

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 December 11, 2018
at **2:00 p.m.**, in the City Council Chambers, City Hall,
175 Fifth Street North, St. Petersburg, Florida.

City File ZM-8

According to Department records, no Commission members resides or owns property located within 2,000 feet of the subject property. All other possible conflicts should be declared upon announcement of the item.

APPLICANT/

PROPERTY OWNER:

St. Pete 454, LLC
250 4th Street North
St. Petersburg, FL 33701

REPRESENTATIVE:

R. Donald Mastry/Shawn Amarnani
200 Central Avenue, Suite 1600
St. Petersburg, FL 33701

SUBJECT PROPERTY:

The subject property, estimated to be 19.8 acres in size, is the Venetian Mobile Home Court, generally located at 5475 3rd Lane North

PIN & LEGAL:

31-30-17-61389-000-0010

REQUESTED ACTION:

To amend the Official Zoning Map designation from NMH (Neighborhood Mobile Home) to NSM-1 (Neighborhood Suburban Multifamily), or other less intensive use. The Future Land Use Map (or Comprehensive Plan) designation will remain Residential Medium.

PURPOSE:

It is the applicant's desire to redevelop the subject property with multifamily residential units (apartments).

EXISTING USES:

As stated, the subject property is the location of the Venetian Mobile Home Court. Florida Department of Business and Professional Regulation records indicate that there are 225 lots. The applicant has indicated in the application narrative that there are 217 mobile home pads and 10 RV pads currently onsite. The City's Business Tax Office records indicate that the tax has been paid for FY2019, based on 155 mobile homes. Based on the historic property card and Pinellas County Property Appraiser records, the mobile home was originally developed in 1947, and the property consists of 17.11 acres of upland surrounding a 2.68-acre lake.

SURROUNDING USES:

The existing surrounding uses are as follows:

North: Multifamily residential and single family homes
South: Romany Mobile Home Park, Salvation Army retail store
East: Apartments and single family homes
West: Strip retail and office uses

SPECIAL INFORMATION:

The subject property is located within the boundaries of the Edgemoor Neighborhood Association.

ZONING HISTORY:

The present NMH zoning designation has been in place since September 2007, following the Citywide rezoning and LDR Update. There have been no relevant cases in the immediate vicinity.

APPLICABLE REGULATIONS:

The subject property is estimated to be 19.8 acres in size. According to the Pinellas County Property Appraiser's records, 2.68 acres is lake and 17.11 acres is upland. It has been determined by Staff that the lake is manmade, dug prior to the origination of the mobile home park, and is thereby included in the following density calculations.

Development potential under the present NMH zoning is 158 mobile homes, based on a density of 8 mobile homes per acre. As indicated previously, 225 lots are recognized by the Florida Department of Business and Professional Regulation, which equates to a density of approximately 11 units per acre. While mobile homes are a permitted use in NMH districts, because there

are more units than allowed under current zoning, the Venetian Mobile Home Court is classified as having a grandfathered use.

Redevelopment potential under the requested NSM-1 zoning, providing all other district regulations are met, is 297 multifamily residences, based on a density of 15 dwelling units per acre. A workforce housing density bonus of six (6) units per acre is also available if the requirements of the ordinance are met.

Any proposed development of 60 units or greater will require approval of a Site Plan by the Development Review Commission, through a public hearing process. Site Plan review criteria include requirements to address compatibility with surrounding land uses.

STAFF ANALYSIS: The applicant indicated in their application that there are no mobile home *owners* residing in Venetian, except for one owner involved in a probate proceeding. Since then, the manager has submitted a letter stating that no mobile home owners are residing in the park, thus the City may take action on the rezoning request, pursuant to Sec. 723.083, F.S., pertaining to mobile home park lot tenancies.

The applicant's request is to rezone the subject property from NMH to NSM-1, in order to redevelop the site with multifamily residential units. The Future Land Use Map designation, which will remain Residential Medium.

The subject property is located within the Coastal High Hazard Area (CHHA), defined as the area below the elevation of the Category 1 storm surge line as established by a Sea, Lake and Overland Surges from Hurricanes ("SLOSH") computerized storm surge model. The property is also located within Hurricane Evacuation Level A which is the first area to be evacuated when a storm threatens Pinellas County. The present Residential Medium land use designation and the requested NSM-1 zoning both allow up to 15 dwelling units per acre.

