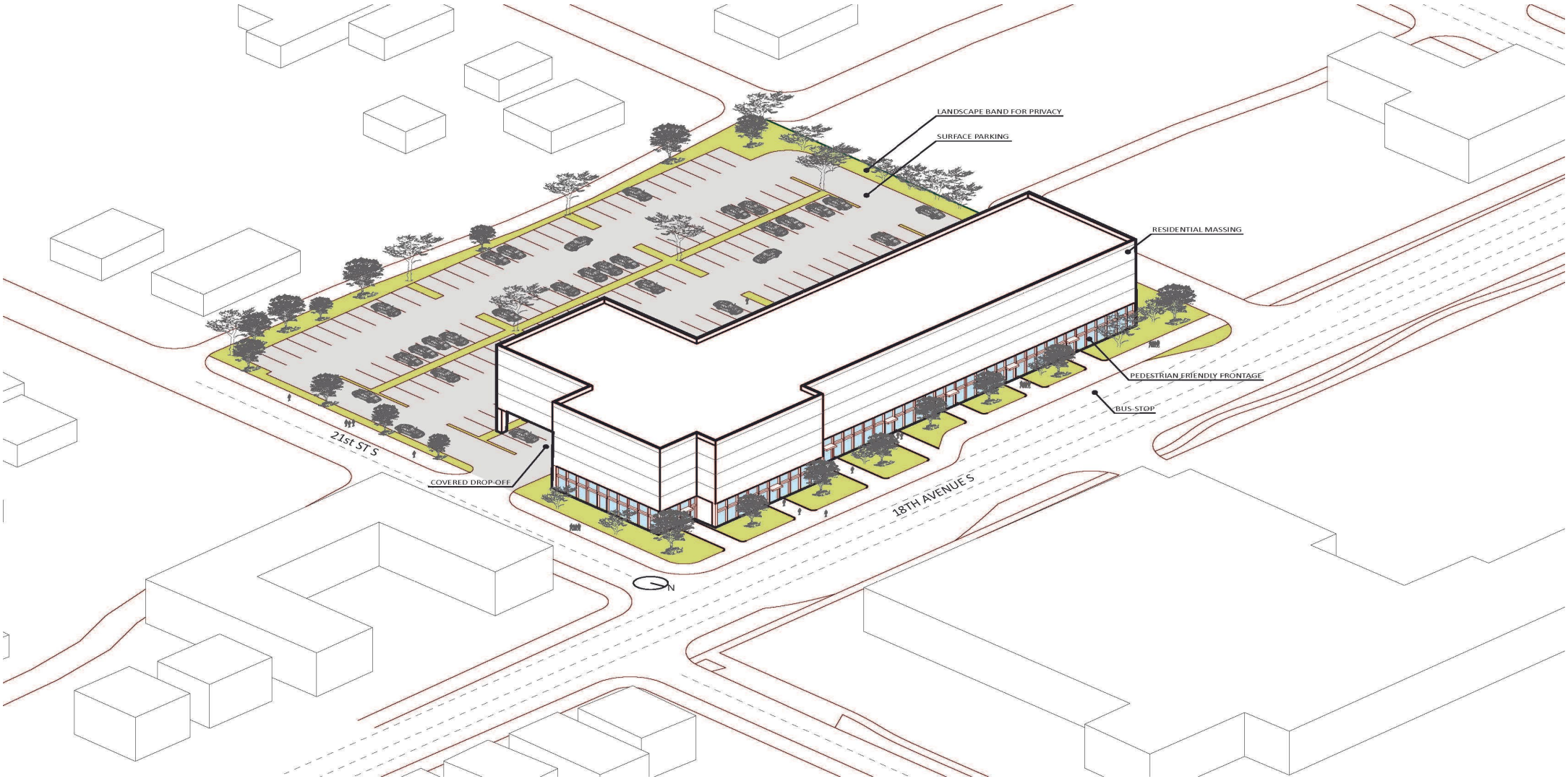


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Site Plan

Green Mills Group





Blue Sky Communities

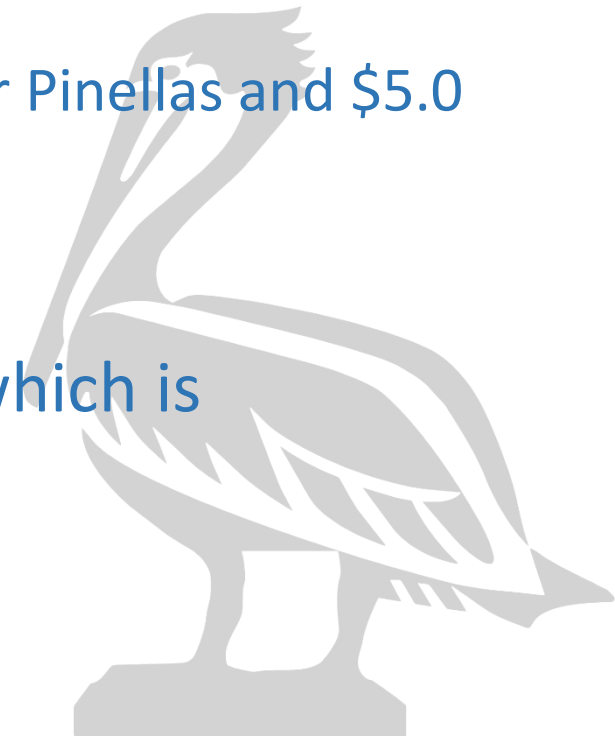
Response to 2100 18th Ave S Notice

Blue Sky Communities

Proposal Overview

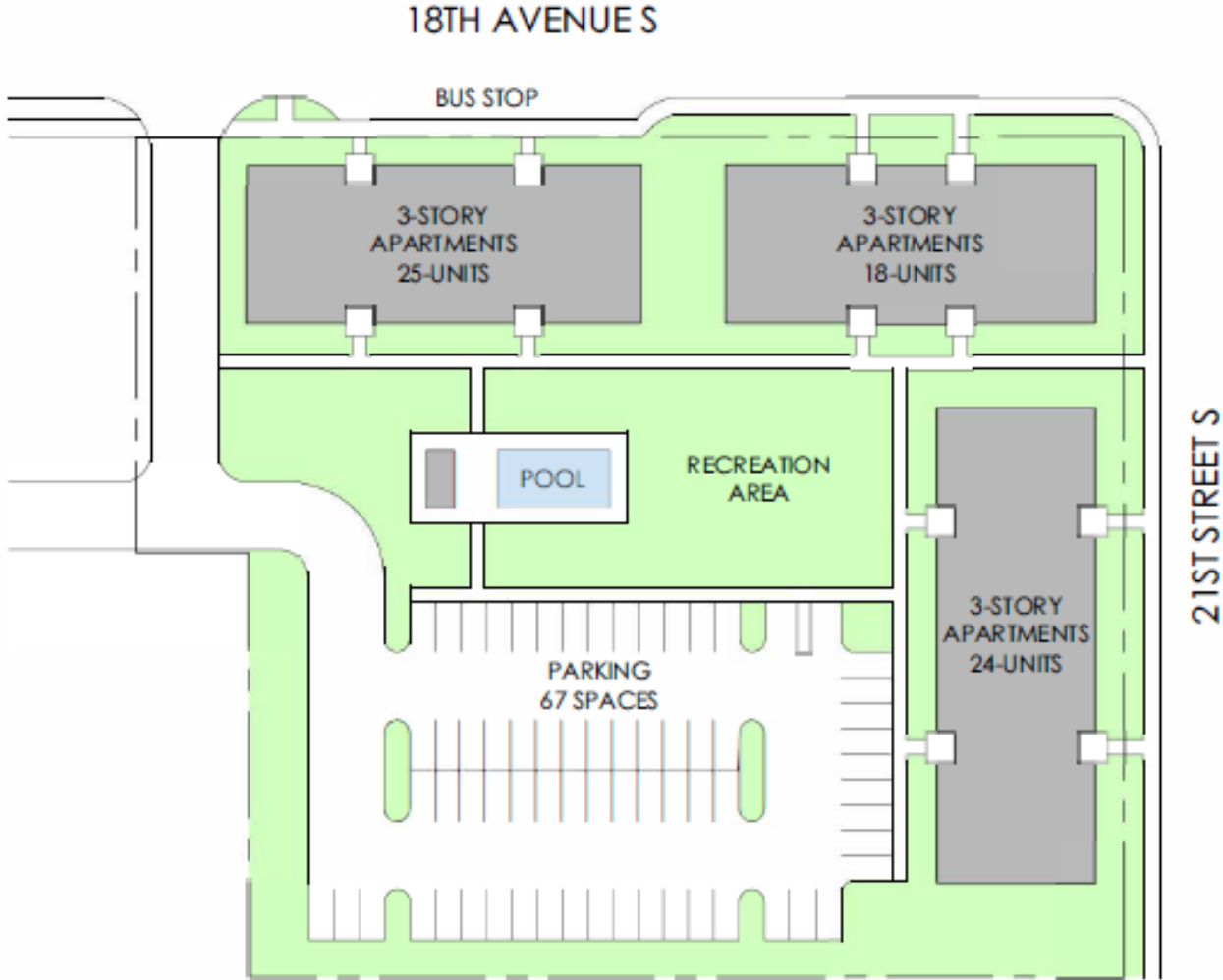


- **PROPOSAL** Develop 67 rental apartments for an average 60% AMI. 40 units will be 650 SF with 1BR and 1BTH and 27 units will be 950 SF 2BR and 2BTH. Amenities include a community area, office leasing space, on-site laundry and swimming pool. AMI Set Asides – 11 units @16%; 41 units @61%; 15 units @22% - Project average of 60%
- **TERMS**
 - Purchase property for \$1 million
 - Public funding required: \$2.0 million in SAIL; \$1.0 million in Penny for Pinellas and \$5.0 million from City
