



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 on Tuesday, December 10, 2019
at 2:00 p.m. in the Sunshine Auditorium City Council Chambers, City Hall,
330 Fifth Street North, St. Petersburg, Florida.

According to Planning and Development Services records, no Community Planning & Preservation Commission members reside, or own property located within 2,000 feet of the subject property. All other possible conflicts should be declared upon announcement of the item.

City File: FLUM-57
1800 66th Street North

This is a private initiated application requesting the Community Planning and Preservation Commission (“CPPC”), in its capacity as the Local Planning Agency (“LPA”), to make a finding of consistency with the Comprehensive Plan and recommend to City Council **APPROVAL** of the following Future Land Use Map amendment from Institutional (I) to Planned Redevelopment-Commercial (PR-C) for the subject property.

APPLICANT INFORMATION

APPLICANT: 2500 34th Street, LLC
6654 78th Avenue North
Pinellas Park, Florida 33781

AGENT: Carlos A. Yepes

STAFF Ann Vickstrom, AICP, Planner II

CONTACT: Urban Planning and Historic Preservation Division
Planning and Development Services Department
One 4th Street North
St. Petersburg, Florida 33701
Ann.Vickstrom@stpete.org
(727) 892-5807

REQUEST

The applicant is requesting to amend the Future Land Use Map (FLUM) from Institutional (I) to Planned Redevelopment-Commercial (PR-C) to allow for consistency to the Future Land Use Map, Comprehensive Plan, and Land Development Regulations. This FLUM amendment is pursuant to the change in ownership from governmental to a private entity. The Institutional land use designation is limited to the designation of federal, state and local public buildings and grounds, cemeteries, hospitals, churches and religious institutions and educational uses. When this property was purchased by a private owner the Institutional land use designation was no longer compatible with the Institutional use or definition and required a FLUM amendment for consistency to the Comprehensive Plan, Future Land Use Map and Land Development Regulations.

SITE DESCRIPTION

Street Address:	1800 66 th Street N, St. Petersburg, FL 33710
Parcel ID Number:	18-31-16-19750-001-0010 18-31-16-19750-001-0011
Acreage:	3.98 acres
Zoning:	Retail Center-1 (RC-1)
Existing Future Land Use:	Institutional (I)
Proposed Future Land Use:	Planned Redevelopment-Commercial (PR-C), allowing up to 1.25 floor area ratio (FAR) and a net density of 55 d.u./acre
Existing Countywide Plan Map:	Activity Center
Proposed Countywide Map:	Activity Center – No change
Existing Use:	Office (34,514 s.f.)
Surrounding Uses:	North, and East – Retail Commercial South – Retail and Office West – Multi-family Apartments
Neighborhood Association:	Garden Manor Neighborhood Association John Healey & Brad Bell, Co-Presidents No Neighborhood Plan Crossroads Area Homeowners Association Jim Schattman, President No Neighborhood Plan

BACKGROUND

The subject property consists of two parcels. The larger parcel (Parcel A) is 3.715 acres and is a corner lot with road front on three sides including: 18th Avenue North along the south boundary; 66th Street North along the east boundary; and, Crosswinds Drive North along the west side (See Map A). Surrounding properties to Parcel A include: Crosswinds Center to the north with retail commercial; retail shopping centers to the east across 66th Street; Tyrone Crossing, a retail and office tower and Publix to the south; Brandywine Apartments to the west; to the southwest is single family residential; and to the northeast is a church (See Map B). The smaller parcel (Parcel B) is 0.265 acre and is considered a remainder parcel that was formed upon the dedication of a portion of the Crosswinds Drive North to the City of St. Petersburg in 1979. This smaller parcel is located at the west side of the curve where Crosswinds Drive North turns into 18th Avenue North. A driveway into Brandywine Apartments runs along the south side of Parcel B with roadways along the east side, and the Brandywine Apartments along the west side of the

parcel. The general area is part of a commercial activity center that includes the Tyrone Square Mall and other community and neighborhood commercial centers.

The subject property's zoning designation is Retail Center-1 (RC-1) and will remain unchanged. The RC-1 zoning district allows for development patterns which include the blending of traditional and contemporary design aesthetics, densities and uses, creating a regional commercial destination that is more compatible with the suburban character of the surrounding neighborhoods. The RC-1 district is characterized by a collection of compatible, interrelated uses that includes shopping, service, employment and residential. The Retail Center districts contain mixed uses to create a more balanced community, reduce traffic, consolidate service delivery, and benefit the surrounding residential areas that are within walking distance. The surrounding zoning designations include: RC-1 to the north, east and south; Corridor Commercial Suburban (CCS-1) to the southeast; Neighborhood Suburban Multi-family (NSM-1) to the west; and, to the southwest is Neighborhood Suburban (NS-1) as shown in Map C. A concurrent rezoning is not needed in this circumstance since the current RC-1 zoning is compatible with the requested Planned Redevelopment-Commercial (PR-C) land use as outlined in LDR Section 16.10.020.2 – Matrix: Zoning Districts and Compatible Future Land Use Categories.

The current Future Land Use Map designation on the property is Institutional. The surrounding Future Land Use Map designations include: Planned Redevelopment-Commercial (PR-C) to the north, east and south; Planned Redevelopment Mixed Use (PR-MU) to the southeast; Residential Medium (RM) to the west; and to the southwest is Residential Urban (RU) as shown in Map D. Because the Institutional land use designation is limited to federal, state and local public buildings and grounds, upon the purchase of the property by a private entity in 2018, the Institutional land use designation became inconsistent to the uses on the property, requiring a FLUM amendment to resolve the inconsistency. Upon the acquisition of the property by a private company, it was determined that the current land use category of Institutional (I) was inconsistent with the current Institutional land use designation and required a FLUM amendment. At this time, the owner has not provided plans for redevelopment and has a long-term rental contract with the Pinellas County Tax Collector.

The property is part of the Activity Overlay District. The Activity Center Overlay districts are typically in areas greater than 50 acres in size, with concentrated commercial and mixed-use centers suited to a more intensive and integrated pattern of development. As shown on the aerial map (Map E), the Activity Overlay includes the Tyrone Square Mall and surrounding commercial, multi-family and office centers.

CONSISTENCY AND COMPATIBILITY

The proposed land use amendment request to Planned Redevelopment-Commercial (PR-C) is consistent and compatible with the established surrounding land use and zoning patterns, and provisions of adequate public services and facilities.

