

## FORWARD PINELLAS STAFF ANALYSIS



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<b>APPLICATION NO.:</b>	Case CW 24-19
<b>STAFF:</b>	Emma Wennick, Program Planner
<b>APPLICANT:</b>	City of St. Petersburg
<b>PROPERTY SIZE:</b>	0.58 acres
<b>CURRENT COUNTYWIDE PLAN MAP CATEGORY:</b>	Residential Medium
<b>PROPOSED COUNTYWIDE PLAN MAP CATEGORY:</b>	Multimodal Corridor
<b>CURRENT LOCAL FUTURE LAND USE PLAN MAP CATEGORY:</b>	City of St. Petersburg – Planned Redevelopment Residential
<b>PROPOSED LOCAL FUTURE LAND USE PLAN MAP CATEGORY:</b>	City of St. Petersburg – Planned Redevelopment Mixed Use
<b>LOCATION / PARCEL ID:</b>	920 20th Avenue South, 919 21st Avenue South / 25-31- 16-19350-005-0040, 25-31-16-19350-005-0030, 25-31-16- 19350-005-0150, 25-31-16-19350-005-0160

### **BACKGROUND SUMMARY:**

The applicant requests an amendment to the Countywide Plan Map to change the designation from Residential Medium to Multimodal Corridor for a 0.58-acre site located at 920 20th Avenue South and 919 21st Avenue South. The aim of this request is to enable the redevelopment of the site for multifamily use. The site is currently vacant and is surrounded by a mix of single-family residences, commercial properties, and vacant land. It is situated near Dr. Martin Luther King Jr. Street South, which is classified as a supporting corridor under the Countywide Rules.

### **STAFF RECOMMENDATION:**

Staff recommends approving the amendment to the Countywide Plan Map from Residential Medium to Multimodal Corridor. This proposed change aligns with the character of the area and supports its redevelopment for higher density multifamily housing. The new designation will improve connectivity and accessibility in the area, while contributing to goals of increasing

housing affordability and promoting urban redevelopment.

**PLANNERS ADVISORY COMMITTEE RECOMMENDATION:**

The Planners Advisory Committee met on November 4, 2024 and voted unanimously to recommend approval.

**LOCAL GOVERNMENT COUNCIL/COMMISSION ACTION:**

The City of St. Petersburg City Council held a public hearing on the local future land use map amendment on August 9, 2024 and approved the first reading of Ordinance 788-Z .

**CURRENT PROPERTY INFORMATION:**

<b>Property Use(s):</b>	Vacant
<b>Site Features:</b>	The property consists of four platted parcels, totaling 0.58 acres.

**PLANNING CONSIDERATIONS:**

When considering this application, the following general site conditions, planning concepts, and other facts should be noted:

1. The 0.58-acre site at 920 20th Avenue South and 919 21st Avenue South is vacant, with previous structures demolished. It is surrounded by single-family homes, a medical office building, and vacant commercial properties.
2. Changing the Countywide Plan Map designation from Residential Medium to Multimodal Corridor supports increased multifamily housing and better connectivity, especially given the site's proximity to Dr. Martin Luther King Jr. Street South, a Future Major Street which is a local designation in the St. Petersburg Comprehensive Plan.
3. The proposed amendment aligns with the purpose and requirements of the Multimodal Corridor category, as Dr. Martin Luther King Jr. Street South (MLK) is classified as a supporting corridor per the Countywide Rules.
4. This amendment advances the city's housing goals by allowing medium-density multifamily development, aligning with the Advantage Pinellas Housing Action Plan's focus on affordable and accessible housing options.

**RELEVANT COUNTYWIDE CONSIDERATIONS:**

The proposed amendment to the Countywide Plan Map is a legislative decision. The standards for the current and proposed Countywide Plan Map categories are summarized below:

	<b>Current Countywide Plan Map Category:</b> Residential Medium	<b>Proposed Countywide Plan Map Category:</b> Multimodal Corridor (supporting corridor)
<b>Purpose:</b>	Intended to depict those areas of the county that are now	Intended to recognize those corridors of critical importance to

	<p>developed, or appropriate to be developed, in a medium-density residential manner; and to recognize such areas as primarily well-suited for residential uses that are consistent with the urban qualities, transportation facilities, including transit, and natural resources of such areas.</p>	<p>the movement of people and goods throughout the county, and that are served by a combination of automobile, bus, bicycle, rail, and/or pedestrian transportation. This category is characterized by mixed-use development, supported by and designed to facilitate transit, and is particularly appropriate for creating transit connections between Activity Centers.</p>
<b>Permitted Uses:</b>	<p>Permitted Uses Not Subject to Acreage Thresholds – Residential; Residential Equivalent; Vacation Rental pursuant to the provisions of Section 509.242(1)(c), Florida Statutes; Accessory Dwelling Unit; Public Educational Facility; Recreation/Open Space; Community Garden; Agricultural-Light.</p> <p>Permitted Uses Subject to Acreage Thresholds:</p> <ul style="list-style-type: none"> <li>- Uses Subject to Three Acre Maximum – Ancillary Nonresidential; Office; Personal Service/Office Support; Retail Commercial; Transportation/Utility.</li> <li>- Uses Subject to Five Acre Maximum – Institutional (except Public Educational Facilities which are not subject to this threshold, pursuant to the provisions of Section 6.5.4.2).</li> </ul>	<p>Permitted Uses – As determined by the local government’s implementing regulations adopted pursuant to Section 6.2.3.2. Amendments to permitted uses shall be pursuant to the Planning and Urban Design Principles described in Section 6.2.6 and Land Use Goal 16.0 of the Countywide Plan Strategies, and the use provisions of Section 6.2.4.</p>
<b>Max. Density:</b>	15 units per acre	45 units per acre
<b>Max. Floor Area Ratio (FAR):</b>	0.50	2.5
<b>Max. Impervious Surface Ratio (ISR):</b>	0.75	N/A

