

Pinellas Planning Council Countywide Plan Map Amendment

Case DA 23-01 – City of St. Petersburg

November 8, 2023

Local Government Request

Subject Property

- Approximately 17.91 Acres
- Northwest corner of Gandy Boulevard and I-275

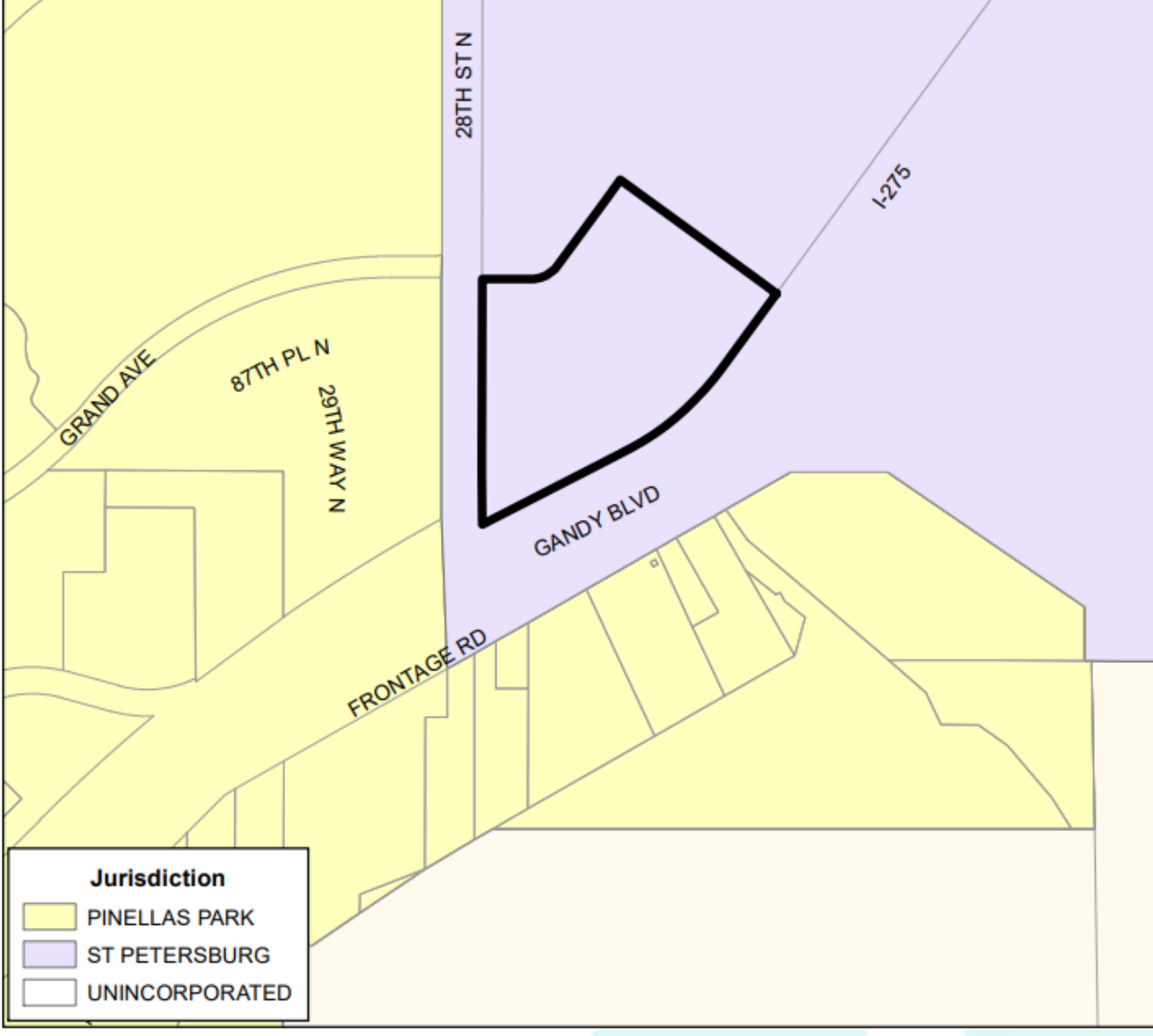
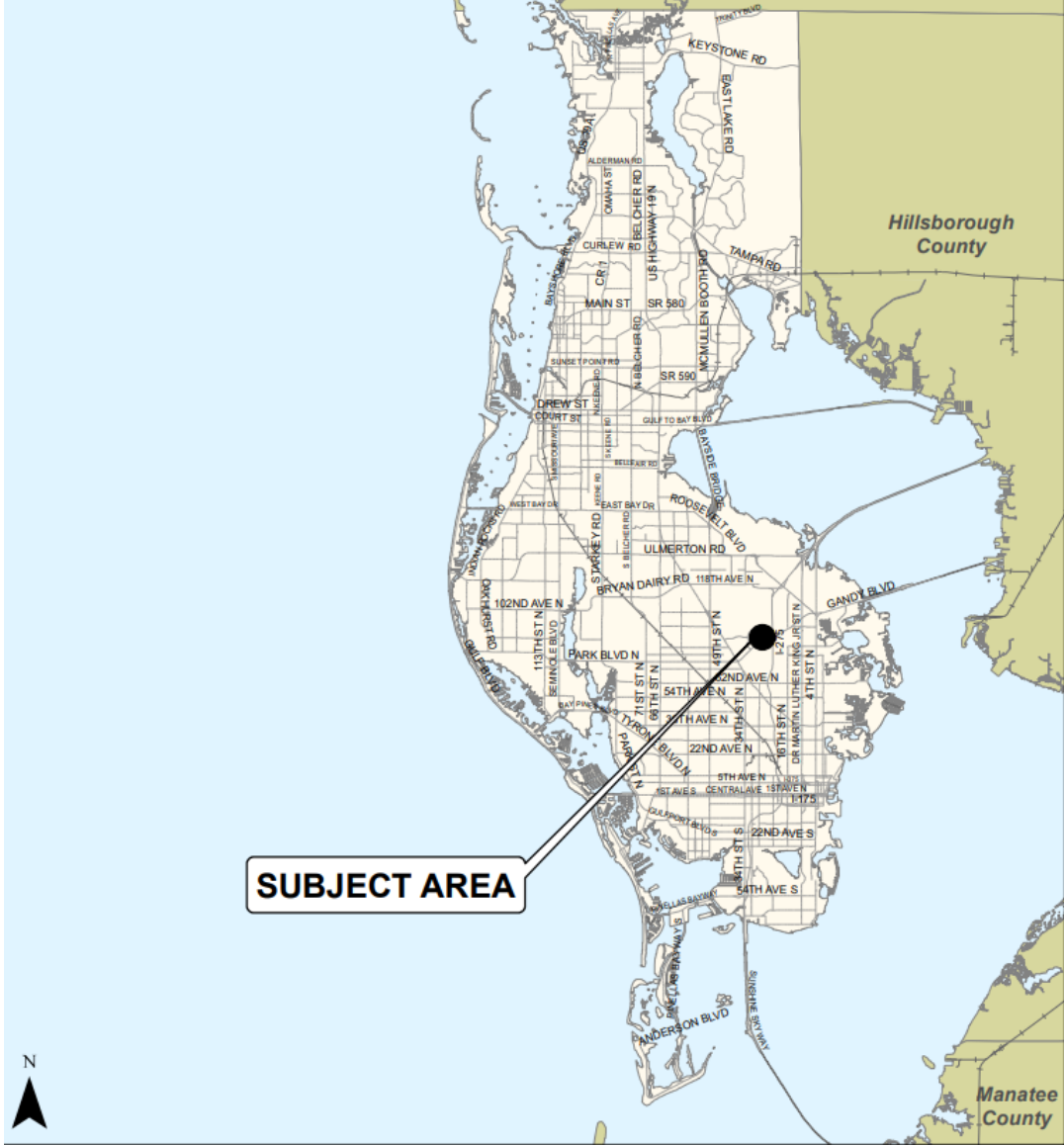
Existing and Proposed Countywide Plan Map Category (future land use)

