



**FORWARD  
PINELLAS**  
Integrating Land Use & Transportation

# Countywide Planning Authority Regular Countywide Plan Map Amendment

CW18-23

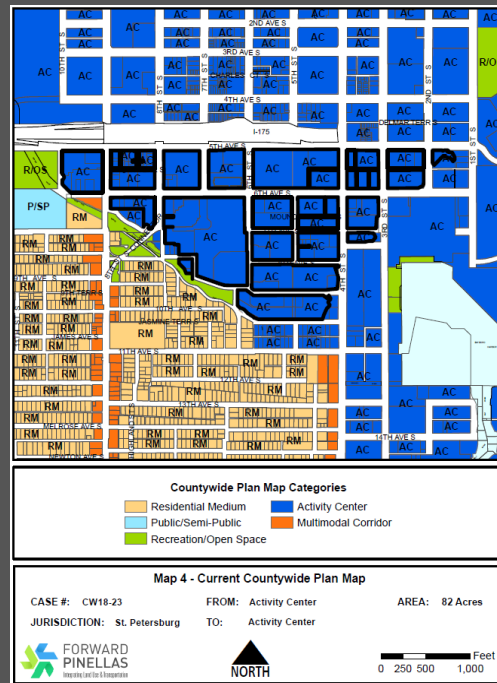
City of St. Petersburg

November 20, 2018

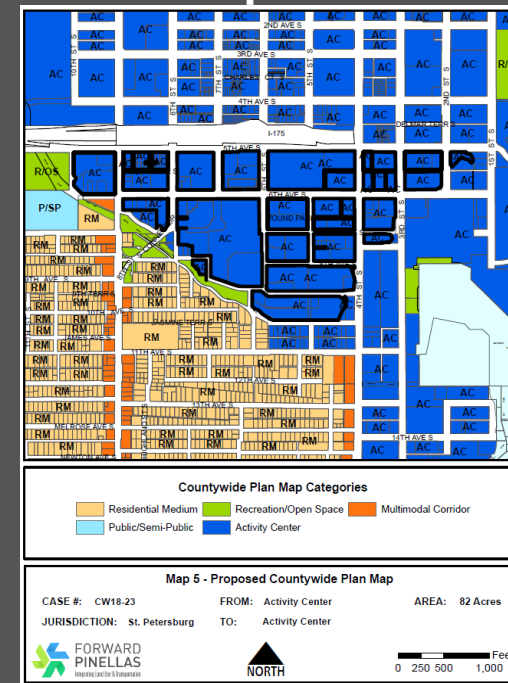
# Background

- Section 6.5.4.3.4 of the Countywide Rules requires amendments to existing Activity Centers which cause the density and/or intensity standards to exceed the thresholds for the corresponding subcategory are classified as Tier III map amendments.
- The threshold for a Major Center is a 2.5 floor area ratio/75 units per acre.

