

CW 18-23 Forward Pinellas Staff Analysis

Relevant Countywide Considerations:

1) Consistency with the Countywide Rules –

Under Section 6.5.4.3.4 of the Countywide Rules, amendments to existing Activity Centers which cause the density and/or intensity standards to exceed the thresholds established for the corresponding subcategory shall be classified as a Tier III map amendment. The subject area falls under the Major Center subcategory, with a maximum floor area ratio (FAR) of 2.5, and the proposed amendment seeks to establish a base FAR of 3.0 with a bonus provision of up to 5.0. The designation on the Countywide Plan Map will remain Activity Center which is used to depict those areas of the county that have been identified and planned for in a special and detailed manner, serve as identifiable centers of business, public, and residential activity that are the focal point of a community, and are served by enhanced transit commensurate with the type, scale, and intensity of use.

The City of St. Petersburg proposes to adopt amendments to the Comprehensive Plan and Land Development Regulations for a portion of the properties located in the Innovation District Activity Center. The purpose of this action is to amend the local land use categories, uses, intensities and other development standards and regulations for the subject area to better integrate supportive uses and create a more cohesive district that reflects the theme of innovation.

The Countywide Rules state that the Activity Center (AC) category “...*the intent of the category is to recognize those important, identifiable centers of business, public, and residential activity that are the focal point of a community, and served by enhanced transit commensurate with the type, scale, and intensity of use.*”

This 82-acre amendment area is consistent with the purpose of the AC category in that this area serves as a major employment center to the community, and is part of the St. Petersburg Innovation District, which has a goal of attracting high-power talent, high-wage jobs, and new investment in the area consistent with the City’s 2015 Innovation District Visioning Summary goals. In addition, the Pinellas Suncoast Transit Authority (PSTA) operates several routes that serve the subject area. PSTA’s Routes 4, 14, 20 and 32 operate within the Innovation District. This site is consistent with the locational characteristics of the AC category and is located within an existing Special Center as identified on the Countywide Transit-Oriented Land Use Vision Map. If approved, this amendment will be consistent with the City of St. Petersburg’s Comprehensive Plan.

As mentioned above, this amendment qualifies as a Tier III map amendment due to the proposed increase in intensity that exceeds the corresponding Activity Center subcategory (Major Center) consistent with the locational characteristics provisions of Sections 2.3.3.14 and 2.3.3.15. The City is proposing the subject area allow for a FAR of 3.0 with a FAR bonus potential of up to 5.0. This exceeds the Major Center allowable FAR of 2.5. A Planning and Urban Design Principles evaluation was completed by City of St. Petersburg staff which demonstrates how the purpose and objectives are being achieved with this amendment. See “Attachment 2”. Upon review of the City’s analysis, this amendment can be deemed consistent with this Relevant Countywide Consideration.

- 2) **Adopted Roadway Level of Service (LOS) Standard** – The amendment area is not located on a roadway operating at an LOS of “F”, therefore those standards are not applicable.
- 3) **Location on a Scenic/Noncommercial Corridor (SNCC)** – The amendment area is not located on a SNCC, therefore those standards are not applicable.
- 4) **Coastal High Hazard Areas (CHHA)** – The amendment area is not located within the CHHA, therefore those standards are not applicable.
- 5) **Designated Development/Redevelopment Areas** – A portion of the amendment area is located within the City’s Bayboro Harbor Community Redevelopment Area (CRA). The 193-acre Bayboro Harbor CRA Dependent Special District lies south of the Intown Redevelopment Area and sits roughly astride Fourth Street South, bounded by the Port of St. Petersburg and Albert Whitted Airport, the University of South Florida-St. Petersburg, the Old Southeast Neighborhood and the medical center complex. The goal of the Bayboro Harbor Redevelopment Plan is to encourage and reinforce the area’s role as a medical, cultural, educational, industrial, and residential community in a manner that will provide appropriate transition and compatibility between uses. This proposed amendment is consistent with the redevelopment objectives of the CRA, and can be deemed consistent with this Relevant Countywide Consideration.
- 6) **Adjacent to or Impacting an Adjoining Jurisdiction or Public Educational Facility** – The proposed amendment area is not adjacent to another jurisdiction or public educational facility, therefore those standards are not applicable.

Conclusion:

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