- Activity Center, Target Employment Center
- The applicant is requesting the first amendment to an existing Development Agreement. Countywide Plan Map Category will remain the same.

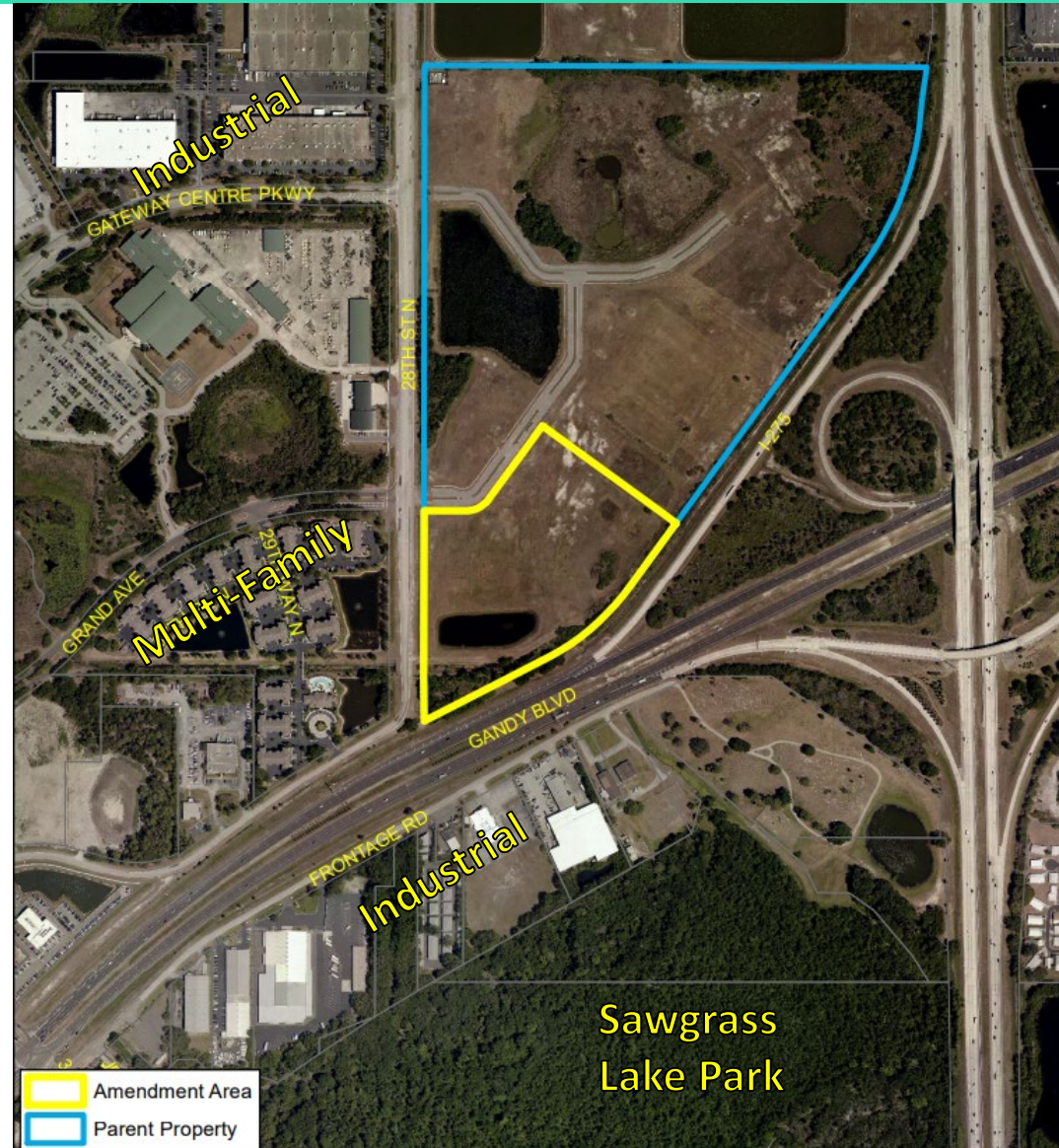
Existing Use(s): Vacant, Under Construction

Proposed Use(s): Multifamily housing and Industrial

Location



Surrounding Uses



Aerial & Site Street Photos



Aerial view of the amendment area



Front of the subject property

Construction Activity



Background – Previous Action

- Countywide Activity Center category serves as overlay on City's Local Future Land Use Map.
- August of 2021: Underlying local category was requested to be amended from Industrial Limited to Planned Redevelopment – Commercial.
- Industrial Limited corresponds to Employment on Countywide Plan Map.
- November of 2021: Was reviewed through Countywide public hearing process, Forward Pinellas Board recommended approval.
- December of 2021: Received Countywide Planning Authority approval with associated Development Agreement applicable to entire site.

Current Request:

- Developer requests modification to previously approved Development agreement.
- Due to significant changes to the Development Agreement, staff determined that amendment needed to be reconsidered.
- Local Government has resubmitted the associated Countywide Plan Map amendment with revised development agreement.
- Required to be reviewed through Countywide public hearing process.

