



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, September 8, 2020 at 2:00 p.m. City buildings are closed due to the COVID-19 emergency. Accordingly, the meeting location has been changed from in-person to a “virtual” meeting by means of communications media technology pursuant to Executive Order Number 20-179, issued by the Governor on July 29, 2020, and Executive Order 2020-30 issued by the Mayor on July 8, 2020 (as that order may be extended or superseded by another order issued for a similar purpose). If Executive Order Number 20-179 is not extended by the Governor prior to its expiration on September 1, this meeting will be cancelled or held in-person. In the event the meeting is held in-person, parties and the public may appear at City Hall at 175 5th Street North, Saint Petersburg, Florida 33701. The City’s Planning and Development Services Department requests that you visit the City website at http://www.stpete.org/boards_and_committees/index.php and/or contact the case planner for up-to-date information pertaining to this case before attending the meeting. Everyone is encouraged to view the meetings on TV or online at www.stpete.org/meetings.

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-59

1081 Plaza Comercio NE

This is a City-initiated application requesting the Community Planning and Preservation Commission (“CPPC”), in its capacity as the Local Planning Agency (“LPA”), make a finding of consistency with the Comprehensive Plan and recommend to City Council **APPROVAL** of the following Future Land Use Map amendment from the unincorporated Pinellas County designation of Residential Medium (RM), to Residential Medium (RM) with a concurrent amendment to the Official Zoning Map from the unincorporated Pinellas County designation of Residential-4 (R-4) to Neighborhood Suburban Multi-family-1 (NSM-1) for the subject property. The purpose of the proposed map amendments is to apply City designations to recently annexed property that will be used as accessory support uses to the adjacent multi-family residential development, Riviera Place.

APPLICANT INFORMATION

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

OWNER: **QT19PA Riviera LLC**
6200 49th St N
Pinellas Park, FL 33781-5718

CITY STAFF: **Britton Wilson, Planner II**
Urban Planning and Historic Preservation Division
Planning and Development Services Department
One 4th Street North
St. Petersburg, Florida 33711
Britton.Wilson@stpete.org
(727) 551-3542

REQUEST

The City is requesting an amendment to the Future Land Use Map from the unincorporated Pinellas County designation of Residential Medium (RM), to the City’s designation of Residential Medium (RM) with a concurrent amendment to the Official Zoning Map from the unincorporated Pinellas County designation of Residential-4 (R-4) to the City’s designation of Neighborhood Suburban Multi-family-1 (NSM-1), which are the closest equivalent designations. The subject property is a recently annexed 0.21-acre parcel located in the northeast section of the City near Gandy Boulevard adjacent to and under common ownership with the 27-unit Riviera Place Townhomes currently under construction within the City. The purpose of the proposed amendments, as stated in the annexation agreement, is to allow for redevelopment of the site as an accessory use of a clubhouse and pool, which is currently under concurrent review by the Planning and Development Services Department. The City is required to assign Future Land Use Map and zoning designations to all property located within its corporate limits.

SITE DESCRIPTION

Street Address:	1081 Plaza Comercio NE
Parcel ID No.:	17-30-17-28566-003-0270
Acreage:	0.21 acres total
Future Land Use:	From Residential Medium (RM) unincorporated County to Residential Medium (RM)
Zoning:	From Residential – 4 (R-4) to Neighborhood Suburban Multi-family-1 (NSM-1)
Countywide Plan Map:	Residential Medium (RM)
Existing Use:	Existing 540 square foot single-family home proposed for renovation as a community club house.
Surrounding Uses:	North: Commercial – The Sahara Motel – Boat and RV Storage West: Multi-family Residential, Riviera Place Townhomes South: Single-family Residential East: Single-family Residential
Neighborhood Association:	Not located within or adjacent to a neighborhood association.