The current land use designation is not compatible to the current private commercial/office use of the property and does not follow the definition of the Institutional (I) FLUM designation. The Institutional (I) designation reflects the ownership and use of the property as a government entity and publicly owned property. As set forth in the Comprehensive Plan, the Institutional designation is "limited to the designation of federal, state and local public buildings and grounds, cemeteries, hospitals, churches and religious institutions, and educational uses". The Institutional designation allows commercial, office, and residential uses only as accessory to the primary institutional use. The proposed Future Land Use Map amendment to Planned Redevelopment-Commercial (PR-C) would allow the full range of commercial and mixed uses including retail, office, service and multi-family residential uses not to exceed a floor area

ratio of 1.25 and a net residential density of 55 dwelling units per acre. 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. The highest density and intensity allowed within the RC-1 zoning designation in an activity center is 45 units/acre and a 1.12 FAR. Residential equivalent uses are not to exceed 3 beds per dwelling unit and transient accommodation uses shall not exceed 55 units per acre.

The requested designation is consistent with Policy LU3.6 which states that *land use planning decisions shall weigh heavily on the established character of predominantly developed areas where changes of use or intensity of development are contemplated* and Policy LU3.7 which states that *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*. The established character of the immediate area is dominated by retail and commercial uses within the Tyrone Activity Center. The proposed amendment would bring the subject property into conformance with the definition of the land uses in the FLUM. The property is currently underutilized for the character of the surrounding area (see attached map series showing the commercial uses, zoning and future land use designation on the surrounding land).

RELEVANT CONSIDERATIONS ON AMENDMENTS TO THE FUTURE LAND USE MAP

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

The following policies and objectives from the Comprehensive Plan are applicable:

- LU2 The Future Land Use Element shall facilitate a compact urban development pattern that provides opportunities to more efficiently use and develop infrastructure, land and other resources and services by concentrating more intensive growth in activity centers and other appropriate areas.

- LU2.1 To facilitate compact urban development the City shall adopt the following activity centers as part of this Land Use Plan: 1. Gateway 2. Intown 3. Tyrone 4. Central Plaza 5. Central Avenue Corridor 6. Skyway Marina District 7. Innovation District

- LU2.2 The City shall concentrate growth in the designated Activity Centers and prioritize infrastructure improvements to service demand in those areas.

- LU2.5 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.

- LU3.1(F)3 Planned Redevelopment-Commercial (PR-C) - Allowing the full range of commercial and mixed uses including retail, office, service and high-density residential uses not to exceed a floor area ratio of 1.25 and a net residential density of 55 dwelling units per acre. 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. Residential equivalent uses are not to exceed 3 beds per dwelling unit and transient accommodation uses shall not exceed 55 units per acre. Institutional and transportation/utility uses, alone or when added to existing contiguous like uses, which exceeds or will exceed five

(5) acres shall require a Future Land Use Map amendment that shall include such use and all contiguous like uses. Research/Development and Light Manufacturing/Assembly (Class A) uses shall be allowed in this plan category only after the nature of the proposed use has been determined and the following criteria are considered: neighboring uses and the character of the commercial area in which it is to be located; noise, solid waste, hazardous waste and air quality emission standards; hours of operation; traffic generation; and parking, loading, storage and service provisions.

LU3.1(G) Table Showing Countywide Plan Map Categories and Corresponding Future Land Use Map Categories:

Countywide Plan Map Categories	Corresponding Future Land Use Map Categories
Activity Center	Activity Center Overlay (includes the underlying categories of Central Business District, Community Redevelopment District, Planned Redevelopment-Commercial, Planned Redevelopment-Mixed Use, Planned Redevelopment-Residential, Residential High, Residential Medium, Residential/Office General, Recreation/Open Space, Transportation/Utility, Institutional, Industrial Limited and Industrial General)

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 use planning decisions shall weigh heavily the established character of predominately developed areas where changes of use or intensity of development are contemplated.

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.

LU3.17 Future expansion of commercial uses is encouraged when infilling into existing commercial areas and activity centers, or where a need can be clearly identified, and where otherwise consistent with the Comprehensive Plan.

LU3.18 All retail and office activities shall be located, designed and regulated so as to benefit from the access afforded by major streets without impairing the efficiency of operation of these streets, and with proper facilities for pedestrian convenience and safety.

LU4(2) The following future land use needs are identified by this Future Land Use Element. Commercial – the City shall provide opportunities for additional commercial development where appropriate.

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.

LU8: The City will continue to revise and amend the land development regulations, as necessary, to ensure compliance with the requirements of Section 163.3202, Florida Statutes. The City will amend its land development regulations consistent with the requirements of Section 163.3202, Florida Statutes so that future growth and development will continue to be managed through the preparation, adoption, implementation and enforcement of land development regulations that are consistent with the Comprehensive Plan.

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

The subject property is currently developed with 34,514 s.f. of office and the related parking. The site is developed with minimal landscaping around the perimeter. There are no environmentally sensitive lands or areas which have documented habitat for listed species as defined by the Conservation Element of the Comprehensive Plan.

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

Residential uses allowed within the current Institutional designation are not to exceed 12.5 units/acre allowing up to 49 units. With an estimated occupancy of 1.74 persons/unit, the area could experience an increase of 85 people.

$$12.5 \text{ units/acre} \times 3.98 \text{ acres} \times 1.74 \text{ persons/unit} = 85 \text{ people}$$

The Planned Redevelopment-Commercial (PR-C) land use designation will allow a maximum of 55 units/acre allowing up to up to 218 units. Based on a population of 1.74 persons/unit the population is estimated at 379 people or a potential increase of 294 from the Institutional designation.

$$55 \text{ units/acre} \times 3.98 \text{ acres} \times 1.74 \text{ persons/unit} = 379 \text{ people}$$

The current zoning designation of RC-1 zoning allows up to 45 units/acre as an accessory use allowing up to 179 units or 311 people or a potential increase from the Institutional designation of 226 people.

$$45 \text{ units/acre} \times 3.98 \text{ acres} \times 1.74 \text{ persons/unit} = 311 \text{ people}$$

It is noted that the RC-1 allows multi-family as an accessory use; therefore, it is unlikely this maximum potential would be reached. Other zoning districts would require the submittal of a rezoning application along with site plans for proposed development. A rezoning application would be required to go through a technical review by City staff and a series of public hearings by the Community Planning and Preservation Commission (CPPC) and City Council in order to be approved.

Thus, the proposal is estimated to support an additional population of 226 to 294 people, based on the highest allowable development. The proposed change will not significantly alter the City's population.

- 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 LOS impact analysis below concludes that the proposed FLUM amendment from Institutional (I) to Planned Redevelopment-Commercial (PR-C) 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 full concurrency review will be completed to determine whether or not 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 81 gpcd. The City's overall potable water demand is approximately 29 million gallons per day (mgd), while the systemwide capacity is 68 mgd.

Based on the highest residential development potential, a population increase of 294 people is estimated. At the LOS rate of 125 gpcd, the peak potable water demand for the subject property is 36,750 gpd or 0.037 mgd. This would raise the LOS rate for the City up to 29.037 mgd, while the systemwide capacity is 68 mgd. Therefore, there is adequate water capacity to serve the amendment area.