The subject property is also located within a FEMA designated Special Flood Hazard Area (SFHA), formally known as the 100-year floodplain. The existing mobile home park does not comply with the minimum FEMA flood elevation standards for residential dwelling units. Specifically, the property is located in SFHA AE-11, which requires that the top of the lowest habitable floor be at or above 11-feet. In addition, the City Floodplain Ordinance requires

two additional feet of freeboard, for a total elevation of 13-feet. The City's land development regulation will require that the storm water design for the redevelopment be based on the effects of a 100-year storm event, consistent with Objectives LU9, CM11 and C1, as well as Policies CM11.14, CM11.15 and C1.1.

The rezoning request is also consistent with several other policies in the Comprehensive Plan. The requested NSM-1 zoning provides an appropriate transition between the commercial zoning along the 4th Street corridor, the major roads and the multifamily and single family zoning the north, the mobile home zoning to the south and the single-family zoning to the east. It is anticipated that the residential multifamily redevelopment will demonstrate compatibility with the uses surrounding the subject property as part of the Site Plan review (Policies LU3.6 and LU3.8) and are appropriate given the site's proximity to three major roads (Policy LU3.11). The new residential construction will also improve the City's tax base (Policy LU3.5).

The Level of Service (LOS) impact section of this report concludes that the requested rezoning will not have a negative effect upon the City's adopted LOS standards for public services and facilities including traffic, potable water, sanitary sewer, solid waste, recreation, mass transit, schools and stormwater management.

In summary, City staff has determined that the applicant's request is consistent with the Comprehensive Plan.

SPECIAL NOTE
ON CONCURRENCY:

Level of Service impacts are addressed further in this report. There is not currently a proposal for specific development on this site and approval of this rezoning request does not guarantee that the subject property will meet the requirements of concurrency at the time development permits are requested. **Completion of this rezoning does not guarantee the right to develop on the subject property.** Upon application for site plan review or development permits a full concurrency review will be completed to determine whether the proposed development may proceed. The property owner will have to comply with all laws and ordinances in effect at the time development permits are requested.

RECOMMENDATIONS:

Staff recommends APPROVAL of the Official Zoning Map amendment from NMH (Neighborhood Mobile Home) to NSM-1 (Neighborhood Suburban Multifamily) on the basis that the request

is consistent with the goals, objectives and policies of the City's Comprehensive Plan.

**RESPONSES TO RELEVANT
CONSIDERATIONS ON AMENDMENTS
TO THE LAND USE PLAN:**

a. Compliance of probable use with goals, objectives, policies and guidelines of the City's Comprehensive Plan.

The following policies and objectives from the Future Land Use Element and Coastal Management Element are applicable:

- 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.

- LU3.6 Land planning should weigh heavily the established character of predominantly developed areas where changes of use or intensity of development are contemplated.

- 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.

- 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.

- LU9: The City shall continue to define and regulate nonconforming and grandfathered uses consistent with the requirements of Chapter 163, F.S. for the purpose of reducing or eliminating land uses that are inconsistent with the character of the community including repetitive loss and other properties that do not comply with minimum FEMA flood elevation standards as targeted in Policies CM11.11 and CM11.12.

- CM11 The City will reduce natural hazard impacts through compliance with FEMA regulations, participation in NFIP's Community Rating System (CRS) and by targeting repetitive flood loss and vulnerable properties for mitigation.

- CM11.10 The City shall maintain an inventory of repetitive loss properties and target hazard mitigation programs to these properties.

- CM11.11 Through hazard mitigation programs and compliance with FEMA flood elevation requirements, at least five (5) previously noncompliant

structures per year will be brought into conformance with FEMA flood elevation standards or flood proofed consistent with FEMA standards.

CM11.14 In order to reduce flood risk resulting from or associated with high-tide events, storm surge, flash floods, stormwater runoff and the impacts related to sea-level rise, the City shall continue to promote the use of the development and redevelopment principles, strategies and engineering solutions contained in the Florida Building Code and the Land Development Regulations.

CM11.15 Through implementation of the Land Development Regulations, the City will continue to be consistent with, and in some instances more stringent than, the flood-resistant construction requirements in the Florida Building Code and federal flood plain management regulations.