BACKGROUND

The subject property is a 0.21-acre lot generally located just south of Gandy Boulevard, east of the Derby Lane Dog Track, between San Martin Boulevard NE and Snug Harbor Road NE, which consists of a pocket of unincorporated land within the City of St. Petersburg. The property is adjacent to and under common ownership with the property directly to the west, which is the 27-unit Riviera Place townhomes currently under construction within the City. Currently on site is a single-family home proposed for renovation and conversion into a community club house with pool. Prior to approval of the proposed multi-family accessory and support uses, the site required annexation into the City and to be assigned a Future Land Use Map category and Zoning district designation.

On February 13, 2020, City Council approved the property owner's voluntary petition for annexation of the subject property via Ordinance 415-H along with Resolution 2020-86 approving city-initiation of the process to establish Future Land Use Map and official zoning map designations for the annexed property to the most equivalent city designations to their existing county designations. Resolution 2020-86 states that the recommended designation initiated for the property will be the same as the current designations for the property immediately adjacent to the west, which are Residential Medium (RM) Future Land Use with Suburban Multi-family-1 (NSM-1) zoning (see attached Ordinance and Resolution).

CONSISTENCY AND COMPATIBILITY

The primary criteria associated with this City-initiated application are consistency and compatibility of the proposed designation with the established surrounding land use and zoning patterns and provisions of adequate public services and facilities.

The existing Future Land Use designation of the subject property, as designated by unincorporated Pinellas County, is Residential Medium (RM) where the purpose of this category is to depict those areas of the County that are now developed, or appropriate to be developed, in a moderately intensive residential manner; and to recognize such areas as primarily well-suited for residential uses that are consistent with the urban qualities, transportation facilities and natural resource characteristics of such areas. Residential uses shall not exceed fifteen (15) dwelling units per acre. The proposed equivalent City Future Land Use designation of Residential Medium (RM) also allows for medium density residential uses not to exceed 15 dwelling units per net acre and is consistent with neighboring Land Use designations to the east and west that are also designated RM.

The existing Zoning district of the subject property as designated by unincorporated Pinellas County, is Residential – 4 (R-4) where the purpose of this zoning district is to allow for single-family uses with supporting accessory uses. The proposed City zoning district of Neighborhood Suburban Multi-family -1 (NSM-1) also allows for multi-family residential uses with supporting accessory uses. The requested NSM-1 zoning provides an appropriate transition between the commercial zoning along the Gandy Boulevard corridor and the lower density residential zoning to the south.

The subject property is located within the Coastal High Hazard Area (CHHA) and a FEMA designated Special Flood Hazard Area (SFHA), formally known as the 100-year floodplain. The application of the RM land use designation is consistent with Policy LU7.5 requiring annexed properties located within the CHHA to have no net increase in residential density as compared to the Future Land Use Plan of Pinellas County designation existing at the time of annexation of the property. Additionally, the existing single-family home does not comply with the minimum FEMA flood elevation standards for residential dwelling units. Therefore, redevelopment of the existing single-family home currently on site into recreational accessory uses for Riviera Place will remove a storm vulnerable residential structure while directing population concentrations away from known hazards consistent with Policy

CM 11.11. Flood proofing of the structure will be required if the structure is improved more than 49% of the assessed value.

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:

LU2.5 The Land Use Plan shall make the maximum use of available public facilities and the need for new facilities by directing new development to infill and redevelopment locations where excess capacity is available.

LU3.1(A)(4) Residential Medium (RM) - Allowing medium density residential uses not to exceed 15 dwelling units per net acre; however, when located outside of the Coastal High Hazard Area, and only when abutting a major street as depicted on the Future Major Street Map (Map 20), 30 dwelling units per net acres is permitted in accordance with the Land Development Regulations (LDRs). Residential equivalent uses not to exceed 3 beds per dwelling unit; non-residential uses allowed by the land development regulations up to a floor area ratio of 0.5. An ancillary non-residential use which exceeds three (3) acres, a transportation/utility use which exceeds three (3) acres, or an institutional use (except public educational facilities which are not subject to this threshold) which exceeds five (5) acres, whether alone or when added to existing contiguous like use(s), shall require a Future Land Use map amendment that shall include such use and all contiguous like uses.

LU3.4 The Land Use Plan shall provide for compatible land use transition through an orderly land use arrangement, proper buffering, and the use of physical and natural separators.

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.