WASTEWATER

The sanitary sewer LOS is based on the estimated per capita demand for capacity at the City's Water Reclamation Facilities (WRFs). The City owns and operates three WRFs (Northeast, Southwest and Northwest), each of which serves a distinct district that together comprise the St. Petersburg 201 Facilities Planning Area. The subject property is served by the Northwest Water Reclamation Facility, which presently has an estimated excess average daily capacity of 10.27 million gallons per day (mgd). The estimate is based on permit capacity of 20 mgd and a calendar year 2018 daily average flow of 9.73 mgd.

Based on the highest residential development potential a population increase of 294 people, at the LOS rate of 170 gpcd, the peak sanitary sewer demand for the subject property is 49,980 gpd or 0.05 mgd. This would raise the LOS rate for the City up to 9.78 mgd while the systemwide capacity is 20 mgd. Therefore, there is excess average daily capacity to serve the subject property.

SOLID WASTE

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, and the continued participation of residents and businesses in these 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 84 years, based on current design (grading) and disposal rates.

In calendar year 2018, the City's collection demand for solid waste service was approximately 1.06 tons per person per year. Based on the highest residential development potential population increase of 294 people, with a LOS rate of 1.3 tons per person per year, the peak solid waste generation rate for the subject property is 382.2 tons per year.

$$1.3 \text{ tons/person/year} \times 294\text{-person population increase} = 382.2 \text{ tons/year}$$

Based on these rates, there is excess solid waste capacity to serve the amendment area.

TRAFFIC

The subject property is bordered by three roads. Sixty-sixth Street North is a six-lane, divided roadway that is classified as a principal arterial and maintained by the Florida Department of Transportation (FDOT). Eighteenth Avenue North and Crosswinds Drive North are local roads that are maintained by the City of St. Petersburg. Access points to the subject property are located on 18th Avenue North and Crosswinds Drive North.

According to Forward Pinellas's Draft 2019 Level of Service (LOS) Report, the average annual daily traffic on 66th Street between Pasadena Avenue and Tyrone Boulevard was 39,833 in 2018. The City eliminated the LOS standard of "D" for major roads in 2016, following the adoption of the Pinellas County Mobility Plan and elimination of the City's transportation concurrency policies and regulations. While the City no longer has a roadway LOS standard, the City does utilize roadway LOS data from the Forward Pinellas LOS Report to assess the potential impact of future land use changes, rezonings and land development projects on roadway operating conditions. The FDOT describes roadway LOS as a quantitative stratification of quality of service for motorists. 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. Another measure used in the LOS Report is the actual traffic volume divided by the traffic volume that is considered to be the roadway's maximum capacity, as determined by the FDOT. This is referred to as the volume-to-capacity (V/C) ratio. Road segments that have a V/C ratio of 0.9 or greater are considered heavily congested. The roadway LOS for 66th Street from Pasadena Avenue to Tyrone Boulevard is "C" and the V/C ratio is 0.793. Consequently, this segment of 66th Street has excess roadway capacity available to accommodate new vehicular trips.

To estimate the potential traffic impact of the proposed land use change, the Transportation and Parking Management Department staff estimated the traffic generated by the existing government office building and developed traffic projections for the maximum build out of the site under the existing future land use designation and proposed future land use designation. The government

office building is 34,329 square feet. The developer could build a more intense development than what exists today without a future land use change. For example, the developer could build up to 95,352 square feet of commercial space or 49 dwelling units. If the future land use change is approved, the developer could build up to 202,554 square feet of commercial space or 218 dwelling units. Staff has provided trip generation estimates for several land development scenarios, which are shown in the table below. These are new trips, because trips that are already on the road network that enter or exit the site, referred to as pass-by trips, are not included. The trips are one-way trips, not round trips. The trip generation estimates are for the p.m. peak hour, which is what the Forward Pinellas LOS Report is based on.

	Land Use Type	New P.M. Peak Hour Trips
Institutional	Existing office building	54
Institutional	Shopping center	329
Institutional	General office	94
Institutional	Multi-family (low-rise)	30
Institutional	Multi-family (mid-rise)	21
PR-C	Shopping center	605
PR-C	General office	205
PR-C	Multi-family (low-rise)	111
PR-C	Multi-family (mid-rise)	88

Sources: Institute of Transportation Engineers' "Trip Generation Manual" (10th Edition) and "Trip Generation Handbook" (3rd Edition) and Pinellas County Multimodal Impact Fee Ordinance.

The largest projected traffic increase under the proposed PR-C land use is from a shopping center. This shopping center would be two or more floors and likely require a parking garage. Motorists have several options for traveling to and from the subject property by using 66th Street, 18th Avenue North and Crosswinds Drive North. Based on existing traffic patterns, most motorists will typically use 66th Street. If all the projected trips to or from a 202,554 square-foot shopping center were to use 66th Street, the LOS would remain a "C" and the V/C ratio would be approximately 0.85.

MASS TRANSIT

In terms of transit service, the subject property is served by two Pinellas Suncoast Transit Authority routes. Route 7 connects downtown St. Petersburg to the Tyrone Square Mall and has a headway of 60 minutes. Route 79 connects downtown St. Petersburg to the Tyrone area and north to the Largo and has a headway of 35 minutes. The subject property is located in close proximity to several transit routes that have stops near the intersection of 66th Street and 22nd Avenue North. Citywide LOS for mass transit will not be affected.

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 19.8 acres/1,000 population. Based on the highest residential development potential population increase of 294 people, with a LOS rate of 9 acres/1,000 permanent and seasonal residents, the City would have 19.8 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

The level of service standard for drainage is implemented by the City through the review of drainage plans for new development and redevelopment. Drainage LOS identifies minimum criteria for existing and future conditions of drainage facilities. Drainage capacity can be expressed as a “design storm” specifying the duration and return frequency of a storm with an identified rainfall amount. The LOS standard is implemented by the City through the review of drainage plans for new development and redevelopment. The adopted level of service consists of three parts that express the City’s desire to upgrade drainage facilities through retrofit overtime:

1. Due to the backlog of stormwater improvement needs and the time to implement improvements to the municipal drainage system, *existing conditions are adopted as the level of service.*
2. Construction of new projects and improvements to existing surface water management systems require permits from the South West Florida Water Management District (SWFWMD), except for projects specifically exempt. As a condition to municipal development approval, new development and redevelopment within the City which requires a SWFWMD permit shall meet the District’s water quantity and quality design standards. Development that is exempt from SWFWMD permitting requirements shall be required to obtain a letter of exemption.
3. Construction of new surface water management systems and improvements to existing systems will be required to meet design standards outlined in the Drainage Ordinance, Section 16.40.030 of the Land Development Regulations, using a minimum design storm of 10-year return frequency, 1-hour duration. Improvements to the municipal drainage system will also be designed to convey the run off from a 10-year, 1-hour storm event.

