



# Pinellas County

## Staff Report

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File #: 21-2244A, Version: 1

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### **Subject:**

Case No. CW 21-13 - City of St. Petersburg

Countywide Plan Map amendment from Activity Center to Activity Center, regarding 17.91 acres more or less, located at the northwest corner of Gandy Boulevard and I-275

### **Recommended Action:**

Sitting as the Countywide Planning Authority, adopt an ordinance approving Case No. CW 21-13, a proposal by the City of St. Petersburg to amend the Countywide Plan Map from Activity Center to Activity Center, regarding 17.91 acres more or less, located at the northwest corner of Gandy Boulevard and I-275.

- The amendment area is located east of 28<sup>th</sup> Street North and north of Gandy Boulevard, in the Gateway Activity Center, and is part of a larger parent parcel totaling approximately 93.38 acres, owned by Jabil Circuit, Inc.
- While the Countywide Plan Map category is remaining the same as Activity Center, the underlying local future land use category is changing from Industrial Limited to Planned Redevelopment - Commercial (PR-C).
- This land use change must be processed as a Tier II amendment due to the requirements outlined in Countywide Rules Sections 6.2.2.1 and 6.5.4.4, which mandate any amendments to an Activity Center which converts a category corresponding to Employment, Industrial or Target Employment Center to another local future land use map category are subject to such requirements.
- It is the intent of the developer to build approximately 410 units for multifamily residential housing, in addition to an approximately 600,000 square feet (sf) of industrial development. At the local future land use level, residential is not an allowable use under the Industrial Limited category, hence the proposed amendment to the PR-C category.
- The developer has entered into a Development Agreement with the City, requiring that at least 200,000 sf of industrial uses be built prior to, or concurrently with, any multifamily residential uses. Additionally, at least 20 percent of the multifamily residential units must be designated as workforce housing, pursuant to the City's definition of such. These residential units will be built on the 17.91 acres of the subject area and the industrial building(s) will be built on the remainder of the parent parcel.
- This Development Agreement replaces a previous agreement from 2010 which originally approved the development of 450,000 sf of office space, 500,000 sf of light industrial, and 50,000 sf of retail on the parent subject property. The new Development Agreement allows a maximum of 500 multifamily residential units and a maximum of 1,000,000 sf for industrial uses.
- Based on information provided by Pinellas County Economic Development, it is anticipated that 1,000,000 square feet of general industrial uses on this property could provide for approximately 531 employees with average annual wages of approximately \$71,085.00, which

exceeds the county's average annual salary of \$48,901.00.

- The proposed Development Agreement would allow for increased potential target employment opportunities and higher wages as compared to the previous agreement.
- Forward Pinellas and the Planners Advisory Committee each voted unanimously to recommend approval of this proposal.

**Strategic Plan:**

Foster Continual Economic Growth and Vitality

4.3 Catalyze redevelopment through planning and regulatory

**Summary:**

Forward Pinellas, in its role as the Pinellas Planning Council, voted 9-0 to recommend approval of the proposal. The Planners Advisory committee recommended approval of the case by a vote of 15-0.

**Background Information:**

Forward Pinellas documentation is attached

**Fiscal Impact:**

N/A

**Staff Member Responsible:**

Rodney Chatman, Planning Division Manager, Forward Pinellas

Nousheen Rahman, Planning Analyst, Forward Pinellas

**Partners:**

City of St. Petersburg

**Attachments:**

Ordinance

Case Maps

Forward Pinellas Staff Analysis

Draft PAC Minutes

Support Documents

Presentation / Site Visit Photos

Affidavit of Publication