LU3.8 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.

LU3.15 The Land Use Plan shall provide housing opportunity for a variety of households of various age, sex, race and income by providing a diversity of zoning categories with a range of densities and lot requirements.

- LU3.26 Land development regulations shall provide performance standards that ensure compatibility with surrounding uses.
- LU4(1) Residential – the City shall provide opportunities for additional residential 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.
- LU7.1 Requests for residential density increases within the Coastal High Hazard Zone shall not be approved.
- LU7.5 When establishing Future Land Use Plan designations through a Comprehensive Plan amendment for annexed properties located within the Coastal High Hazard Area there shall be no net increase in residential density as compared to the Future Land Use Plan of Pinellas County designation(s) existing at the time of annexation of a property without the prior written approval of the state land planning agency and Pinellas County.
- CM10B The City shall direct population concentrations away from known or predicted coastal high hazard areas consistent with the goals, objectives and policies of the Future Land Use Element.
- 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.
- CM11.11 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.
- 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.
- H3.2 Distribute publicly assisted housing equitably throughout the City to provide for a wide variety of neighborhood settings for extremely low, very low, low, and moderate-income persons and to avoid undue concentrations in single neighborhoods.

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

The proposed amendment will not adversely affect environmentally sensitive land or properties which are documented as habitat for listed species as defined by the conservation element of the Comprehensive Plan. The subject property is associated with the adjacent 27-unit multi-family Riviera Place townhomes and is being redeveloped from a 540 square foot single-family home built in 1950 into a club house with pool.

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

The proposed change will not significantly alter the City's population. As stated in the annexation agreement, the 0.21-acre subject property is intended for the accessory use of a club house and pool to the neighboring Riviera Place townhome complex and will not contain any additional residential uses or population. However, if redeveloped again in the future, an additional two (2) residential units may be built representing the ability to support an additional estimated population of three (3) to four (4) people. The amendments do not change the potential for the additional two units, which are currently allowed under the Unincorporated zoning classification.

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.

Redevelopment of the subject property from a single-family home into accessory uses supporting the adjacent Riviera Place townhomes represents a reduction in impacts to public facilities. The proposed community club house and pool are currently under permitting review; however, final approval of the accessory uses cannot be permitted until the proposed Future Land Use and zoning designation is applied.

Further redevelopment potential of the site would allow for a total of three (3) dwelling units. The current county categories would allow redevelopment of the existing one single family unit currently on site, for an increase of two (2) dwelling units. The proposed amendments do not increase the redevelopment potential.

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 78 gpcd. The City's overall potable water demand is approximately 28 million gallons per day (mgd), while the systemwide capacity is 68 mgd. With approximately 41% available capacity systemwide, there is excess water capacity to serve the amendment area.

SANITARY SEWER

The subject property is served by the Northeast Water Reclamation Facility, which presently has an estimated excess average daily capacity of 8.46 million gallons per day (mgd). The estimate is based on permit capacity of 16 mgd and a calendar year 2018 daily average flow of 7.86 mgd. With approximately 53% available capacity, there is excess average daily capacity to serve the amendment area.

Following several major rain events in 2015-2016, the City increased its' system-wide peak wet weather wastewater treatment capacity from 112 mgd to approximately 157 mgd – a 40% increase in peak flow capacity. The City is also in the process of system reliability improvements at its' Water Reclamation Facilities (WRFs). Concurrent to this, the City has been aggressively conducting improvements to the gravity/collection system to decrease the inflow and infiltration (I&I) which would decrease the peak flow to the WRFs. The City remains committed to spending approximately \$16 million a year in continued I&I reduction. The City is also fully committed to completing the Integrated Water Resources Master Plan, which incorporates growth projections and outlines the required system and network improvements to maintain LOS.

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 83 years, based on current design (grading) and disposal rates. Thus, there is excess solid waste capacity to serve the amendment area.

TRAFFIC

Existing Conditions

The subject property is located along Savona Drive. Savona Drive is classified as a local road and is maintained by Pinellas County. While the City no longer has a LOS standard, the proposed amendment is not expected to degrade existing levels of service on Savona Drive since the potential number of trips generated with this application does not change from the existing land use classification.