Development that is exempt from SWFWMD permitting requirements shall be required to obtain a letter of exemption. At that time, City Code and SWFWMD site requirements for stormwater management criteria will be implemented. All development must follow the requirements of the LOS standard for drainage is implemented by the City through the review of drainage plans for new development and redevelopment.

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 office/retail use or redevelopment of the site to uses allowed within the Planned Redevelopment-Commercial (PR-C) land use designation and RC-1 zoning district. The property is located within an regional commercial center of the City and continued commercial development and redevelopment is expected.

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

The City has limited vacant land available for commercial development within the Tyrone Activity Area. The contiguous land within the Activity Center overlay is built-out. This property is currently developed with commercial/office and is part of the Tyrone Activity Center. The surrounding land use and zoning designation on three sides is Planned Redevelopment-Commercial (PR-C) and RC-1, respectively. The land is currently under-utilized and if approved

can provide for redevelopment within the requirements of the Planned Redevelopment-Commercial (PR-C) land use designation and RC-1 zoning designation. This property is suitable for the proposed land use designation of Planned Redevelopment-Commercial (PR-C).

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

The requested Planned Redevelopment-Commercial (PR-C) land use designation and the current office/retail use is consistent with the surrounding established commercial development within the Tyrone Activity Center. This Activity Center Overlay surrounds the subject property on all sides. In addition, the Planned Redevelopment-Commercial (PR-C) land use designation surrounds the property to the north, east and south sides. Residential Medium is located to the west allowing up to 15 units /acre and 21 units/acre with a workforce housing bonus. The proposed change is consistent with the established land use pattern of the area.

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

The purpose of the proposed land use category change to Planned Redevelopment-Commercial (PR-C) is to allow for the consistency with the Future Land Use Map and to allow for consistent redevelopment to occur in an area of the City that has been designated with an Activity Center Overlay and has been recognized as an area of commercial development. The subject property boundary is logically drawn as it is surrounded on three sides by Planned Redevelopment-Commercial (PR-C) and provides consistency to the current Planned Redevelopment-Commercial (PR-C) and Activity Center area.

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

Not applicable.

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

The subject property is outside of the 100-year floodplain and coastal high hazard areas.

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:

The subject property is categorized on the Countywide Plan Map as Activity Center (AC). This plan category is intended to recognize those areas of the county within each local government jurisdiction that have been identified and planned for in a special and detailed manner based on their unique location, intended use, appropriate density/intensity, and pertinent planning considerations. In particular this category identifies centers of business, public and residential activity that are a focal point of the community with enhanced transit commensurate with the type, scale and intensity of use. The Planned Redevelopment-Commercial (PR-C) land use designation is consistent with the Countywide Plan Map (See Map F).

PUBLIC NOTICE

Mail notices were sent to affected neighbors within 300 feet of the subject property and the Garden Manor Neighborhood Association, Garden Manor Lake Association and Crossroads Area Homeowners Association.

PUBLIC HEARING PROCESS

The proposed ordinance associated with the Comprehensive Plan Future Land Use Map amendment requires one (1) public hearing before the Community Planning & Preservation Commission (CPPC) and one (1) City Council public hearing. Forward Pinellas (formerly known as Pinellas Planning Council) will review the Comprehensive Plan Future Land Use Map amendment for consistency with the Countywide Rules.

SUMMARY

Based upon the analysis contained in this report, City staff finds that the proposed Future Land Use Map amendment from Institution (I) to Planned Redevelopment-Commercial (PR-C) is consistent with the Comprehensive Plan. The proposed amendment furthers Comprehensive Plan Policy LU3.6 by bringing the subject property into conformance with the established character of the surrounding Tyrone Activity Center.

RECOMMENDATION

Staff recommends that the Community Planning and Preservation Commission, 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 amendment described herein.

ATTACHMENTS

1. Legal Description
2. Maps
3. Application



ATTACHMENT NO. 1

Legal Description

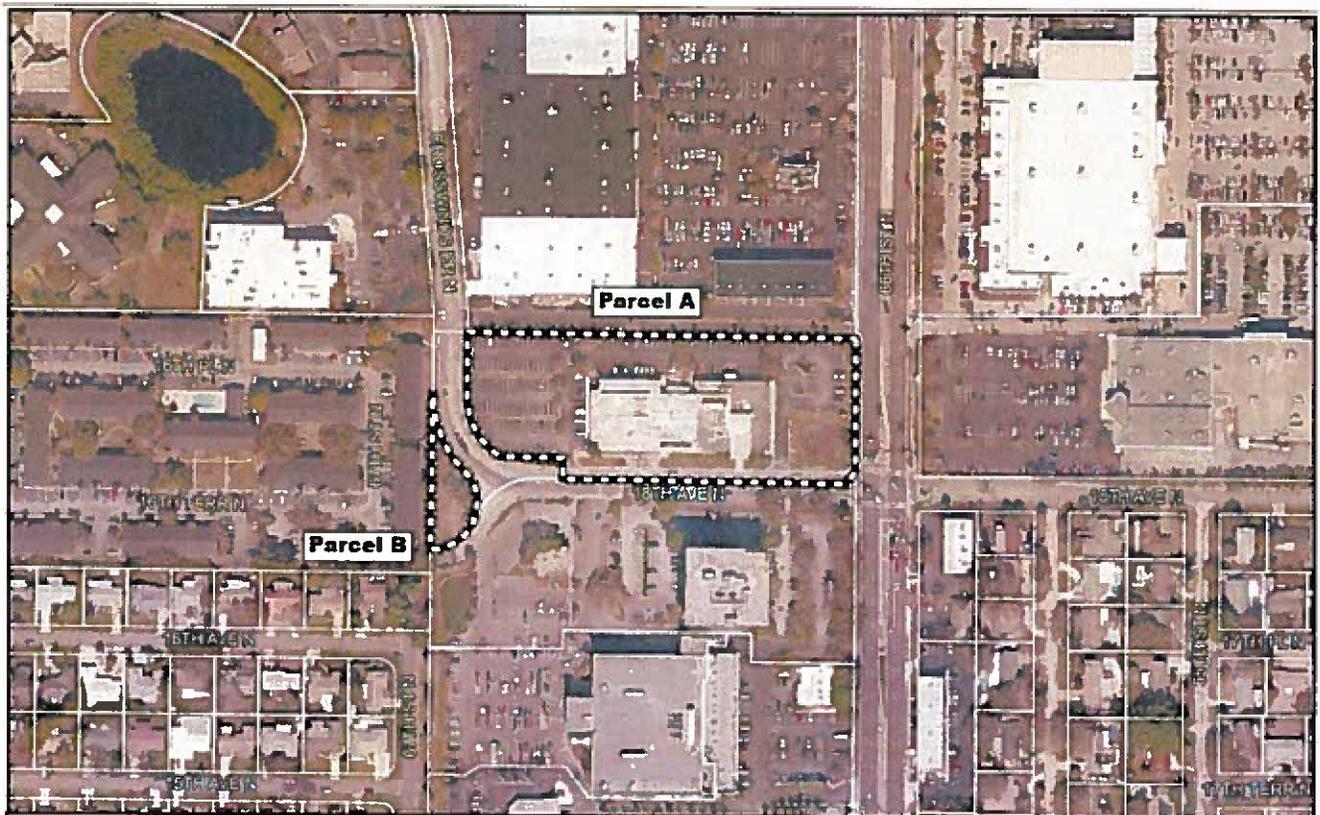
Lot 1, Block 1, CROSSWINDS MALL 4th PARTIAL REPLAT, according to the map or plat thereof recorded in Plat Book 77, Page 62, of the Public Records of Pinellas County, Florida, LESS AND EXCEPT that part thereof deeded to the City of St. Petersburg by deed recorded in Official Records Book 4804, Page 1717, of the Public Records of Pinellas County, Florida.