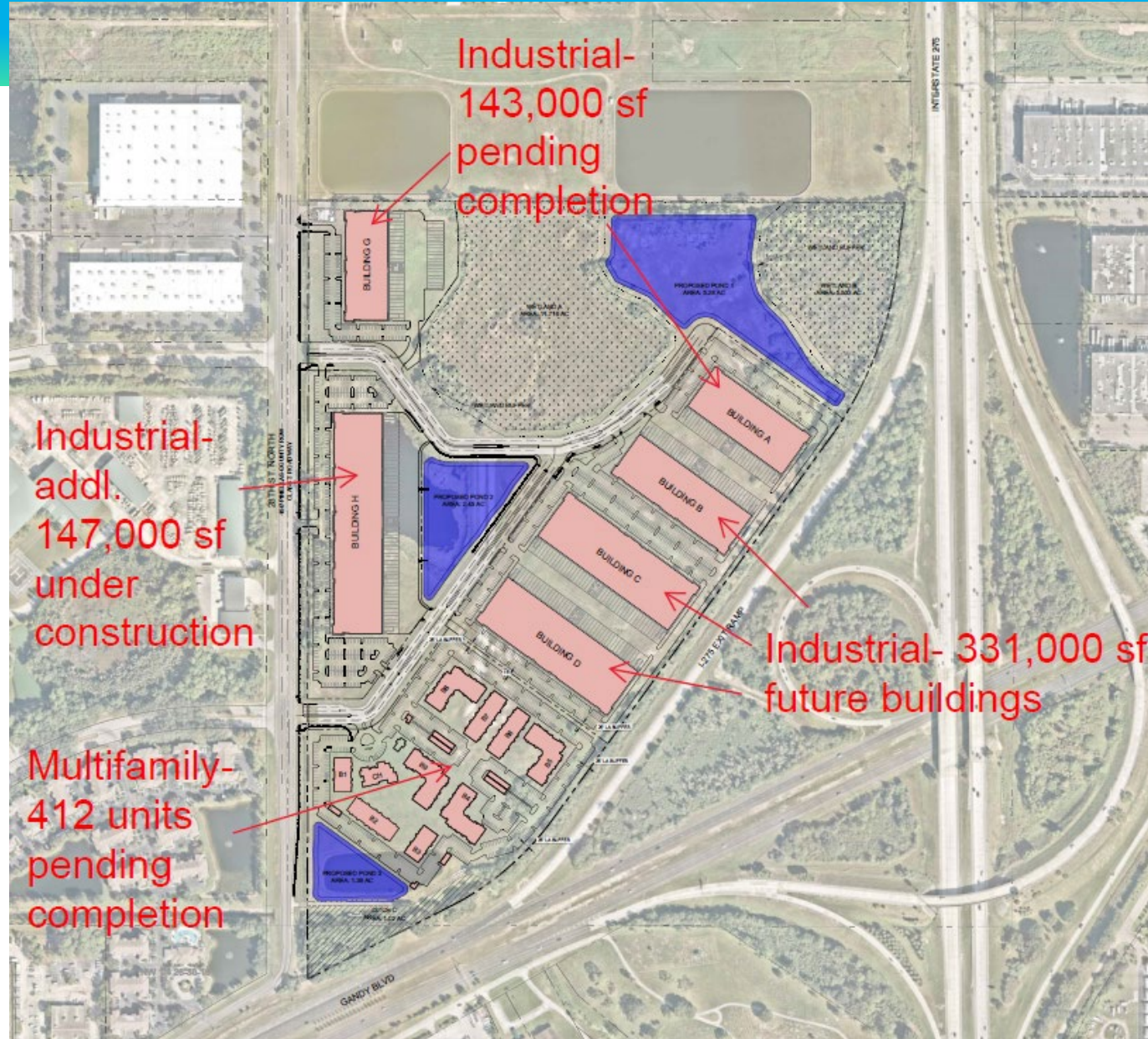
Current Development Agreement

- Currently requires the completion of 200,000 square feet of industrial uses no later than the first certificate of occupancy for the multifamily dwellings.
- During construction of the industrial portion of the project, the Developer encountered adverse subsurface soil conditions. This has led to completion delays for two of the three industrial buildings.
- The multifamily portion is expected to be complete and ready for occupancy by the end of 2023.
- Multifamily dwellings cannot be occupied until completion of the third industrial building, which is now currently estimated to be late 2024 to early 2025.

Development Agreement Modification

- The Developer is requesting a modification to the Development Agreement to change the timing of the delivery as follows:
 - To reduce the required industrial use square footage that is required to be completed prior to or concurrently with the first certificate of occupancy for the multifamily uses from 200,000 to 143,000 square feet.
 - To require an additional 147,000 square feet of industrial uses to be delivered by February 28, 2025, with the building permit approved and the foundation completed no later than the final certificate of occupancy for the multifamily dwellings.
- This results in a 45% increase in the total amount of industrial uses required to be completed by the Developer.

Site Plan



Recommendation

Proposed Countywide Plan Map Amendment Findings

- A. The applicant is requesting a modification to the Development Agreement to change the timing of the delivery of industrial uses in order to address adverse subsurface soil conditions discovered during construction. In exchange, the amended agreement is requiring a 45% increase in the overall required industrial square footage to be built.
- B. The proposed amendment either does not involve, or will not significantly impact, the remaining relevant countywide considerations.

Staff finds the proposed amendment consistent with the Relevant Countywide Considerations and recommends approval

Planners Advisory Committee recommends approval