Trip Generation under the Existing Residential Medium Unincorporated County to Residential Medium Future Land Use Map Designations

The traffic impact assessment provided here is a “macro” level of service analysis that is based on the present Institutional designation. The vehicle trip generation rate under the existing Residential Medium Unincorporated County land use is approximately two (2) p.m. peak hour trips, calculated as follows:

- Step a. 96 avg. daily trips per acre of RM land x 0.21 acres = approximately 20 avg. daily trips
- Step b. 20 avg. daily trips x .095 percent = approximately two (2) p.m. peak hour trips

The vehicle trip generation rate under the requested RM land use is approximately two (2) p.m. peak hour trips, calculated as follows:

- Step a. 96 avg. daily trips per acre of RM land x 0.21 acres = approximately 20 avg. daily trips
- Step b. 20 avg. daily trips x .095 percent = approximately two (2) p.m. peak hour trips

A Plan change from Residential Medium Unincorporated County to Residential Medium will result in zero (0) new p.m. peak hour trips.

Summary of traffic impact (p.m. peak hour trips):

Existing Residential Medium Plan Category (Unincorporated County and in the Countywide Rules)	2
Requested Residential Medium Plan Category	2
New p.m. peak hour trips	0

(The traffic analysis presented above is based on the applicable trip generation rates from the Forward Pinellas’s *Countywide Rules*)

MASS TRANSIT

The Citywide LOS for mass transit will not be affected by the proposed amendment. There is no PSTA service on Savona Drive. PSTA does provide transit service within ¼ mile of the subject parcel along Gandy Boulevard (Route 100x) and on San Martin Boulevard (Route 9). Route 100x is a regional express route with 45-minute peak headways connecting downtown St. Petersburg to downtown Tampa via I-275 and Gandy Boulevard. Route 9 is a local service with 30-minute peak headways connecting northeastern St. Petersburg to downtown St. Petersburg, with service along Gandy Boulevard and San Martin Boulevard NE in the vicinity of the subject property. Route 9 served nearly 300,000 riders in FY 2019 (13th highest in the system).

RECREATION

The City's adopted LOS for recreation and open space is 9 acres per 1,000 population, the actual LOS City-wide is estimated to be 21.2 acres per 1,000 population. If approved, there will be no impact on the adopted LOS standard for recreation and open space.

DRAINAGE

The level of service standard for drainage is implemented by the City through the review of drainage plans for new development and redevelopment. Prior to development of the subject property, site plan approval will be required. At that time, City Code and SWFWMD site requirements for stormwater management criteria will be implemented. The City’s land development regulations will require 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 City is currently updating its’ Stormwater Master Plan as part of the Integrated Water Resources Master Plan. While this update is consistent with the SWFWMD guidelines, it is enhanced as it takes into consideration sea level rise to identify projects to maintain LOS and enhance water quality.

The City's Stormwater Design Standards are being updated to incorporate Low Impact Design (LID) to reduce stormwater runoff and increase water quality. Likewise, the City recently updated its' impervious service mapping throughout the City and will be working towards a credit-based stormwater rate system for commercial and residential properties who implement LID and rain harvesting elements.

5. Appropriate and adequate land area sufficient for the use and reasonably anticipated operations and expansions.

The subject land area is both appropriate and adequate for the anticipated multi-family residential accessory use of a club house with pool.

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 multi-family residential development. Currently there is no vacant multi-family zoned land within close proximity to the subject site.

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

The requested Residential Medium (RM) land use designation and anticipated multi-family accessory support uses are consistent with the surrounding established land use pattern. The requested NSM-1 zoning provides an appropriate transition between the commercial zoning along the Gandy Boulevard corridor and the lower density residential zoning to the south.

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

The purpose of the proposed amendments is to allow redevelopment of an existing single-family home into accessory support uses for the neighboring Riviera Place multi-family townhome complex. The subject property boundary is logically drawn in relation to existing conditions.