C1 The City of St. Petersburg shall attempt to reduce the potential for property damage and safety hazards caused by storm flooding through complying with or exceeding of minimum FEMA regulations.

C1.1 The City will actively enforce minimum building standards identified in the Florida Building Code and Land Development Regulations for construction within the 100-year flood plain.

b. Whether the proposed amendment would impact environmentally sensitive lands or areas which are documented habitat for listed species as defined by the Conservation Element of the Comprehensive Plan.

The proposed amendment will not impact environmentally sensitive lands or areas which are documented habitat for listed species as defined by the Conservation Element of the Comprehensive Plan.

c. Whether the proposed change would alter population or the population density pattern and thereby impact residential dwelling units and or public schools.

The proposed change will not significantly alter the City's population. *For analysis purposes, it will be assumed that there are 225 occupied mobile homes on the subject property, and that 297 multifamily units will be constructed.* Assuming that there are 1.59 persons per mobile home, the population is estimated to be 358 persons; and assuming that there are 1.74 persons per multifamily unit, the buildout population is estimated to be 517 persons. Thus, there is potential estimated population increase of 159 persons.

The potential number of school age persons will not significantly affect the Pinellas County School District. According to the most recent school district data, there is

sufficient capacity. Also, approved residential site plans are shared with the Pinellas County School System.

d. Impact of the proposed amendment upon the following adopted levels of service (LOS) for public services and facilities including but not limited to: water, sewer, sanitation, traffic, mass transit, recreation, stormwater management.

The following analysis indicates that the proposed change *will not* have a significant impact on the City's adopted levels of service for potable water, sanitary sewer, solid waste, traffic mass transit, stormwater management and recreation.

WATER

Under the existing interlocal agreement with Tampa Bay Water (TBW), the region's local governments are required to project and submit, on or before February 1 of each year, the anticipated water demand for the following water year (October 1 through September 30). TBW is contractually obligated to meet the City's and other member governments' water supply needs. The City's current potable water demand is 28.4 million gallons per day.

The City's adopted level of service (LOS) standard for potable water is 125 gallons per capita per day, while the actual usage is estimated to be 80 gallons per capita per day. Should the proposed rezoning be approved, there will be no impact on the City's adopted LOS standard.

WASTEWATER

The subject property is served by the Northeast Water Reclamation Facility, which presently has excess average day capacity estimated to be 8.46 million gallons per day (MGD). The estimate is based on a permit capacity of 16 MGD and a calendar year 2017 daily average flow of 7.54 MGD. Therefore, there is excess average daily sanitary sewer capacity to serve the subject property.

SOLID WASTE

All solid waste *disposal* is the responsibility of Pinellas County. The County currently receives and disposes of municipal solid waste, and construction and demolition debris, generated throughout Pinellas County. The Pinellas County Waste-to-Energy Plant and the Bridgeway Acres Sanitary Landfill are the responsibility of Pinellas County Utilities, Department of Solid Waste Operations; however, they are operated and maintained under contract by two private companies. The Waste-to-Energy Plant continues to operate below its design capacity of incinerating 985,500 tons of solid waste per year. The continuation of successful recycling efforts and the efficient operation of the Waste-to-Energy Plant have helped to extend the life span of Bridgeway Acres. The landfill has approximately 30 years remaining, based on current grading and disposal plans.

There is excess solid waste capacity to serve the amendment area.

TRAFFIC

As has been described, the 19.8 acre subject property is generally located on the north side of 54th Avenue North, between 4th Street and 1st Street. Fourth Street is under the jurisdiction of FDOT, and classified as a minor arterial roadway, while 1st Street is City-controlled, and classified as a collector roadway south of 52nd Avenue. The 54th Avenue North segment, classified as a minor arterial, is also maintained by the City.

Based on the 2017 Level of Service Report prepared by Forward Pinellas, the surrounding roadway network is currently operating at a LOS C, or better. Due to the size of the anticipated multifamily development (as many as 297 apartments), a site plan will have to be approved by the City's Development Review Commission (DRC), including an analysis of the traffic.

Trip Generation Under the Residential Medium Future Land Use Designation

As previously noted, the applicant's request does not include an amendment to the Future Land Use Map, a.k.a., Comprehensive Plan, designation. The designation will remain Residential Medium. The traffic impact assessment provided here is a "macro" level of service analysis that is based on the Residential Medium designation.