ATTACHMENT NO. 2

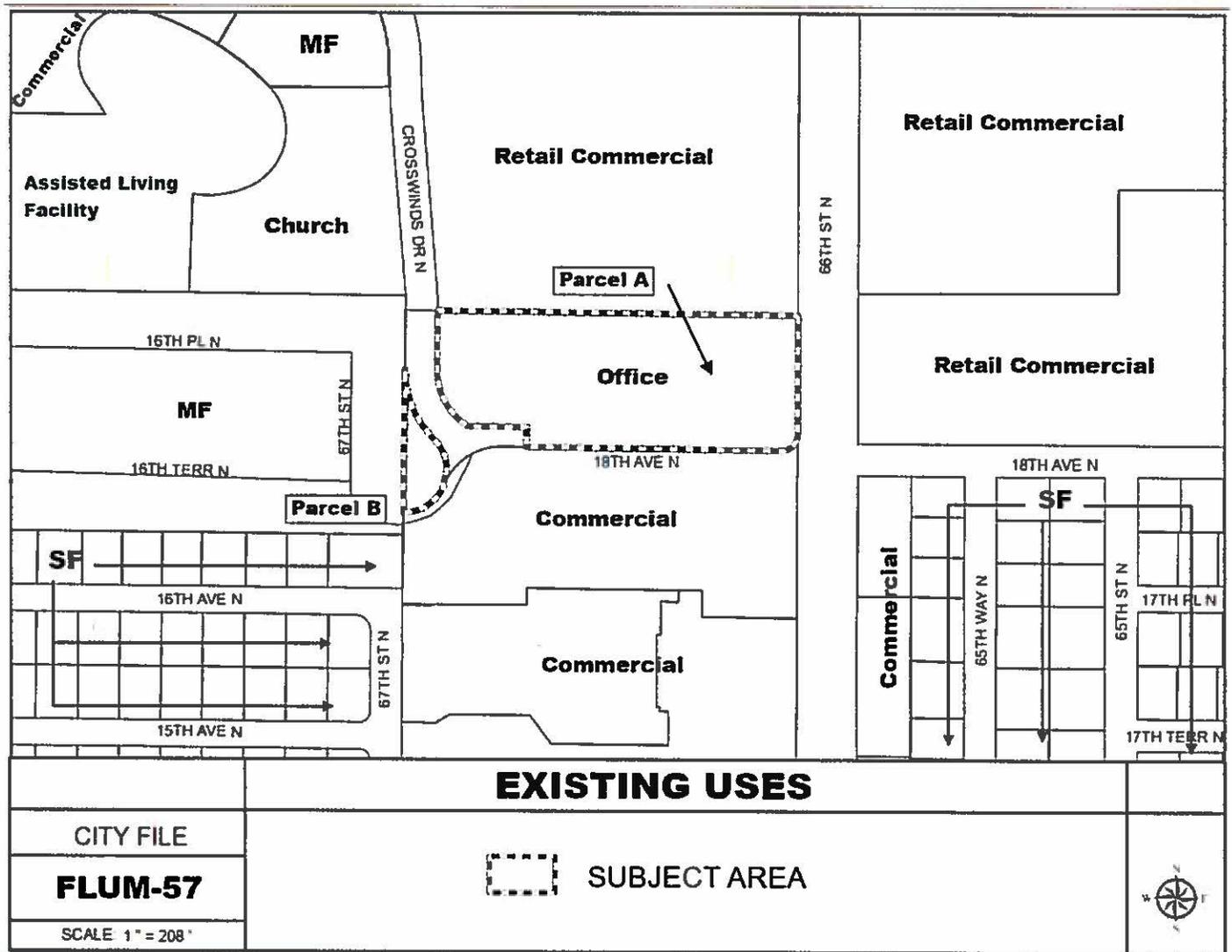
Maps

MAP A Location Map

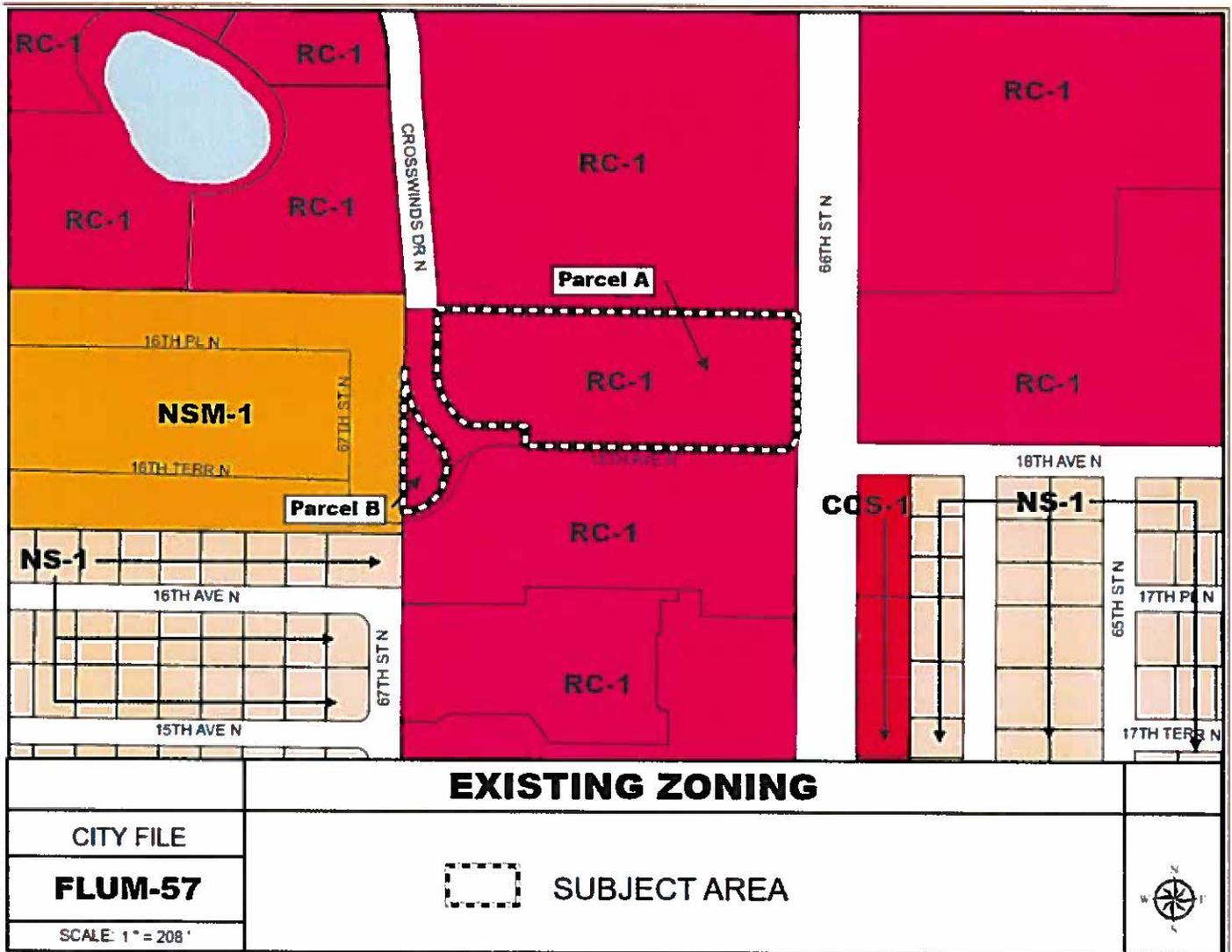


AERIAL		
CITY FILE	 SUBJECT AREA	
FLUM-57		
SCALE: 1" = 208'		