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 0.21-acre parcel is inside of the 100-year floodplain and coastal high hazard area. Redevelopment of the site from a 540 square foot single-family home into a non-residential accessory club house for the neighboring Riviera Place townhomes represents the removal of a storm vulnerable residential structure. The application of the RM land use designation is consistent with Policy LU7.5 requiring annexed properties located within the CHHA to have no net increase in residential density as compared to the Future Land Use Plan of Pinellas County designation existing at the time of annexation of the property.

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 proposed Future Land Use designation of Residential Medium (RM) is consistent with the Countywide Plan Map, which also categorizes the subject property as Residential Medium (RM) and no further action regarding this Countywide Rules is anticipated or needed.

PUBLIC NOTICE

A sign was placed on the property and mail notices were sent to affected neighbors within 300 feet of the subject property, the Council of Neighborhood Associations (CONA) and the Federation of Inner-City Community Organizations (FICO).

PUBLIC HEARING PROCESS

The proposed ordinance associated with the Future Land Use Map and Official Zoning Map amendment requires one (1) public hearing with the Community Planning & Preservation Commission (CPPC) and one (1) public hearing with City Council.

SUMMARY

Based upon the analysis contained in this report, City staff finds that the proposed Future Land Use and Official Zoning Map amendments are consistent with the Comprehensive Plan. The requested RM Future Land Use and NSM-1 zoning provides an appropriate transition between the commercial zoning along the Gandy Boulevard corridor and the lower density residential zoning to the south. Additionally, the proposed amendments allowing for the removal of a single-family residence is consistent with the goals and objectives of the Community Rating System (CRS) program by removing a storm vulnerable residential structure and directing populations away from known hazards.

RECOMMENDATION

Staff recommends that the Community Planning and Preservation Commission (CPPC), 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 and Official Zoning Map amendments described herein.

