

FORWARD PINELLAS STAFF ANALYSIS



APPLICATION NO.: Case CW 23-08

STAFF: Emma Wennick, Program Planner

APPLICANT: City of St. Petersburg

PROPERTY SIZE: 0.79 acres

**CURRENT COUNTYWIDE
PLAN MAP CATEGORY:** Office (O)

**PROPOSED COUNTYWIDE
PLAN MAP CATEGORY:** Multimodal Corridor (MMC)

**CURRENT LOCAL
FUTURE LAND USE PLAN
MAP CATEGORY:** City of St. Petersburg – Residential / Office General
(R/OG)

**PROPOSED LOCAL
FUTURE LAND USE PLAN
MAP CATEGORY:** City of St. Petersburg – Planned Redevelopment –
Mixed Use

LOCATION / PARCEL ID: 118 66th St. N / 19-31-16-67500-084-0120

BACKGROUND SUMMARY:

The proposed amendment is submitted by the City of St. Petersburg and seeks to amend the designation of approximately 0.79 acres of property from Office to Multimodal Corridor.

STAFF RECOMMENDATION:

Staff recommends approval of an amendment to the Countywide Plan Map from Residential Office (O) to Multimodal Corridor (MMC).

PLANNERS ADVISORY COMMITTEE RECOMMENDATION:

At its September 5, 2023 meeting, the Planners Advisory Committee voted 12-0 to recommend approval of this amendment.

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 6/15/2023. The Board approved the first reading of Ordinance 755-L and public comments opposing the request were heard.

CURRENT PROPERTY INFORMATION:

Property Use(s):	Single Family
Site Features:	The current use of the property consists of two eastern facing platted lots located at 118 66th Street North.

PLANNING CONSIDERATIONS:

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

1. Arguably, the subject property is no longer desirable for single family residential use. Largely, due to its location within a triangular-shaped land are surrounded by three major roads (66th Street North, Pasadena Avenue, and 1st Avenue North) and proximity to a retail shopping center and numerous office and multifamily uses. The property also lies within 66th Street SunRunner transit station area.
2. Subject property is an appropriate location to permit mixed use development considering the established multifamily uses to the West and commercial uses to the South and Southwest.
3. The intended use is consistent with the permitted uses and locational characteristics of the proposed MMC category. The subject property is located between the Central Avenue and Pasadena Avenue North Multimodal Corridor designation.

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:

	Current Countywide Plan Map Category: Office (O)	Proposed Countywide Plan Map Category: Multimodal Corridor (MMC)
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Purpose:	Intended accommodate areas developed, or appropriate to be developed, with office uses, low-impact employment uses, and residential uses (subject to an acreage threshold), in areas characterized by a transition between residential and commercial uses and in areas well-suited for community-scale residential/office mixed-use development.	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.
Permitted Uses:	<p>Office; Personal Service/Office Support; Residential Equivalent; Research/Development-Light; Public Educational Facility; Recreation/Open Space; Community Garden; Agricultural-Light.</p> <p>Ancillary Nonresidential; Transportation/Utility; Manufacturing-Light are subject to a three-acre maximum.</p> <p>Residential; Vacation Rental pursuant to the provisions of Section 509.242(1)(c), Florida Statutes; Institutional (except Public Educational Facilities which are not subject to this threshold, pursuant to the provisions of Section 6.5.4.2). are subject to a five-acre maximum.</p>	<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>
Max. Density:	15 units per acre	60 units per acre
Max. Floor Area Ratio (FAR):	0.50	4.0

Max. Impervious Surface Ratio (ISR):	0.75	N/A
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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 (MMC) 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 is a 0.79-acre site, which consists of two eastern facing platted lots located at 118 66th Street North. The site is one platted lot north of the intersection of two Future Major Streets and the Central Avenue Corridor Activity Center (AC) overlay on the Future Land Use Map. There is an existing single-family home located entirely on the southern platted lot and the northern lot is vacant. As stated by the applicant: the purpose of the proposed amendments is to allow for redevelopment of the property in support of multifamily housing in the form of 19 townhomes with the potential for retail or other permitted mixed uses.

The width of a designated Multimodal Corridor may extend up to ½ mile from the parcel boundary adjacent to the corridor on either side. The length shall not be less than ½ mile, although longer lengths are encouraged. The intended use is consistent with the permitted uses and locational characteristics of the proposed MMC category. The subject property is located between the Central Avenue and Pasadena Avenue North Multimodal Corridor designation, both areas that has been deemed appropriate to be designated as a Multimodal Corridor, pursuant to the requirements of the Countywide Rules. Furthermore, the Multimodal Corridor category supports residential uses of higher density, such as this proposed amendment.

2. For amendments not involving the Activity Center (AC), Multimodal Corridor (MMC) and Planned Redevelopment District (PRD) categories, the

manner in, and extent to, which the amendment significantly impacts a roadway segment where the existing Level of Service (LOS) is below LOS “D” or where projected traffic resulting from the amendment would cause the existing LOS to fall below LOS “D.”

Staff Analysis: The proposed amendment is not expected to degrade existing levels of service for motorists. First Avenue North functions at a LOS “C” based according to the Forward Pinellas’ 2022 Annual Level of Service Report. Sixty-sixth Street North functions at a LOS “C” based on a previous independent analysis by City staff.

- 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.

- 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.

- 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.