The vehicle trip generation rate under the Residential Medium land use is approximately **180** p.m. peak hour trips, calculated as follows:

- Step a. 96 avg. daily trips per acre of RM land x 19.8 acres =
 approximately 1,900 avg. daily trips

- Step b. 1,900 avg. daily trips x .095 percent = approximately 180 p.m.
 peak hour trips

(The traffic analysis presented here is based on the applicable trip generation rates from the Countywide Rules, administered by Forward Pinellas.)

The proposed rezoning will not negatively impact the surrounding roadway LOS.

MASS TRANSIT

The Citywide LOS for mass transit will not be affected. PSTA provides local transit service along 4th Street (Route 4), with a 15-minute headway. Route 100X provides commuter service to and from downtown Tampa along 4th Street and Gandy Blvd., with connections in the City's downtown area (southern terminus) and Gateway Mall.

RECREATION

The City's adopted LOS for recreational acreage, which is 9 acres per 1,000 population, will not be impacted by this proposed rezoning. Under both the existing and proposed zoning, the LOS citywide will remain at 21.9 acres per 1,000 population.

STORMWATER MANAGEMENT

Prior to development of the subject property, site plan approval will be required. At that time, the stormwater management system for the site will be required to meet all city and SWFWMD stormwater management criteria.

e. Appropriate and adequate land area sufficient for the use and reasonably anticipated operations and expansion.

The land area is both appropriate and adequate for the anticipated use of the subject property.

f. The amount and availability of vacant land or land suitable for redevelopment shown for similar uses in the City or in contiguous areas.

Based on information collected from Pinellas Property Appraiser records, there are approximately 168-acres of vacant land in the City designated Residential Medium with NSM-1 zoning.

g. Whether the proposed change is consistent with the established land use pattern.

The requested NSM-1 zoning and anticipated multifamily development is consistent with the established land use pattern.

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

The existing NMH zoning district boundaries are not illogically drawn in relation to existing conditions.

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

Not applicable.

j. Whether the subject property is located within the 100-year floodplain or Coastal High Hazard Area as identified in the Coastal Management Element of the Comprehensive Plan.

According to the FEMA Flood Insurance Rate Map (FIRM), the subject property is in the Special Flood Hazard Area (SFHA). Specifically, the property is in SFHA AE-11, which requires that the top of the lowest habitable floor be at or above 11-feet NAVD (North American Vertical Datum). This does not account for the City's requirement for two additional feet of freeboard. The subject property is also located within the CHHA (Coastal High Hazard Area).

k. Other pertinent information. None.

LEGAL DESCRIPTION**PARCEL 1:**

Lot 1, Block 1, NORTH ST. PETERSBURG SCOTT 2ND PARTIAL REPLAT, according to the map or plat thereof as recorded in Plat Book 77, page 67, of the public records of Pinellas County, Florida.

PARCEL 2:

Tracts A and B, NORTH ST. PETERSBURG SCOTT PARTIAL REPLAT, according to plat thereof recorded in Plat Book 63, page 93, of the public records of Pinellas County, Florida.

PARCEL 3:

Lots 2 through 5 inclusive, NORTH ST. PETERSBURG RICHARDSON PARTIAL REPLAT, according to plat thereof recorded in Plat Book 57, page 81, public records of Pinellas County, Florida; LESS that part of Lot 2, described as follows: Begin at the Southwest corner of said Lot 2, run thence North along the West boundary of said Lot 2, 245.14 feet; thence South 85°27'00" East, 161.09 feet; thence South 07°22'00" West, 237.16 feet; thence South 63°32'15" West, 47.34 feet; thence North 74°45'00" West, 91.00 feet to the POINT OF BEGINNING.

PARCEL 4:

The East 100 feet, more or less, of Barnard Boulevard and the South 10 feet of the East 60 feet, more or less of the West 200 feet, more or less of vacated Barnard Boulevard, as vacated by Ordinance No. 595-V recorded in Official Records Book 6854, page 913, of the public records of Pinellas County, Florida.