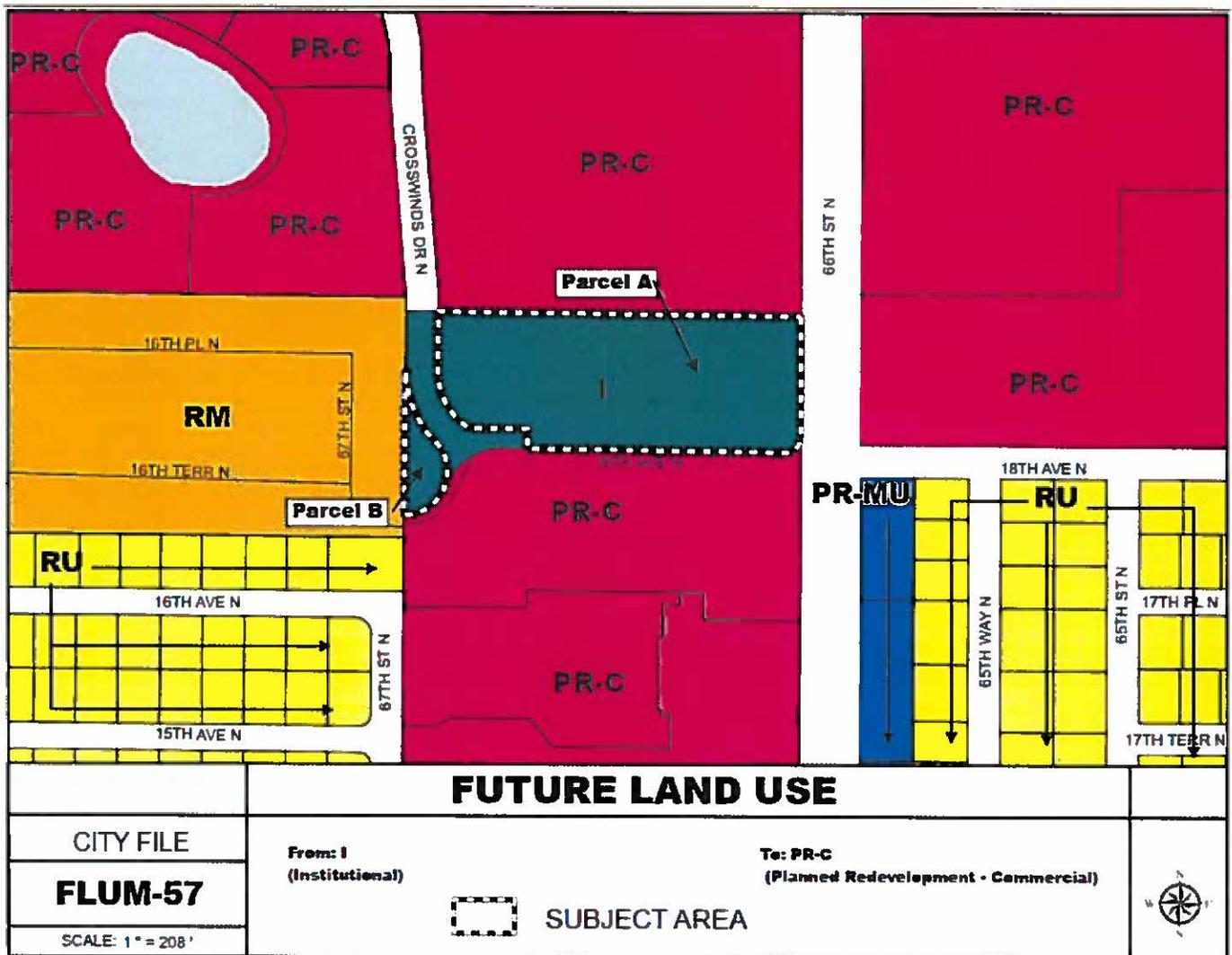
MAP B Surrounding Uses



Map C Existing Zoning



Map D Land Use

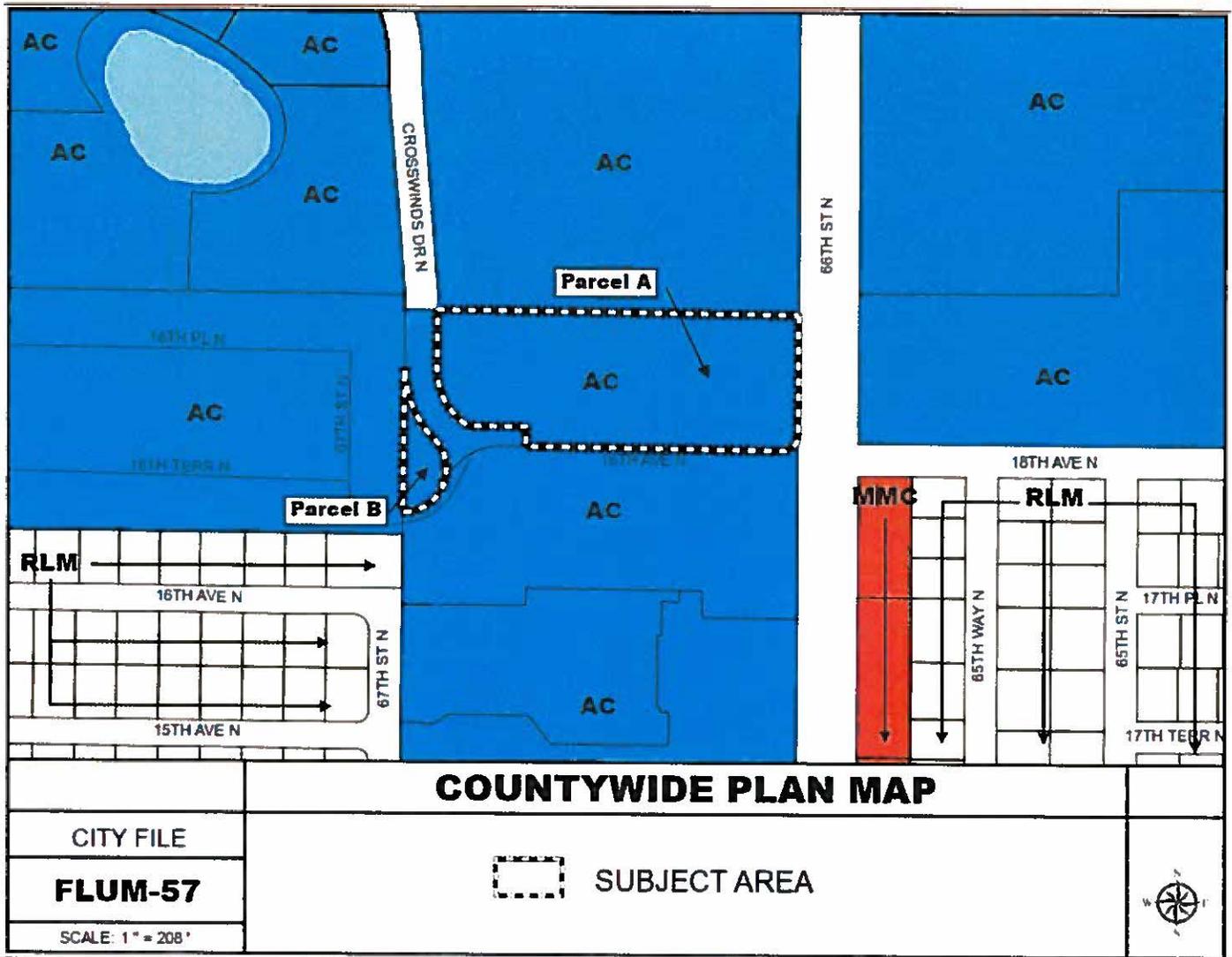


Map E Activity Center



TYRONE ACTIVITY CENTER		
CITY FILE	 SUBJECT AREA	
FLUM-57		
SCALE 1" = 833'		

Map F Countywide Land Use





ATTACHMENT NO. 3

Application



st.petersburg
www.stpete.org

FUTURE LAND USE PLAN CHANGE REZONING

Application No. FLUM-57
(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: October 24, 2019

Street Address: 1800 66th Street N., St. Petersburg

Parcel ID or Tract Number: 18-31-16-19750-001-0010

Zoning Classification: Present: RC-1 Proposed:

Future Land Use Plan Category: Present: I - Institutional Proposed: PR-C

NAME of APPLICANT (Property Owner): 2500 34th ST, LLC - Attn: Carlos A. Yepes, Manager

Street Address: 6654 78th Avenue N.

City, State, Zip: Pinellas Park, Florida 33781

Telephone No: 727-536-8686

Email Address: carlos@bdgfl.com

NAME of any others PERSONS (Having ownership interest in property):

Specify Interest Held: Christian A. Yepes - Manager of 2500 34TH ST, LLC

Is such Interest Contingent or Absolute: Absolute

Street Address: 6654 78th Avenue N.

City, State, Zip: Pinellas Park, Florida 33781

Telephone No: 727-536-8686

Email Address: christian@bdgfl.com

NAME of AGENT OR REPRESENTATIVE:

Street Address: Carlos A. Yepes or Christian A. Yepes

City, State, Zip: same as above

Telephone No:

Email Address:

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:  _____
Must be signed by title holder(s), or by an authorized agent with letter attached.

Date: 10-23-19



st.petersburg
www.stpete.org

FUTURE LAND USE PLAN CHANGE REZONING

NARRATIVE (PAGE 1 of 1)

NARRATIVE

PROPERTY INFORMATION:

Street Address: 1800 66th Street N., St. Petersburg

Parcel ID or Tract Number: 18-31-16-19750-001-0010

