



Staff Report to the St. Petersburg Development Review Commission
Prepared by the Planning & Development Services Department

For Public Hearing on Wednesday, July 6, 2022
at 1:00 p.m. in the City Council Chambers, City Hall,
175 Fifth Street North, St. Petersburg, Florida.

City File: LDR 2022-02

CRA Procedures Cross-Reference

This is a city-initiated application requesting that the Development Review Commission (“DRC”), in its capacity as the Land Development Regulations Commission (“LDRC”), make a finding of consistency with the Comprehensive Plan and recommend to City Council **APPROVAL** of the following text amendment to the City Code, Chapter 16, Land Development Regulations (“LDRs”) pertaining to a cross-reference in the CRA procedures section 16.06.010.1.D..

APPLICANT INFORMATION

APPLICANT: City of St. Petersburg
175 5th Street North
St. Petersburg, Florida 33712

CONTACT: Elizabeth Abernethy, Director
Planning and Development Services Department
One 4th Street North
St. Petersburg, Florida 33711
Elizabeth.Abernethy@stpete.org
(727) 893-7872

REQUEST

Ordinance 751-L amending Section 16.06.010.1.D. of the St. Petersburg City Code for the sole purpose of providing an updated cross-reference; and providing an effective date.

On December 16, 2021, St. Petersburg City Council adopted Ordinance 748-L, codifying the Community Redevelopment Agency (“CRA”) design review process for development proposals in the Intown Redevelopment Area and the Intown West Redevelopment Area. City Council also passed Resolution 2021-636, which adopted the CRA Design and Development Guidelines (“Guidelines”).

The Guidelines more specifically set forth the review criteria applicable to new development and redevelopment projects with a total construction cost greater than \$5 million. The establishing

ordinance for the CRA design review process contains an internal cross-reference to the associated resolution that was not filled-in prior to enactment. The purpose of this item is to complete the cross-reference in Ordinance 748-L to Resolution 2021-636. This item does not make any substantive changes to the CRA Design and Development Guidelines or to the process set forth in Ordinance 748-L.

Consistency and Compatibility (with Comprehensive Plan)

The following objectives and policies from the City's Comprehensive Plan are applicable to the attached proposal:

Vision Element:

Governance Mission Statement:

St. Petersburg will have governance structures that facilitate the successful implementation of shared community values and important public interests through concise, effective and understandable laws and regulations. These governance structures support social, physical and economic fairness and mutual support. They facilitate maximum political access, empowerment to its citizens and seek to include the voices of those who are not easily heard.

Citizen Based Communication Mission Statement:

St. Petersburg will facilitate citizen involvement and public discussion in building its community. All neighborhoods and business associations will take ownership in their city, and participate in useful and constructive dialogue regarding the broad vision and specific decisions. Everyone will feel connected to local representatives and welcomed and encouraged to participate. Citizens will know that they are being heard.

Likes: Open processes that are inclusive, ability to be heard, variety of ways to be included or participate, accessibility through local communication networks, local representation.

Future Land Use Element:

- OBJECTIVE LU21: The City shall, on an ongoing basis, review and consider for adoption, amendments to existing or new innovative land development regulations that can provide additional incentives for the achievement of Comprehensive Plan Objectives.

PROPOSED TEXT AMENDMENT

Section 16.06.010.1.D. of the St. Petersburg City Code is hereby amended to read as follows:

- D. *Standards for review.* In reviewing an application made pursuant to this section, the POD or the City Council decision shall be guided by the following factors:
1. The development proposal is consistent with the duly adopted underlying redevelopment plan;
 2. The development proposal furthers the purpose of the Comprehensive Plan and the Land Development Regulations;
 3. The development proposal is generally consistent with the design review criteria currently set forth in City Council Resolution 2021-~~636~~636.

PUBLIC HEARING PROCESS

The proposed ordinance associated with the LDR text amendment requires one (1) public hearing before the Development Review Commission (DRC) and one (1) City Council public hearings.

RECOMMENDATION

Staff recommends that the Development Review Commission, in its capacity as the Land Development Regulation Commission, make a finding of consistency with the City's Comprehensive Plan.

HOUSING AFFORDABILITY IMPACT STATEMENT

**City of St. Petersburg
Housing Affordability Impact Statement**

Each year, the City of St. Petersburg receives approximately \$2 million in State Housing Initiative Partnership (SHIP) funds for its affordable housing programs. To receive these funds, the City is required to maintain an ongoing process for review of local policies, ordinances, resolutions, and plan provisions that *increase the cost of housing construction, or of housing redevelopment*, and to establish a tracking system to estimate the cumulative cost per housing unit from these actions for the period July 1– June 30 annually. This form should be attached to all policies, ordinances, resolutions, and plan provisions which increase housing costs, and a copy of the completed form should be provided to the City’s Housing and Community Development Department.

I. Initiating Department: Planning & Development Services Development

II. Policy, Procedure, Regulation, or Comprehensive Plan Amendment Under Consideration for adoption by Ordinance or Resolution:

See attached amendment to Chapter 16, City Code of Ordinances (City File LDR 2022-01).