ALL OF THE ABOVE PARCELS BEING ALSO DESCRIBED AS:

BEGIN AT THE SOUTHEAST CORNER OF TRACT A, NORTH ST. PETERSBURG SCOTT PARTIAL REPLAT, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 63, PAGE 93, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

THENCE ALONG THE NORTH RIGHT OF WAY OF 54TH AVE. NE, BEARING SOUTH 89°59'34" WEST, A DISTANCE OF 1077.91 FEET TO A POINT;

THENCE, BEARING NORTH 00°07'34" EAST, A DISTANCE OF 256.37 FEET TO A POINT;

THENCE, BEARING SOUTH 74°37'26" EAST, A DISTANCE OF 21.43 FEET TO A POINT;

THENCE, BEARING NORTH 00°15'07" EAST, A DISTANCE OF 10.36 FEET TO A POINT;

THENCE, BEARING SOUTH 74°37'26" EAST, A DISTANCE OF 69.96 FEET TO A POINT;

THENCE, BEARING NORTH 00°07'34" EAST, A DISTANCE OF 52.66 FEET TO A POINT;

THENCE, BEARING NORTH 63°39'49" EAST, A DISTANCE OF 47.34 FEET TO A POINT;

THENCE, BEARING NORTH 07°29'34" EAST, A DISTANCE OF 237.16 FEET TO A POINT;

THENCE, BEARING NORTH 85°19'26" WEST, A DISTANCE OF 161.09 FEET TO A POINT;

THENCE, BEARING NORTH 00°07'34" EAST, A DISTANCE OF 295.96 FEET TO A POINT;

SAID POINT BEING THE BEGINNING OF A CURVE CONCAVE WESTERLY, AND HAVING A RADIUS OF 50 FEET, THENCE A DISTANCE OF 72.59 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 83°11'12" TO A POINT, CHORD BEARS AT SAID POINT NORTH 41°43'10" EAST, A DISTANCE OF 66.38 FEET;

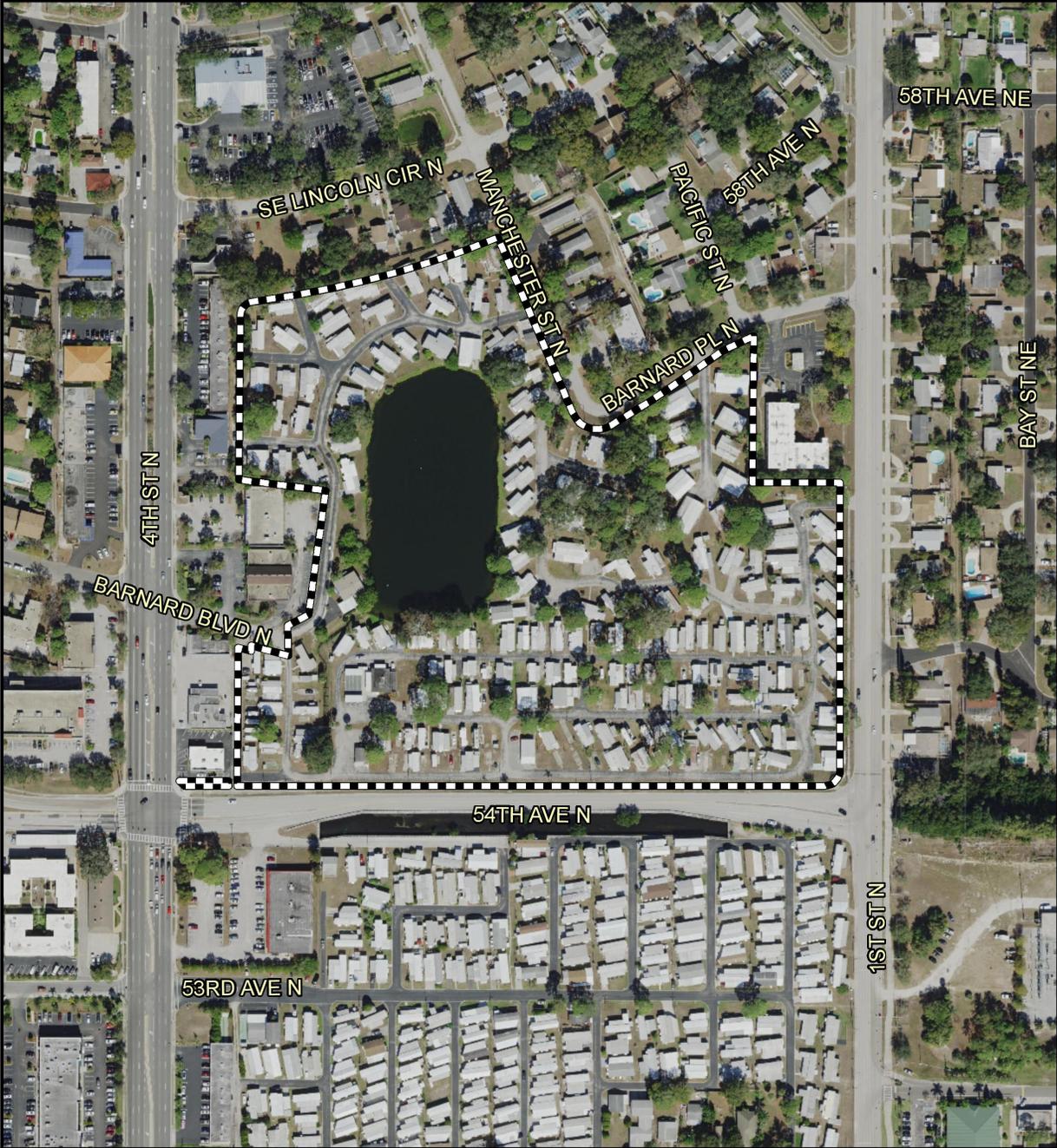
SAID POINT BEING THE BEGINNING OF A CURVE CONCAVE NORTHERLY, AND HAVING A RADIUS OF 1693 FEET, THENCE A DISTANCE OF 356.38 FEET ALONG THE ARC OF SAID