ATTACHMENTS

1. Maps
2. Application
3. Ordinance 415-H
4. Resolution 2020-86



ATTACHMENT NO. 1

Maps



AERIAL

CITY FILE	SUBJECT AREA	
FLUM-59		
1 Inch = 200 feet		



EXISTING USES

CITY FILE
FLUM-59
1 Inch = 200 feet



SUBJECT AREA



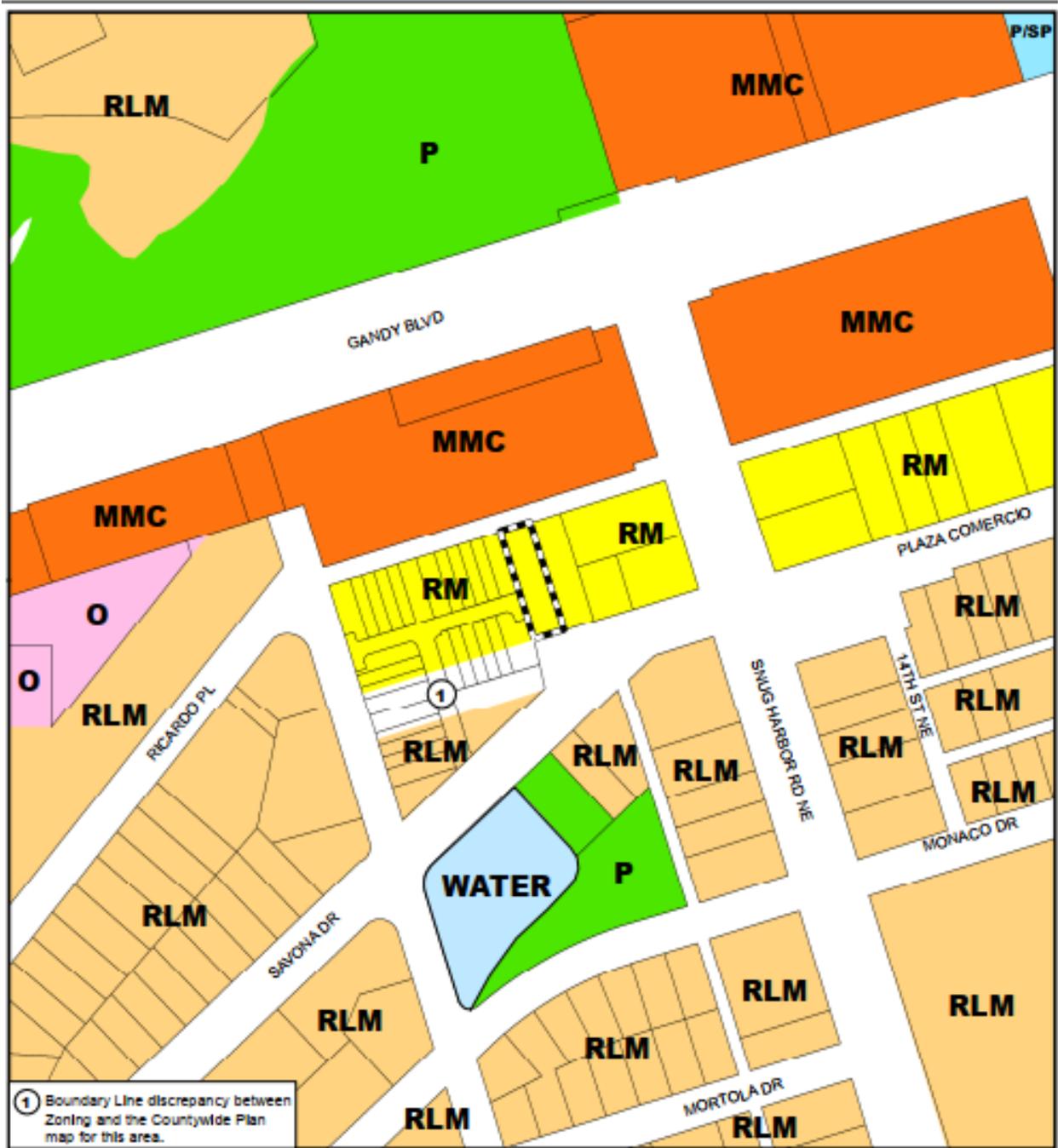


FUTURE LAND USE			
CITY FILE	From: RM (County) (Residential Mediuml)		From: RM (City) (Residential Mediuml)
FLUM-59	SUBJECT AREA		
1 Inch = 200 feet			