III. Impact Analysis:

A. Will the proposed policy, procedure, regulation, or plan amendment, (being adopted by ordinance or resolution) increase the cost of housing development? (i.e. more landscaping, larger lot sizes, increase fees, require more infrastructure costs up front, etc.)

No (No further explanation required.)

Yes Explanation:

If Yes, the **per unit cost increase** associated with this proposed policy change is estimated to be: \$ _____.

B. Will the proposed policy, procedure, regulation, plan amendment, etc. increase the time needed for housing development approvals?

No (No further explanation required)

Yes Explanation:

IV: Certification

X: It is important that new local laws which could counteract or negate local, state and federal reforms and incentives created for the housing construction industry receive due consideration. If the adoption of the proposed regulation is imperative to protect the public health, safety and welfare, and therefore its public purpose outweighs the need to continue the community’s ability to provide affordable housing, please explain below:

The proposed regulation, policy, procedure, or comprehensive plan amendment will **not** result in an increase to the cost of housing development or redevelopment in the City of St. Petersburg and no further action is required. (Please attach this Impact Statement to City Council Material and provide a copy to Housing and Community Development department.)

/s/ Elizabeth Abernethy

Director, Planning & Development Services (signature)

06-02-2022

Date

Copies to: City Clerk; Joshua A. Johnson, Director, Housing and Community Development

ST. PETERSBURG CITY COUNCIL

TO: The Honorable Gina Driscoll, Chair, and Members of City Council

FROM: Michael J. Dema, Esq., Managing Assistant City Attorney – Land Use & Environmental Matters

DATE: Meeting of June 16, 2022

SUBJECT: Community Redevelopment Agency – Design and Development Guidelines

- Ordinance ___-L amending Section 16.06.010.1.D. of the St. Petersburg City Code for the sole purpose of providing an updated cross-reference; and providing an effective date.

EXPLANATION: On December 16, 2021, St. Petersburg City Council adopted Ordinance 748-L, codifying the Community Redevelopment Agency ("CRA") design review process for development proposals in the Intown Redevelopment Area and the Intown West Redevelopment Area. City Council also passed Resolution 2021-636, which adopted the CRA Design and Development Guidelines ("Guidelines"). The Guidelines more specifically set forth the review criteria applicable to new development and redevelopment projects with a total construction cost greater than \$5 million. The establishing ordinance for the CRA design review process contains an internal cross-reference to the associated resolution that was not filled-in prior to enactment. The purpose of this item is to complete the cross-reference in Ordinance 748-L to Resolution 2021-636. This item does not make any substantive changes to the CRA Design and Development Guidelines or to the process set forth in Ordinance 748-L.

RECOMMENDATION: Administration recommends that the City Council approve Ordinance ___-L amending Section 16.06.010.1.D. of the St. Petersburg City Code for the sole purpose of completing the internal cross-reference.

COST/FUNDING ASSESSMENT: N/A

ATTACHMENT:

- Exhibit 1 - Ordinance ___-L amending Section 16.06.010.1.D. of the St. Petersburg City Code relating to the Community Redevelopment Agency design review process.

/s/ Michael J. Dema
Legal Department
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Ord. - _____-L

AN ORDINANCE OF THE CITY OF ST. PETERSBURG,
FLORIDA AMENDING SECTION 16.06.010.1.D. OF
THE CITY CODE FOR THE SOLE PURPOSE OF
PROVIDING AN UPDATED CROSS-REFERENCE;
AND PROVIDING AN EFFECTIVE DATE.

THE CITY OF ST. PETERSBURG DOES ORDAIN:

SECTION ONE. Section 16.06.010.1.D. of the St. Petersburg City Code is hereby amended to read as follows:

D. *Standards for review.* In reviewing an application made pursuant to this section, the POD or the City Council decision shall be guided by the following factors:

1. The development proposal is consistent with the duly adopted underlying redevelopment plan;
2. The development proposal furthers the purpose of the Comprehensive Plan and the Land Development Regulations;
3. The development proposal is generally consistent with the design review criteria currently set forth in City Council Resolution 2021-~~636~~nnn.

SECTION TWO. As used in this ordinance, language appearing in struck-through type is language to be deleted from the City Code, and underlined language is language to be added to the City Code, in the section, subsection, or other location where indicated. Language in the City Code not appearing in this ordinance continues in full force and effect unless the context clearly indicates otherwise.

SECTION THREE. In the event that this ordinance is not vetoed by the Mayor in accordance with the City Charter, it shall become effective after the fifth business day after adoption unless the Mayor notifies the City Council through written notice filed with the City Clerk that the Mayor will not veto the ordinance, in which case the ordinance shall take effect immediately upon filing such written notice with the City Clerk. In the event this ordinance is vetoed by the Mayor in accordance with the City Charter, it shall not become effective unless and until the City Council overrides the veto in accordance with the City Charter, in which case it shall become effective immediately upon a successful vote to override the veto.

Approved as to form and content:

/s/ Michael J. Dema
Legal Department
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