- **DEVELOPMENT COSTS** - \$17.91 million
- **PROJECT TIME FRAME** 24 months from receipt of financing which is approximately April 2024



Site Plan

Blue Sky Communities



Typical Elevations

Blue Sky Communities



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Typical Elevations

Blue Sky Communities



Typical Elevations

Blue Sky Communities



BUILDING TYPE A – FRONT & REAR ELEVATIONS
SCALE: 1/8" = 1'-0"



BUILDING TYPE A – END ELEVATIONS
SCALE: 1/8" = 1'-0"

Sample Floor Plans

Blue Sky Communities



1 Bedroom
1 Bathroom



2 Bedrooms
2 Bathrooms



CAC Discussion

Blue Sky Communities Proposal



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Habitat for Humanity

Response to 2100 18th Ave S Notice

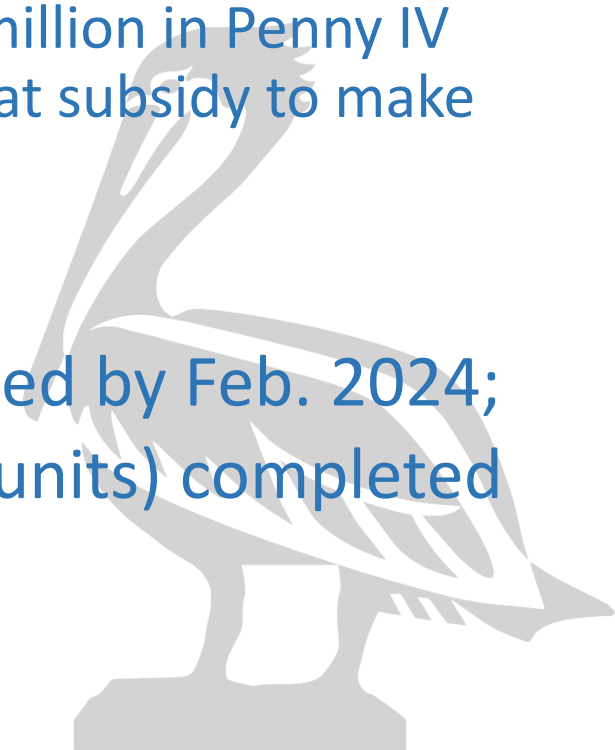


Habitat for Humanity

Proposal Overview



- **PROPOSAL** Develop 44 three story townhouse units for homeownership, with attached garages and driveways. All will be 3-story units ranging in size from 1000 SF to 1300 SF with 2BR (9), 3BR (26) and 4BR (9) configurations. All units for households at 80% AMI or less.
- **TERMS**
 - Purchase property for \$725,000
 - Public funding required: \$750,000 from City (\$16,500/unit); \$1.012 million in Penny IV funding. (If not approved for Penny IV would need City to replace that subsidy to make the project work.)
- **DEVELOPMENT COSTS** - \$13.54 million
- **PROJECT TIME FRAME** Estimates 1st phase (15 units) completed by Feb. 2024; 2nd phase (15 units) completed by Oct. 2024; final phase (14 units) completed by July 2025