CURVE THROUGH A CENTRAL ANGLE OF 12°03'39" TO A POINT, CHORD BEARS AT SAID POINT NORTH 77°16'57" EAST, A DISTANCE OF 355.72 FEET;
THENCE BEARING NORTH 67°43'43" EAST, A DISTANCE OF 90.00 FEET TO A POINT;
THENCE, BEARING SOUTH 22°52'26" EAST, A DISTANCE OF 301.42 FEET TO A POINT;
THENCE, BEARING SOUTH 21°38'23" EAST, A DISTANCE OF 58.83 FEET TO A POINT;
SAID POINT BEING THE BEGINNING OF A CURVE CONCAVE WESTERLY, AND HAVING A RADIUS OF 49.64 FEET, THENCE A DISTANCE OF 86.45 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 99°46'31" TO A POINT, CHORD BEARS AT SAID POINT SOUTH 71°31'39" EAST, A DISTANCE OF 75.93 FEET;
THENCE, BEARING NORTH 59°03'55" EAST, A DISTANCE OF 87.80 FEET TO A POINT;
THENCE, BEARING NORTH 54°42'04" EAST, A DISTANCE OF 154.45 FEET TO A POINT;
THENCE, BEARING NORTH 61°25'04" EAST, A DISTANCE OF 68.36 FEET TO A POINT;
THENCE, BEARING SOUTH 00°03'04" WEST, A DISTANCE OF 272.69 FEET TO A POINT;
THENCE, BEARING SOUTH 89°56'56" EAST, A DISTANCE OF 159.61 FEET TO A POINT;
THENCE ALONG THE WEST RIGHT OF WAY OF 1ST STREET N, BEARING SOUTH 00°03'04" WEST, A DISTANCE OF 530.03 FEET TO A POINT;
SAID POINT BEING THE BEGINNING OF A CURVE CONCAVE WESTERLY, AND HAVING A RADIUS OF 30 FEET, THENCE A DISTANCE OF 47.09 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 89°56'30" TO A POINT, CHORD BEARS AT SAID POINT SOUTH 45°04'19" WEST, A DISTANCE OF 42.40 FEET; TO THE POINT OF BEGINNING.

