

**CW 16-24**  
**Forward Pinellas Staff Analysis**

**Relevant Countywide Considerations:**

- 1) **Consistency with the Countywide Plan and Rules** – The City of St. Petersburg proposes to amend the Countywide Map designation from Industrial/Target Employment Center Overlay to Multimodal Corridor/Target Employment Center Overlay.

The current Industrial category is used to depict areas developed, or appropriate to be developed, in a general industrial manner; and so as to encourage the reservation and use of areas for industrial use in a manner consistent with surrounding use, transportation facilities, other necessary infrastructure, and natural resources. The current and proposed Target Employment Center category is an overlay used to depict those areas of the county that are now developed, or appropriate to be developed, in a concentrated and cohesive pattern to facilitate employment uses of countywide significance. The proposed 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 multiple modes of transport, including automobile, bus, bicycle, rail, and/or pedestrian. This category is intended to include those transportation corridors connecting Activity Centers, characterized by mixed-use development, and in particular, supported by and designed to facilitate transit.

Therefore, the proposed 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”, so those policies are not applicable.
- 3) **Location on a Scenic/Noncommercial Corridor (SNCC)** – The amendment area is not located on a SNCC, so those policies are not applicable.
- 4) **Coastal High Hazard Areas (CHHA)** – The amendment area is not located in a CHHA, so those policies are not applicable.
- 5) **Designated Development/Redevelopment Areas** – The proposed amendment from Industrial (I) to Multimodal Corridor (MMC) categories of the St. Petersburg Commerce Park, formerly known as the Dome Industrial Park, area accommodates the redevelopment sought by the City of St. Petersburg in

the South St. Petersburg Community Redevelopment Plan. The City Council approved two separate land lease and development agreements for approximately 14 acres (including right-of-way) of the vacant City-owned land. The land was formerly part of the Dome Industrial Park Community Redevelopment Area and is now part of the South St. Petersburg Community Redevelopment Area. Objectives of both CRA plans include directing the City to pursue land assembly opportunities in order to facilitate business retention, expansion and relocation efforts, and generate new jobs.

The City-owned land was the subject of a Request for Proposal (RFP) issued by the City on May 10, 2015 seeking a developer buyer/tenant for all or part of the acreage. Two proposals were selected due to the number and types of jobs that will be created and the provisions made for a mix of uses and workforce housing (65 full-time jobs total), all of which is detailed within the two development agreements.

Forward Pinellas staff reached out to the Pinellas County Economic Development Department with regards to any concerns they may have regarding this amendment. In review of the application, the Pinellas County Economic Development Department is in support of the proposed amendment because it provides job creation and addresses the need for commercial frontage along 22<sup>nd</sup> Street South.

Therefore, the proposed amendment 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, so those policies are not applicable.

**Conclusion:**

The proposed amendment is deemed consistent with the Relevant Countywide Considerations found in the Countywide Rules.