### Current

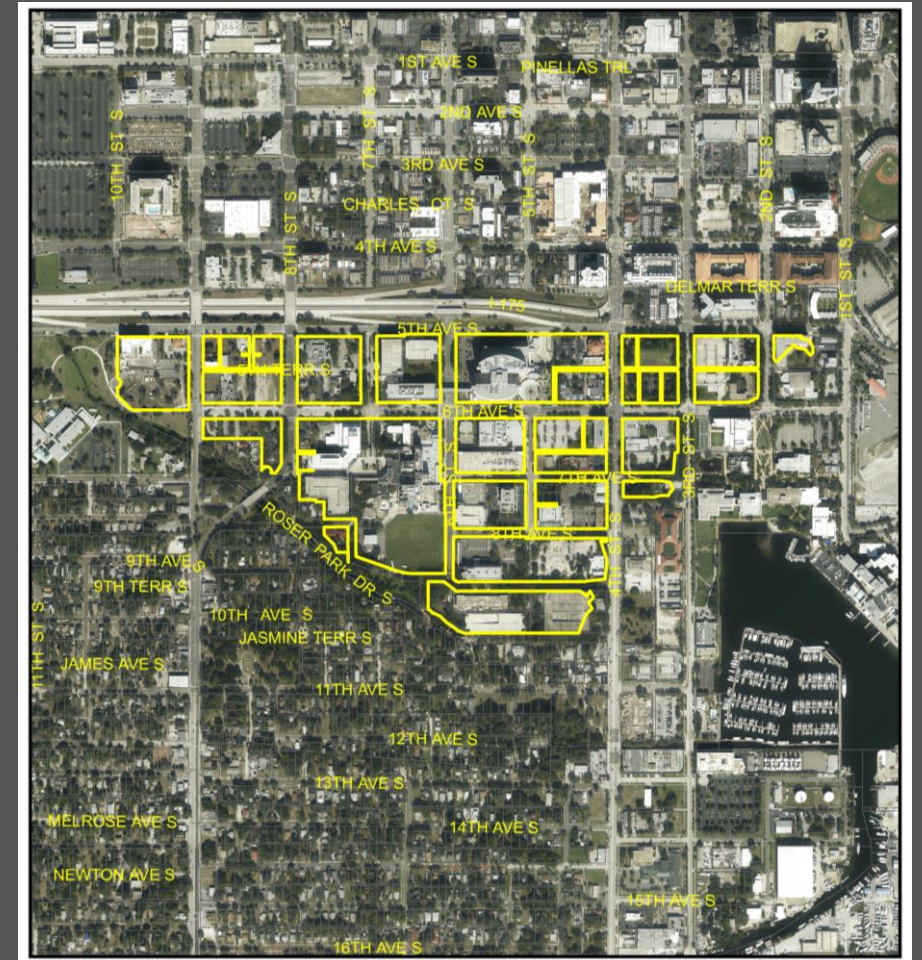


### Proposed



## Amendment Area and Surrounding Uses

- The amendment area encompasses approximately 82 acres (32 acres are surface parking lots or vacant property) and is located in downtown St. Petersburg.
- A majority of the land within the amendment area is owned or controlled by Johns Hopkins All Children's Hospital, Bayfront Health, and the University of South Florida - St. Petersburg.
- The uses surrounding the amendment area are residential to the south, and a mix of uses to the north, east, and west.



## Local Government Requested Action

- The City of St. Petersburg is seeking approval of amendments affecting the Activity Center designation for a portion of property in the Innovation District in order to attract talent, high-wage jobs, and new investment.
- The strategy is to strengthen the area by integrating supportive uses at higher intensities (i.e., residential, office, commercial services, restaurant, lodging, etc.).
- Amendments also include urban design and streetscape standards which will enhance the area's transportation network and pedestrian accessibility.



## Current and Proposed Maximum Land Use Intensity

### Current Maximum Land Use Intensity

FLU Category	ACRES	SQ. FT.	FLOOR AREA RATIO
INS	76.82	3,346,279.20	4,601,133.90
PR-MU	5.55	241,860.68	616,744.73
<b>TOTAL</b>	<b>82.37</b>	<b>3,588,139.88</b>	<b>5,217,878.63</b>

### Proposed Maximum Land Use Intensity

FLU Category	ACRES	SQ. FT.	FLOOR AREA RATIO: 3.0	FLOOR AREA RATIO: 5.0*
Activity Center (INS)	76.82	3,346,279.20	10,038,837.60	16,731,396.00
Activity Center (PR-MU)	5.55	241,860.68	725,582.03	1,209,303.39
<b>TOTAL</b>	<b>82.37</b>	<b>3,588,139.88</b>	<b>10,764,419.63</b>	<b>17,940,699.39</b>

\*bonus potential for workforce housing, historic preservation, urban design elements, public amenities, etc.



## Relevant Countywide Considerations

1. Consistency with the Countywide Rules: Consistent with the locational characteristics.
2. Adopted Roadway Level of Service (LOS) Standard: Roadways meet LOS Standard.
3. Location on a Scenic/Noncommercial Corridor (SNCC): Not located on a SNCC.
4. Coastal High Hazard Areas (CHHA): Does not impact the CHHA.
5. Designated Development/Redevelopment Areas: Is consistent with the redevelopment objectives of the Bayboro Harbor CRA.
6. Adjacent to or Impacting an Adjoining Jurisdiction or Public Educational Facility: Is not adjacent to another jurisdiction or public educational facility.
7. Reservation of Industrial Land: Does not involve the conversion of Employment, Industrial, or Target Employment Center-designated land to another category.



## Consistency with the Land Use Goal 16.0: Planning and Urban Design Principles

1. Location, Size, and Areawide Density/Intensity Ranges: Location, size, and intensity ranges are consistent with transit-supportive multimodal neighborhoods.
2. Connectivity: Preserves and enhances the existing street grid network through a Streetscape and Connectivity Plan.
3. Site Orientation: Flexible setback regulations are provided.
4. Public Realm Enhancements: Amenities are incentivized through floor area ratio exemptions and bonuses.
5. Ground Floor Design and Use: Ground floor space regulations are provided.
6. Transition to Neighborhoods: Building height and setbacks are tiered according to adjacent residential uses.



### **Conclusion:**

- The proposed amendments are appropriate for the intended purpose, and is consistent with the criteria for the Activity Center category.
- On balance, it can be concluded that the proposed amendments are consistent with the Relevant Countywide Considerations found in the Countywide Rules.