Square Feet: 162,279 sf

Acreage: 3.7254+/-

Proposed Legal Description:

See attached Exhibit "A"

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:

Applicant is requesting to change the Future Land Use of the subject property from Institutional to PR-C (Planned Redevelopment Commercial), which is compatible with the Future Land Use of the surrounding properties. Applicant intends to redevelop the site consistent with the local zoning codes and ordinances for such future land use.

EXHIBIT "A"

LEGAL DESCRIPTION

Lot 1, Block 1, CROSSWINDS MALL 4TH PARTIAL REPLAT, according to the map or plat thereof recorded in Plat Book 77, Page 62, of the Public Records of Pinellas County, Florida, LESS AND EXCEPT that part thereof deeded to the City of St. Petersburg by deed recorded in Official Records Book 4804, Page 1717, of the Public Records of Pinellas County, Florida.



PUBLIC PARTICIPATION REPORT

Application No. _____

In accordance with LDR Section 16.70.040.1.F. "It is the policy of the City to encourage applicants to meet with residents of the surrounding neighborhoods prior to filing an application for a permit requiring review and public hearing. The applicant, at his option, may elect to include neighborhood mediation as a preparatory step in the development process. Participation in the public participation process prior to required public hearings will be considered by the decision-making official when considering the need, or request, for a continuance of an application. It is not the intent of this section to require neighborhood meetings, but to encourage meetings prior to the submission of applications for approval and documentation of efforts which have been made to address any potential concerns prior to the formal application process. "