Site Plan

Habitat for Humanity

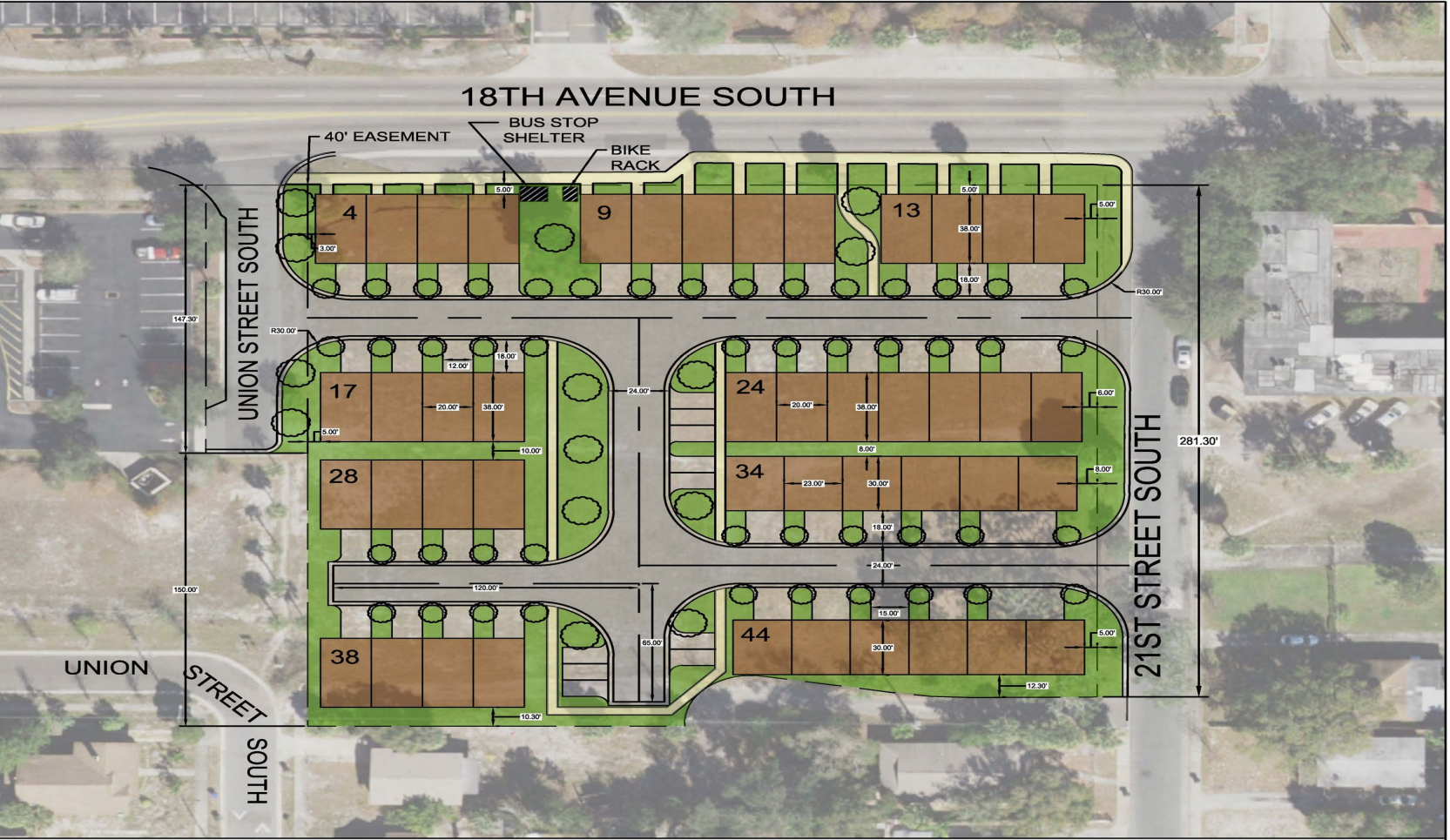


SITE DATA TABLE:

- 1. SITE ADDRESS: 2100 18TH AVE. S., ST. PETERSBURG, FL 33712
- 2. PID No.: 25-31-16-88981-001-0020
- 3. GROSS SITE AREA: ±95,200 SF (2.2 AC)
- 4. EXISTING ZONING: CCT-1
- 5. FUTURE LAND USE: PR-MU
- 6. MINIMUM LOT SIZE: 4,500 SF
- 7. MAX BUILDING HEIGHT: 42'
- 8. BUILDING SETBACKS PER CCT-1 ZONING:
 FRONT - 0' FROM PROPERTY LINE / 5' FROM THE CURB
 SIDE (INTERIOR) - 0'
 SIDE (STREET) - 0' FROM PROPERTY LINE / 5' FROM THE CURB
 REAR (WITH ALLEY) - 0'
 REAR (WITHOUT ALLEY) - 10'
- 9. MAXIMUM GROSS DENSITY: 32 DWELLING UNITS / ACRE
 DENSITY ALLOWED: 64 DU
 DENSITY PROPOSED: 44 DU
- 10. PARKING REQUIREMENTS:
 10.1 MULTI-FAMILY: MORE THAN 750 SF: 0.75 / UNIT UP TO 2 BEDROOMS, PLUS 0.5 FOR EACH ADDITIONAL BEDROOM
 10.2 LOADING: REQUIRED FOR MORE THAN 5 UNITS
 PARKING SPACES REQUIRED: 55 SPACES
 PARKING SPACES PROVIDED: 76 SPACES
 TOTAL: 10 GUEST SPACES 86 SPACES
- 11. REQUIRED EXTERIOR GREEN YARD DEPTH FOR ALL ABUTTING STREETS (NOT ALLEYS) IS 5 FT. REQUIRED INTERIOR GREEN YARD WIDTH SHALL BE 5 FT UNLESS THE REQUIRED SIDE OR REAR YARD IS SMALLER, IN WHICH CASE THE REQUIRED GREEN YARD SHALL BE THE DEPTH OF THE REQUIRED INTERIOR SIDE OR REAR YARD.
- 12. MAXIMUM IMPERVIOUS SURFACE (SITE AREA RATIO) MAY NOT EXCEED 0.95. PROPOSED ISR IS 0.76.
- 13. FLOOD ZONE:
 ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAPS (FIRM), COMMUNITY PANEL NO. 12103C0218G, EFFECTIVE DATE: SEPTEMBER 3, 2003, SUBJECT PROPERTY LIES IN ZONE X - AREAS OF MINIMAL FLOOD HAZARD.

GENERAL NOTES:

- A. PARCEL IS LOCATED IN THE FOLLOWING BUSINESS INCENTIVE AREAS: BROWNFIELD AREAS, COMMUNITY REDEVELOPMENT AREAS, HUB ZONES, OPPORTUNITY ZONES, REDUCED TRANSPORTATION IMPACT FEE, AND URBAN JOB TAX CREDIT.
- B. STORMWATER SHALL BE CONVEYED TO AN OFFSITE DETENTION POND WITH A MINOR MODIFICATION PERMIT PER SWFWMD.
- C. MAXIMUM GROSS DENSITY DETERMINED WITH RESIDENTIAL DENSITY AND WORKFORCE HOUSING DENSITY BONUS.



now



SCALE: 1"=50'



PELICAN PLACE - CONCEPT SITE PLAN

This plan is conceptual in nature. Site revisions may occur based on grading and jurisdictional requirements.

02/10/2022



Elevation (looking SW)

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Elevation (looking SE)

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Elevation (looking NW)

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Elevation (looking NE)

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CAC Discussion

Habitat for Humanity Proposal



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Sugar Hill Group

Response to 2100 18th Ave S Notice



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Sugar Hill Group

Proposal Overview



- **PROPOSAL** Construct 95 apartments comprised of 1BR (39), 2BR (38), and 3BR (18) units. 85 units will be provided for households at 60% AMI. Ten units will be provided for households at 30% AMI. (Note: the number of units allowed on property is 69 by code.)
- **TERMS**
 - \$1,500,000 payment to City for 75-year ground lease
 - Public funding required: “State/City Funding of \$10.25 million”
 - 4% LIHTC tax exempt bonds
 - Requesting site control prior to zoning amendment to allow proposed units
- **DEVELOPMENT COSTS** - \$29.5 million
- **PROJECT TIME FRAME** Not Specified



Elevation

Sugar Hill Group



Elevation

Sugar Hill Group



Site Plan

Sugar Hill Group



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Floor Plans

Sugar Hill Group



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1 BR / 1 BA @ 625 sf



2 BR / 2 BA @ 970 sf



3 BR / 2 BA @ 1270 sf



CAC Discussion

Sugar Hill Proposal



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