AND

TRACT B, NORTH ST. PETERSBURG SCOTT PARTIAL REPLAT, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 63, PAGE 93, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

MAP SERIES



AERIAL

CITY FILE

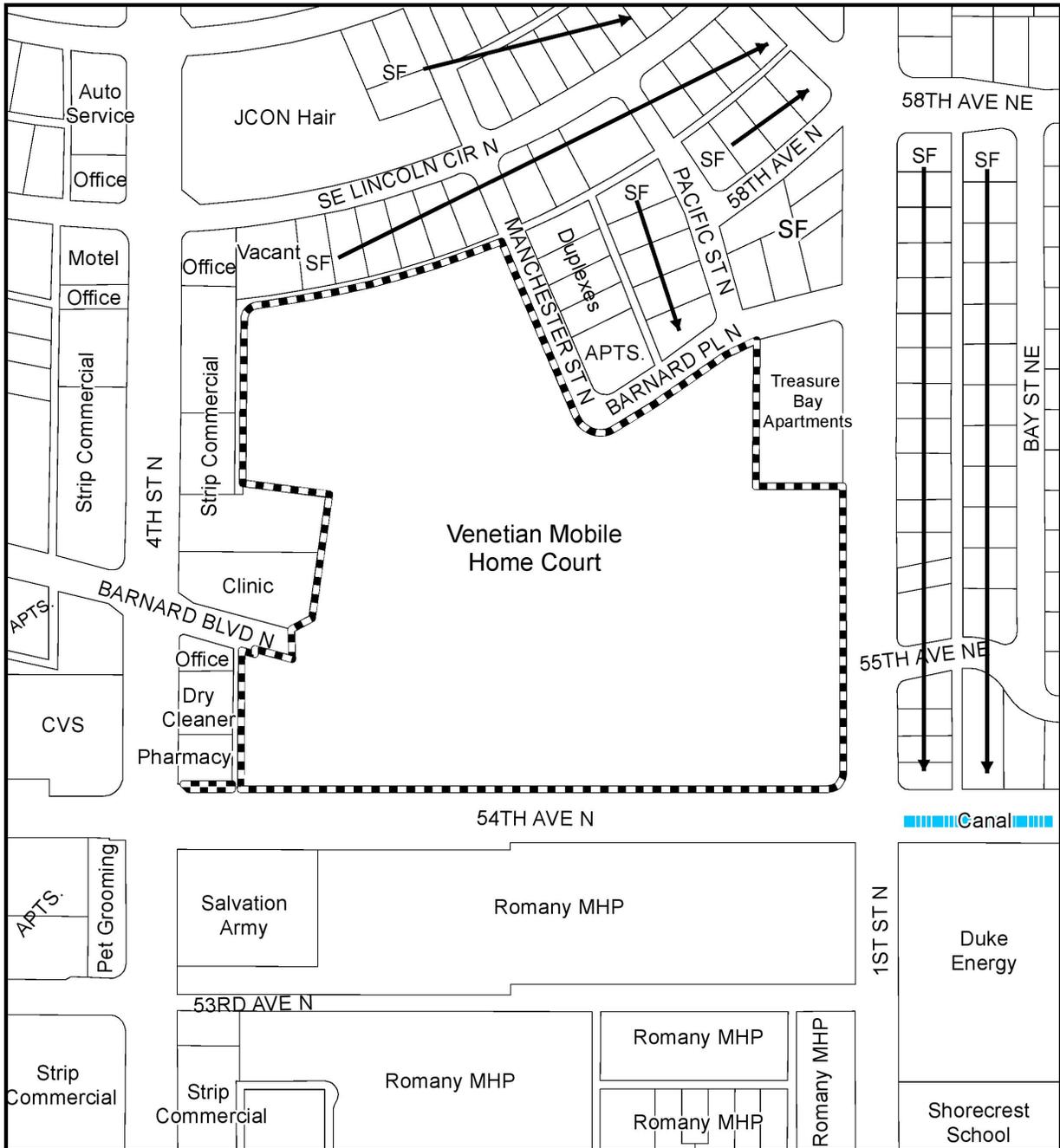
ZM-8

SCALE: 1" = 233'



