

FORWARD PINELLAS STAFF ANALYSIS



APPLICATION NO.: Case CW 24-18

STAFF: Emma Wennick, Program Planner

APPLICANT: City of St. Petersburg

PROPERTY SIZE: 5.09 acres

CURRENT COUNTYWIDE PLAN MAP CATEGORY: Public/Semi-Public

PROPOSED COUNTYWIDE PLAN MAP CATEGORY: Residential Medium

CURRENT LOCAL FUTURE LAND USE PLAN MAP CATEGORY: City of St. Petersburg – Institutional

PROPOSED LOCAL FUTURE LAND USE PLAN MAP CATEGORY: City of St. Petersburg – Residential Medium

LOCATION / PARCEL ID: 6942 1st Avenue South, 0 1st Avenue South and 0 2nd Avenue South/ 19-31-16-67500-069-0010, 19-31-16-67500-070-0010, 19-31-16-67500-070-0060

BACKGROUND SUMMARY:

The proposed amendment is submitted by the City of St. Petersburg and seeks to amend the designation of a 5.09-acre property located at the southwest intersection of 1st Avenue South and Pasadena Avenue South, within the Pasadena on the Gulf Section “B” Subdivision. The current Countywide Plan Map category for this site is Public/Semi-Public, while the proposed amendment seeks to change it to Residential Medium. At the local level, the property is currently designated as Institutional, with a proposal to amend it to Residential Medium. The applicant intends to utilize the site for residential purposes, reflecting the area's shift towards higher-density residential uses. This change responds to community growth and land use demands in the surrounding region.

STAFF RECOMMENDATION:

Staff recommends approval of an amendment to the Countywide Plan Map from Public/Semi-Public to Residential Medium.

PLANNERS ADVISORY COMMITTEE RECOMMENDATION:

The Planners Advisory Committee met on August 26, 2024 and voted unanimously to recommend approval.

LOCAL GOVERNMENT COUNCIL/COMMISSION ACTION:

The City of St. Petersburg City Council held a public hearing on August 8, 2024, to consider the appeal of the Community Planning and Preservation Commission's decision. The Council approved the amendment with a 5-2 vote, overturning the Commission's 7-0 vote of denial. During the initial hearing, 17 members of the public voiced their opposition to the proposed application. Their concerns centered around the potential impacts on neighborhood character, increased density, traffic congestion, and the loss of single-family home character. Public comments, detailed in the application attachments, highlight the significant community concern about the proposed changes.

CURRENT PROPERTY INFORMATION:

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| Property Use(s): | Institutional / Church |
| Site Features: | The surrounding area features a predominantly single-family residential neighborhood, characterized by traditional and suburban land use patterns. The site is generally flat and aligns with the urban environment of St. Petersburg. |

PLANNING CONSIDERATIONS:

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

1. The proposed amendment from Public / Semi-Public to Residential Medium on the Countywide Plan Map supports higher-density residential development, responding to increasing housing demand. The site's location near established residential areas and infrastructure makes it suitable for this change.
2. Shifting from Public/Semi-Public to Residential Medium enhances the site's potential for residential use, aligning with countywide goals for accommodating growth and improving housing options.
3. The amendment promotes residential development near transit routes and key services, supporting county comprehensive plan goals. The site's accessibility via major roadways further justifies its suitability for higher-density use.
4. The appeal following the denial and substantial public opposition, with 86 emails expressing concerns, underscores community apprehensions about the amendment's impact. Addressing these concerns is crucial for a balanced planning approach.