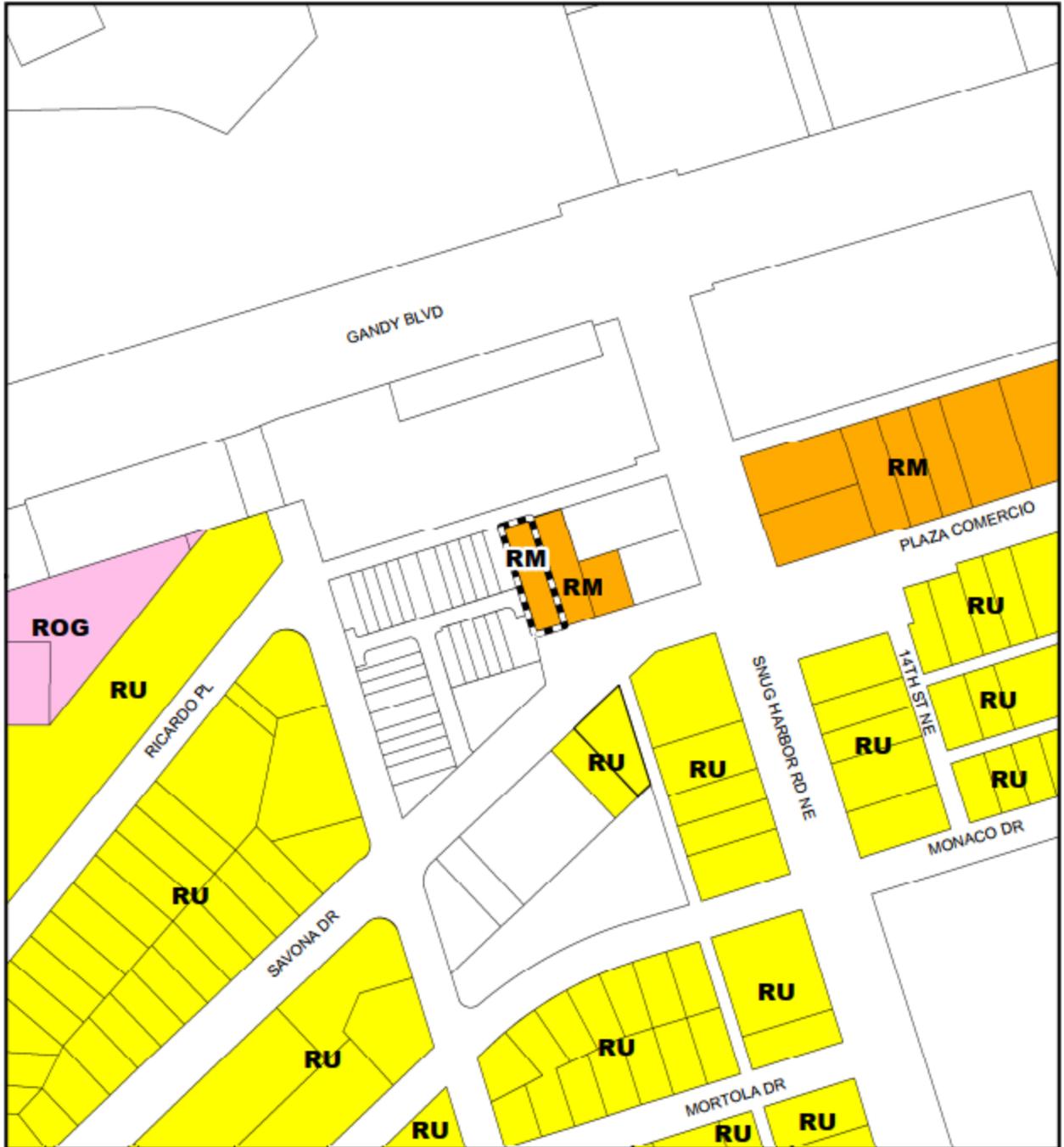


EXISTING ZONING

CITY FILE			
FLUM-59	From: R-4 (One, Two & Three Family Residential)	To: NSM-1 (Neighborhood Suburban Multi Family - 1)	
1 Inch = 200 feet	 SUBJECT AREA		



COUNTYWIDE PLAN MAP		
CITY FILE	From: RM (County) (Residential Medium)	From: RM (City) (Residential Medium)
FLUM-59		
1 Inch = 200 feet	 SUBJECT AREA	



UNINCORPORATED FUTURE LAND USE

CITY FILE	<p>From: RM (County) (Residential Medium)</p> <p>From: RM (City) (Residential Medium)</p> <p> SUBJECT AREA</p>	
FLUM-59		
1 inch = 200 feet		



ATTACHMENT NO. 2

Application



FUTURE LAND USE PLAN CHANGE REZONING

Application No. FLUM-59
(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:	February 13, 2020 via Annexation Agreement
Street Address:	1081 Plaza Comerico NE
Parcel ID or Tract Number:	17-30-17-28566-003-0270
Zoning Classification:	<i>Present:</i> <u>R-4 (County)</u> <i>Proposed:</i> <u>NSM-1</u>
Future Land Use Plan Category:	<i>Present:</i> <u>RM</u> <i>Proposed:</i> <u>RM</u>
NAME of APPLICANT (Property Owner): City-initiated via annexation agreement, QT19PA Riviera LLC	
Street Address:	6200 49th St N
City, State, Zip:	Pinellas Park, FL 33718-5718
Telephone No:	
Email Address:	
NAME of any others PERSONS (Having ownership interest in property):	
Specify Interest Held:	
Is such Interest Contingent or Absolute:	
Street Address:	
City, State, Zip:	
Telephone No:	
Email Address:	
NAME of AGENT OR REPRESENTATIVE:	
Street Address:	
City, State, Zip:	
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: _____ Date: _____
Must be signed by title holder(s), or by an authorized agent with letter attached.