SUBJECT AREA



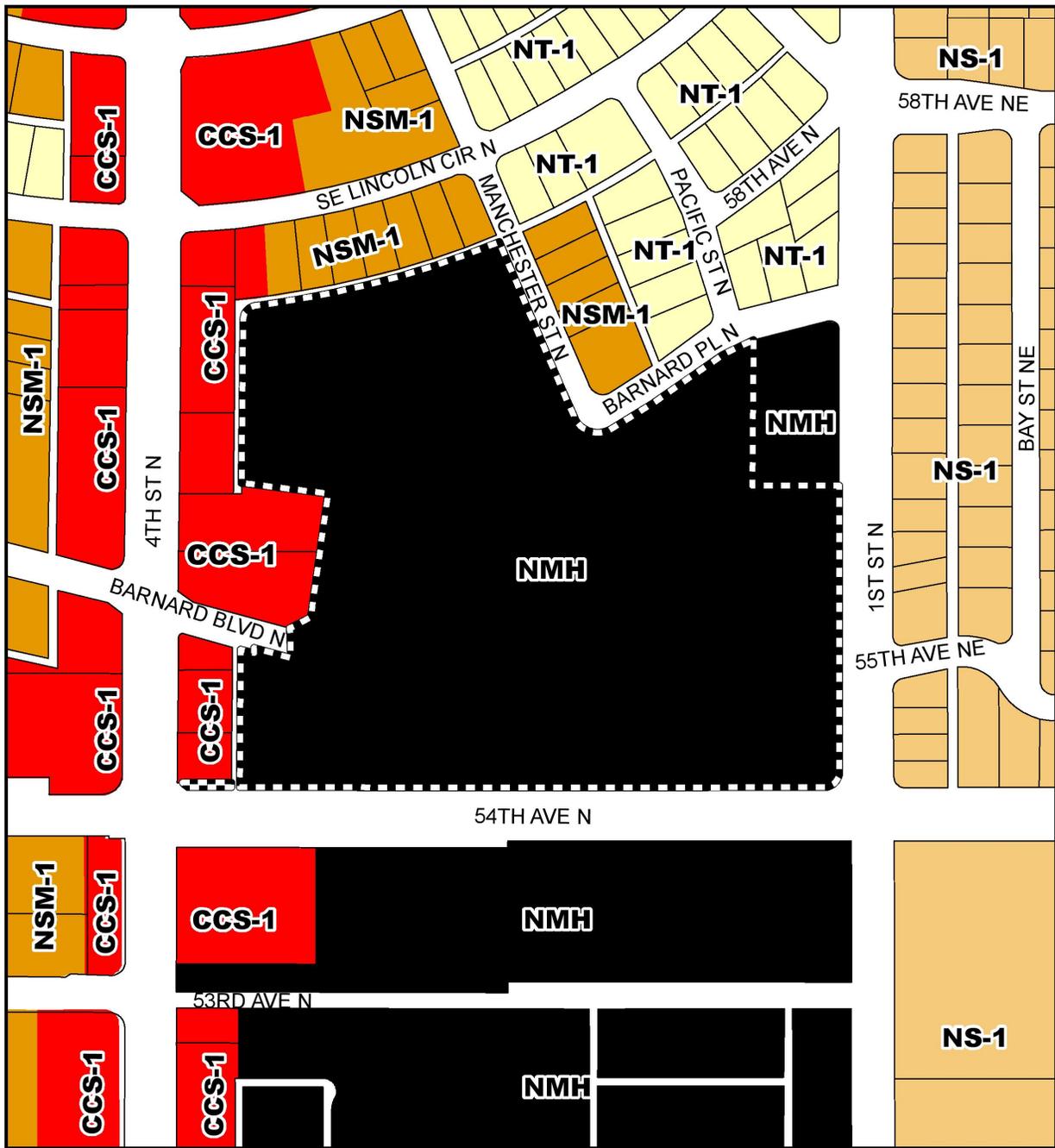


EXISTING SURROUNDING USES

CITY FILE
ZM-8
SCALE: 1" = 233'


SUBJECT AREA





EXISTING ZONING

CITY FILE
ZM-8
SCALE: 1" = 233'

From: NMH (Neighborhood Mobile Home) **To: NSM-1** (Neighborhood Suburban Multifamily-1)



SUBJECT AREA



OCCUPANCY STATUS

VENETIAN MOBILE HOME COURT
5475 Third Lane North
St. Petersburg, FL 33703
727-525-9642

November 11, 2018

Mr. Grady Pridgen III
St. Pete 454, LLC
240 4th Street North
St. Petersburg, FL 33701

RE: Occupancy Status at Venetian Mobile Home Court

Dear Mr. Pridgen,

As of this date there are no current mobile home owners residing at Venetian Mobile Home Court.

Should you have any questions please feel free to contact me at 727-213-7180.

Sincerely,



Nick Ferraro, Manager