APPLICANT REPORT	
Street Address:	
1. Details of techniques the applicant used to involve the public	
(a) Dates and locations of all meetings where citizens were invited to discuss the applicant's proposal	
On October 24, 2019, Carlos Yepes placed calls to Jim Schattman of the Crossroads Area Homeowners Association and John Healey and Brad Bell of Garden Manor Neighborhood Association to discuss the proposed change in the land use for the subject Property from Institutional to PR-C (Planned Development Commercial) in order to be consistent with the land use of the surrounding properties.	
(b) Content, dates mailed, and number of mailings; including letters, meeting notices, newsletters, and other publications	
On October 24, 2019, Applicant sent emails and letters to the following, along with the Application and respective Exhibits: Jim Schattman - Crossroads Area Homeowners Association - 6800 16th Ave N., St. Pete 33710 - jimmycrossroad@yahoo.com John Healey & Brad Bell - Garden Manor Neighborhood Association - P. O. Box 40682, St. Pete, FL 33743 mhealey2@tampabay.rr.com and bbell75@tampabay.rr.com	
(c) Where residents, property owners, and interested parties receiving notices, newsletters, or other written materials are located	
2. Summary of concerns, issues, and problems expressed during the process	
Carlos Yepes will follow up with the association members set forth above to discuss any concerns they may have.	
3. Signature or affidavit of compliance - President or vice-president of any neighborhood associations	
Check one: <input type="checkbox"/> Proposal supported	
<input type="checkbox"/> Do not support the Proposal	
<input type="checkbox"/> Unable to comment on the Proposal at this time	
<input type="checkbox"/> Other comment(s):	
Association Name	President or Vice-President Signature
If the president or vice-president of the neighborhood association is unavailable or refuses to sign such certification, a statement as to the efforts to contact them and (in the event of unavailability or unwillingness to sign) why they were unable or unwilling to sign the certification:	

2500 34TH ST, LLC
6654-78th Avenue North
Pinellas Park, FL 33781
Phone: 727-536-8686
Fax: 727-536-4356

October 25, 2019

VIA EMAIL AND US MAIL

mhealey2@tampabay.rr.com

bbell75@tampabay.rr.com

Mr. John Healey & Brad Bell
P. O. Box 40682
St. Petersburg, Florida 33743

Re: Notice of Intent to Change the Future Land Use of the Property Located
at 1800 66th Street N., St. Petersburg – Parcel ID #18-31-16-19750-001-0010

Dear Mr. Healey and Mr. Bell:

This letter is written to inform Garden Manor Neighborhood Association of 2500 34TH ST, LLC's (the "Property Owner") intent to change the future land use at the subject property from I (Institutional) to PR-C (Planned Redevelopment Commercial) to be consistent with the land use of the surrounding properties in the area.

For your review, I have attached a copy of our Application along with the exhibits. If you have any questions concerning our Application, please feel free to contact me at 727-536-8686.

Sincerely,


Carlos A. Pepes
Manager

Attachments

cc: Britton Wilson (via email Britton.Wilson@stpete.org)

2500 34TH ST, LLC
6654-78th Avenue North
Pinellas Park, FL 33781
Phone: 727-536-8686
Fax: 727-536-4356

October 25, 2019

VIA EMAIL AND US MAIL
jimmycrossroad@yahoo.com

Mr. Jim Schattman
6800 16th Avenue N.
St. Petersburg, Florida 33710

Re: Notice of Intent to Change the Future Land Use of the Property Located
at 1800 66th Street N., St. Petersburg – Parcel ID #18-31-16-19750-001-0010

Dear Mr. Schattman:

This letter is written to inform Crossroads Area Homeowners Association of 2500 34TH ST, LLC's (the "Property Owner") intent to change the future land use at the subject property from I (Institutional) to PR-C (Planned Redevelopment Commercial) to be consistent with the land use of the surrounding properties in the area.

For your review, I have attached a copy of our Application along with the exhibits. If you have any questions concerning our Application, please feel free to contact me at 727-536-8686.

Sincerely,



Carlos A. Yepes
Manager

Attachments

cc: Britton Wilson (via email Britton.Wilson@stpete.org)

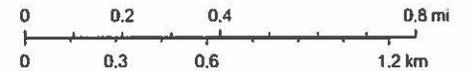
Neighborhood Associations



June 25, 2019

- City Limit Line
- Active
- Active - Overlapping

1:18,056



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community, City of St. Petersburg

This instrument prepared by and return to:
Preston O. Cockey, Jr., Esquire
110 E Madison Street
Suite 204
Tampa, Florida 33602

COUNTY DEED

THIS COUNTY DEED made this 17 day of MAY, 2018 between PINELLAS COUNTY, FLORIDA, a political subdivision of the State of Florida, Attn: Real Property Division, 509 East Avenue South, Clearwater, FL 33756 ("Grantor"), party of the first part, and 2500 34th ST, LLC, a Florida limited liability company, whose mailing address is 6654 78th Avenue North, Pinellas Park, Florida 33781 ("Grantee"), party of the second part.

That the Grantor, party of the first part, for and in good and valuable consideration of the exchange of the property located at 2500 34th Street North, St. Petersburg, Florida 33713, has granted, bargained, sold and exchanged with the Grantee, party of the second part, its successors and assigns forever, the following described land lying in and being in Pinellas County, Florida.

Lands described in Exhibit "A" attached hereto and by this reference made a part hereof, hereinafter referred to as Property, together with all development rights, easements, riparian and littoral rights.

Additionally, Grantor hereby agrees to release all-reserved interests in phosphate, minerals, metals, and petroleum in compliance with Florida Statutes Section 270.11(3), upon sale of the Property to the Grantee.

In addition to the existing easements and restrictions of record, this conveyance shall also be subject to Grantor's reservation of a leasehold interest in the favor of Grantor for an initial term, according to the terms and conditions of that separate leasehold reservation agreement executed contemporaneously herewith.

IN WITNESS WHEREOF, Grantor, the party of the first part, has caused these presents to be executed in its name by its Board of County Commissioners acting by the Chairman of said Board, the day and year aforesaid.

ATTEST: KEN BURKE
Clerk of the Circuit Court

PINELLAS COUNTY, FLORIDA
by and through its Board of
County Commissioners

By: *Arlene J. Smitke*
Deputy Clerk

By: *Kenneth W. Wild*
Chairman

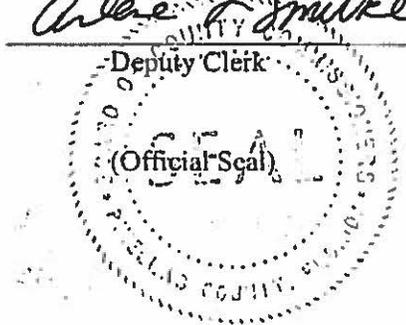


EXHIBIT "A"

The land referred to herein below is situated in the County of Pinellas, State of Florida, and is described as follows:

Lot 1, Block 1, CROSSWINDS MALL 4TH PARTIAL REPLAT, according to the map or plat thereof recorded in Plat Book 77, Page 62, of the Public Records of Pinellas County, Florida, LESS AND EXCEPT that part thereof deeded to the City of St. Petersburg by deed recorded in Official Records Book 4804, Page 1717, of the Public Records of Pinellas County, Florida.

UNOFFICIAL COPY

