

**CW 21-13**  
**Forward Pinellas Staff Analysis**  
**RELEVANT COUNTYWIDE CONSIDERATIONS:**

- 1) **Consistency with the Countywide Rules** – The proposed amendment is submitted by the City of St. Petersburg and seeks to amend the designation approximately 17.91 acres of property from Activity Center to Activity Center, for the purpose of amending the underlying local future land use category from Industrial Limited to Planned Redevelopment – Commercial.

The Countywide Rules state that the Activity Center category is “intended to recognize those areas of the county within each local government jurisdiction that have been identified and planned for in a special and detailed manner, based on their unique location, intended use, appropriate density/intensity, and pertinent planning considerations. It is the intent of this category to recognize those important, identifiable centers of business, public, and residential activity, as may be appropriate to the circumstance, that are the focal point of a community, and served by enhanced transit commensurate with the type, scale, and intensity of use. Activity Centers are designed at a size and scale that allows for internal circulation by pedestrians, bicyclists, and transit users, and typically encompass areas developed in a radial pattern within walking distance ( $\frac{1}{4}$  to  $\frac{1}{2}$  mile) of a central point or hub served by transit.”

The Land Use Strategy Map and Table 2 of the Countywide Plan Rules identify locations appropriate to be designated as Activity Center, utilizing one of four subcategories. The amendment area is located east of 28<sup>th</sup> Street North and north of Gandy Boulevard. Additionally, the amendment is located in the existing Gateway Regional Activity Center and falls under the Major Center subcategory.

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). As such, this land use change must be processed as a Tier II amendment due to Countywide Rules Section 6.2.2.1 and subsequently Section 6.5.4.4, which outline that any amendments to an Activity Center that convert a category corresponding to Employment, Industrial or Target Employment Center to some other local FLUM category are subject to such requirements, such as the proposed amendment.

It is the intent of the developer to build multifamily residential units on the amendment area. 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. These residential units will only be built on the 17.91-acre subject area. Approximately 675,000 square feet of industrial uses will be developed on the remainder of the parent property.

The developer has also entered into a Development Agreement with the City, requiring that at least 200,000 sf of industrial uses be built prior to, or concurrent 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. This Development Agreement is established with the termination of a previous agreement between the City and Jabil Circuit, Inc. approved in 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 proposed Development Agreement instead allows a maximum of 500 multifamily residential units and a maximum 1,000,000 sf industrial project.

- 2) **Adopted Roadway Level of Service (LOS) Standard** – The amendment area is located on the corner of 28<sup>th</sup> Street North and Gandy Blvd. While the roadway segment on 28<sup>th</sup> Street N is operating at an LOS “D” or above, Gandy Blvd is operating at an LOS “F.” However, access to the subject property is primarily from 28<sup>th</sup> Street North, which is a four-lane divided road that is classified as a collector roadway. 28<sup>th</sup> Street North is operating at a LOS “B” with a volume to capacity ratio of 0.24. As this roadway has significant remaining capacity, this proposed amendment will not significantly impact this countywide consideration.
- 3) **Location on a Scenic/Noncommercial Corridor (SNCC)** – The amendment area is not located within a SNCC; therefore, those policies are not applicable.
- 4) **Coastal High Hazard Areas (CHHA)** – The amendment area is not located on a CHHA; therefore, those policies are not available.
- 5) **Designated Development/Redevelopment Areas** – The amendment area involves the Gateway Regional Activity Center but will not change the boundaries or size of the Activity Center. However, the City has addressed the Planning and Urban Design Principles and provided references to their Comprehensive Plan policies and Land Development Regulation sections which address these principles. For example, a number of the City's Comprehensive Plan Land Use Element policies address the principle of connectivity, such as by requiring that the City's land use pattern shall contribute to minimizing travel requirements and supporting increased usage of mass transit systems. Additionally, the Land Development Regulations for the Corridor Commercial Suburban district addresses ground floor design and use. An example of these regulations requiring principal structures be oriented toward the primary street.
- 6) **Adjacent to or Impacting an Adjoining Jurisdiction or Public Educational Facility** – The amendment area is not adjacent to a public educational facility. The amendment area is directly adjacent to the City of Pinellas Park. However, City staff were contacted and found no issues with the amendment.
- 7) **Reservation of Industrial Land** – The proposed amendment does involve the reduction of Industrial land, in that the underlying local future land use category is changing from Industrial Limited to Planned Redevelopment – Commercial. As such, this amendment is pursuant to the requirements of Countywide Rules Section 6.5.4.4.

This proposed amendment applies to an approximately 17.91-acre portion of a larger parent property totaling approximately 93.38 acres. Of those 93.38 acres of the total parent property, approximately 61.10 acres will remain Industrial Limited, if this amendment is approved.

It is also necessary to provide the context of the Development Agreement associated with this property, as it relates to this Countywide Consideration. Previously in 2010, a Development Agreement was approved between the City and Jabil Circuit, Inc., which approved the development of 450,000 square feet (sf) of office space, 500,000 sf of light industrial, and 50,000 sf of retail on the parent property. A newly proposed Development Agreement instead approves the development of a maximum of 500 multifamily residential units, and a maximum of 1,000,000 sf of industrial project. The proposed multifamily residential use applies to only the approximately 17.91-acre amendment area, which is the subject property of this case.

While the proposed amendment reduces some of the local industrially designated land, the newly drafted Development Agreement still provides for more than the originally intended 500,000 sf of industrial uses. Additionally, the Development Agreement also requires that at least 200,000 sf of these industrial uses be built prior to, or concurrently with any multifamily uses, which is a favorable stipulation.

Based on information provided by Pinellas County Economic Development (PCED), it is anticipated that general industrial uses on this property utilized at the maximum 1,000,000 sf allowed by the Development Agreement could provide for approximately 531 employees with combined average weekly wages of \$734,373. This equates to average yearly wages of approximately \$71,085, which exceeds the county's average annual salary of \$48,901, also identified by PCED. The subject property is owned by Jabil Circuit, Inc., which specializes in electronics manufacturing services, and qualifies as a high-tech industry use outlined in the definition of target employment in the Countywide Rules. As such, staff finds this proposed amendment to adequately maintain target employment opportunities in industrially designated land.

**Conclusion:**

On balance, it can be concluded that the proposed amendment is deemed consistent with the Relevant Countywide Considerations found in the Countywide Rules.