Section 6.5.3. of the Countywide Rules provides the review criteria for amendments to the Countywide Plan Map. An analysis of these criteria are provided below:

**1. The manner in, and extent to, which the amendment is consistent with the Countywide Rules and with the Countywide Plan Strategies as implemented through the Countywide Rules.**

*Staff Analysis:* The Countywide Rules state that the Multimodal Corridor category is “intended to recognize those corridors of critical importance to the movement of people and goods throughout the county, and that are served by a combination of automobile, bus, bicycle, rail, and/or pedestrian transportation. This category is characterized by mixed-use development, supported by and designed to facilitate transit, and is particularly appropriate for creating transit connections between Activity Centers.”

The subject property, located at 920 20th Avenue South and 919 21st Avenue South, encompasses 0.58 acres and currently remains vacant. The proposed amendment seeks to change the Future Land Use Map designation from Residential Medium to Multimodal Corridor. This area is near Dr. Martin Luther King Jr. Street South, which is a designated major street providing strong connectivity to other parts of the city, as well as a supporting corridor on the Countywide Plan Map.

The existing Residential Medium designation allows for medium-density residential development. However, the proposed Multimodal Corridor designation aligns with the broader Countywide strategy to promote transit-oriented development and mixed-use areas. The site’s proximity to major streets and existing infrastructure supports its designation as a Multimodal Corridor, consistent with the Countywide Rules. The change to Multimodal Corridor will facilitate the redevelopment of the property for multifamily housing and potentially other mixed uses, such as retail, in alignment with the goals of enhancing connectivity and promoting higher density residential development.

By supporting this amendment, the Countywide Plan will ensure that this site contributes to the overall vision of creating well-connected, transit-friendly corridors, thus meeting the requirements and objectives outlined in the Countywide Rules.

**2. Forward Pinellas has developed the Multimodal Accessibility (MAX) index. Proposed amendments increasing density and/or intensity must maintain a MAX score equal to or better than the Countywide Average MAX score. The current Countywide Average MAX score is 9.7; if that score is not reached, balancing criteria will be required. An amendment adopting or amending the Activity Center (AC), Multimodal Corridor (MMC) and Planned Redevelopment District (PRD) categories and affecting fewer than 10 acres shall be subject to the Multimodal Accessibility Index (MAX Index).**

*Staff Analysis:* The Multimodal Accessibility Index (MAX) score for the subject property is 27.25. This score significantly exceeds the countywide average MAX score of 9.7. Since the property’s MAX score is well above the average, the proposed amendment does not require balancing criteria. The high MAX score reflects the property’s strong alignment with the goals of the Multimodal Corridor category, supporting its suitability for increased density and intensity as outlined in the Countywide Rules.

- 3. If located within a Scenic/Noncommercial Corridor, the manner in, and extent to, which the amendment conforms to the criteria and standards contained in Section 6.5.4.1 of these Countywide Rules.**

*Staff Analysis:* The amendment area is not located on a Scenic/Noncommercial Corridor; therefore, those policies are not applicable.

- 4. If located within a Coastal High Hazard Area, the manner in, and extent to, which the amendment conforms to the terms set forth in Section 4.2.7.**

*Staff Analysis:* The amendment area is not located on a CHHA; therefore, those policies are not applicable.

- 5. If the amendment involves the creation, expansion, contraction of, or substantive change to the Activity Center, Multimodal Corridor, or Planned Redevelopment District category, the manner in, and extent to, which the amendment conforms to the purpose and requirements of the applicable category, and addresses the relevant Planning and Urban Design Principles described in Section 6.2.6 and Land Use Goal 16.0 of the Countywide Plan Strategies.**

*Staff Analysis:* The amendment area involves the expansion of the Multimodal Corridor category. The amendment conforms to the purpose, locational characteristics, and other requirements of the proposed category and addresses the relevant Planning and Urban Design Principles; therefore, the amendment can be deemed consistent with this Relevant Countywide Consideration.

The amendment conforms to the Planning and Urban Design Principles by promoting a land use pattern that integrates well with surrounding infrastructure and existing development. It advances Land Use Goal 16.0 of the Countywide Plan Strategies by fostering mixed-use environments that provide residents with access to transit and services. By transitioning the site to a Multimodal Corridor designation, the amendment supports the development of multifamily housing, which is consistent with the intent of the category and the broader goals of the Countywide Plan to create vibrant, accessible, and well-connected urban spaces.

- 6. The manner in, and extent to, which the amendment significantly impacts a public educational facility or an adjoining jurisdiction.**

*Staff Analysis:* The proposed amendment is not adjacent to a public educational facility or adjoining jurisdiction; therefore, those policies are not applicable.

- 7. If the amendment involves the conversion from the Employment (E), Industrial (I), or Target Employment Center (TEC) category, the extent to which the amendment area can continue to provide for target employment opportunities as evaluated and set forth in Section 6.5.4.5.**

*Staff Analysis:* The proposed amendment area does not involve the reduction of land designated as Industrial or Employment; therefore, those policies are not applicable.

**PUBLIC CORRESPONDENCE**

The proposed Countywide Plan Map amendment was publicly advertised as required by Section 7.8.4. of the Countywide Rules. No public correspondence has been received to date.

**CONCLUSION**

Staff finds the proposed amendment is consistent with the Relevant Countywide Considerations found in Section 6.5.3.1 of the Countywide Rules.