ATTACHMENT NO. 3
Annexation Ordinance 415-H

AN ORDINANCE OF THE CITY OF ST. PETERSBURG, FLORIDA, ANNEXING INTO THE CITY CERTAIN LANDS GENERALLY LOCATED ON THE NORTH SIDE OF PLAZA COMERCIO NORTHEAST, BETWEEN SAN MARTIN BOULEVARD NORTHEAST AND SNUG HARBOR ROAD NORTHEAST; FINDING THAT THE ANNEXED PROPERTY IS REASONABLY COMPACT AND CONTIGUOUS TO THE CITY; AMENDING THE BOUNDARY PROVISIONS OF CITY MAPS, CHARTERS, ORDINANCES AND REGULATIONS; AND PROVIDING AN EFFECTIVE DATE.

THE CITY OF ST. PETERSBURG DOES ORDAIN:

SECTION 1. Pursuant to the voluntary annexation provisions of Section 171.044, Florida Statutes, the following described lands are hereby annexed to, and made a part of, the City of St. Petersburg:

See Exhibit "A" attached hereto and by this reference incorporated herein.

SECTION 2. The City Council has made the following findings and determinations:

- A. The land described in Section 1 is reasonably compact, located in an unincorporated area of Pinellas County, and contiguous to the City; and
- B. The owners of the land described in Section 1 have filed a petition requesting annexation by the City, and the petition bears the signatures of all owners of the property to be annexed; and
- C. The annexation of the land described in Section 1 will not result in the creation of an enclave.

SECTION 3. The City has reviewed the area in question and determined that the area meets the criteria required by Florida Statutes as a prerequisite to voluntary annexation by the City of St. Petersburg.

SECTION 4. All City of St. Petersburg boundary maps, charter and ordinance provisions pertaining to boundaries, codes and regulations, are hereby amended as to conform with the boundary revision described herein. The boundary lines of the City of St. Petersburg are hereby redefined so as to include the land described in Section 1 of this ordinance.

SECTION 5. In the event this ordinance is not vetoed by the Mayor in accordance with the City Charter, it shall become effective upon the expiration of the fifth (5th) 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 become effective 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.

First reading conducted on 6th day of February 2020.

Adopted by St. Petersburg City Council on second and final reading on the 13th day of February 2020.



Ed Montanari, Chair-Councilmember
Presiding Officer of the City Council

ATTEST:



Chan Srinivasa, City Clerk

Title Published: Times 1-t 1/31/20

Not vetoed. Effective date February 20, 2020 at 5:00 p.m.





ATTACHMENT NO. 4

Annexation Resolution 2020-86

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ST. PETERSBURG, INITIATING CHANGES TO THE FUTURE LAND USE PLAN MAP AND OFFICIAL ZONING MAP FOR A PARCEL LOCATED AT 1081 PLAZA COMMERCIO NE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, pursuant to the annexation provisions of Section 171.0413, Florida Statutes, the City Council has approved the annexation of approximately .21 (mol) acres of land located at 1081 Plaza Comercio NE; and

WHEREAS, the City's annexation of this land has resulted in the need to amend the Future Land Use Map and Official Zoning Map; and

WHEREAS, the City will establish Future Land Use Plan Map designations and Official Zoning Map designations for the annexed property; and

WHEREAS, one criterion considered by City Council for City-initiated Future Land Use Plan amendments and/or Official Zoning Map amendments is to initiate such amendments on property annexed by the City; and

WHEREAS, based on the City staff's recommendation, the Future Land Use Plan Map designation initiated will be the same as the current designation for property immediately adjacent to the west; and

NOW THEREFORE BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that this Council hereby initiates the establishment of Residential Medium Future Land Use, and Neighborhood Suburban Multi-family -1 (NSM-1) zoning on a .21 (mol) acre parcel of land located at 1081 Plaza Comercio NE which shall be referred to the City's Community Planning and Preservation Commission.

This Resolution shall become effective upon its adoption.

Adopted at a regular session of the City Council held on the 13th day of February 2020.



Ed Montanari, Chair-Councilmember
Presiding Officer of the City Council

ATTEST



Chan Srinivasa, City Clerk