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 Public/Semi-Public | Proposed Countywide Plan Map Category: Residential Medium |
|-------------------------------------|---|--|
| Purpose: | Intended to recognize institutional, and transportation/utility uses that serve the community or region, especially larger facilities having acreage exceeding the thresholds established in other plan categories, which are consistent with the need, character, and scale of such uses relative to the surrounding uses, transportation facilities, and natural resource features, and may include residential as part of the mix of uses. | Intended to depict those areas of the county that are now developed, or appropriate to be developed, in a medium-density residential manner; and to recognize such areas as primarily well-suited for residential uses that are consistent with the urban qualities, transportation facilities, including transit, and natural resources of such areas. |
| Permitted Uses: | Institutional; Transportation/Utility; Residential; Residential Equivalent; Vacation Rental pursuant to the provisions of Section 509.242(1)(c), Florida Statutes; Storage/Warehouse/Distribution-Light; Storage/Warehouse/Distribution-Heavy; Recreation/Open Space; Community Garden; Agricultural-Light; Ancillary Nonresidential. | <p>Permitted Uses Not Subject to Acreage Thresholds – Residential; Residential Equivalent; Vacation Rental pursuant to the provisions of Section 509.242(1)(c), Florida Statutes; Accessory Dwelling Unit; Public Educational Facility; Recreation/Open Space; Community Garden; Agricultural-Light.</p> <p>Permitted Uses Subject to Acreage Thresholds:</p> <ul style="list-style-type: none"> - Uses Subject to Three Acre Maximum – Ancillary Nonresidential; Office; Personal Service/Office Support; Retail Commercial; Transportation/Utility. - Uses Subject to Five Acre Maximum – Institutional (except Public Educational Facilities which are not subject to this threshold, pursuant to the provisions of Section 6.5.4.2). |
| Max. Density: | 12.5 units per acre | 15 units per acre |
| Max. Floor Area Ratio (FAR): | Institutional uses shall not exceed 0.65 (except for hospital uses | 0.50 |

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| | which shall not exceed an FAR of 1.0 within any single jurisdiction) / Transportation/utility uses shall not exceed an FAR of 0.70 | |
| Max. Impervious Surface Ratio (ISR): | Institutional uses shall not exceed 0.85 / Transportation/utility uses shall not exceed 0.90 | 0.75 |

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 require that amendments to the Countywide Plan Map align with the Countywide Plan Strategies, particularly as they relate to land use consistency and compatibility. The subject site, located at 6942 1st Avenue South, 0 1st Avenue South, and 0 2nd Avenue South, in the City of St. Petersburg, encompasses approximately 5.09 acres and is currently categorized under the Public/Semi-Public category on the Countywide Plan Map. The proposed amendment seeks to change the designation to Residential Medium to facilitate the development of medium-density residential housing on the site, which previously housed the Pasadena Community Church and its associated structures.

The City of St. Petersburg initially denied the amendment; however, it was subsequently approved on appeal with a 5-2 vote by the City Council. This amendment is driven by the need to repurpose the site from its former institutional use to a residential use that supports the growing demand for housing in the area. The proposed Residential Medium category on the Countywide Plan Map is appropriate given the surrounding urban context and the existing residential uses in the vicinity.

The Residential Medium category on the Countywide Plan Map permits residential densities of up to 15 dwelling units per acre, with potential for higher density if certain conditions are met. This proposed amendment aligns with the goals of the Countywide Plan by promoting a balanced land use pattern that provides for a variety of housing types and densities within urbanized areas. The transition from Public/Semi-Public to Residential Medium is consistent with the Countywide Rules' emphasis on efficient land use and the need to accommodate residential growth in established neighborhoods.

In summary, the proposed amendment from Public/Semi-Public to Residential Medium on the Countywide Plan Map is consistent with the Countywide Plan Strategies and the Countywide Rules. The amendment facilitates a land use transition that supports the local community's needs while ensuring compatibility with surrounding land uses. Given these considerations, the amendment is recommended for approval.

2. **Forward Pinellas has developed a multimodal accessibility index (MAX index). Proposed amendments will need to maintain a MAX score equal to or better than the Countywide Average MAX score. The Current Countywide Average MAX score: 7.5; if that score is not reached, balancing criteria will be required. An amendment adopting or amending the Activity Center (AC), Multimodal Corridor (MMC) and Planned Redevelopment District (PRD) categories and affecting fewer than 10 acres shall be subject to the Multimodal Accessibility Index (MAX Index).**

Staff Analysis: Forward Pinellas assigns MAX scores to individual quarter-mile grid cells to define their walkability and accessibility. The MAX score reflects factors such as bicycle facilities, premium transit services, walkability, roadway level of service, scooter/bike-share locations, transit access, and planned transportation projects. The subject property is located within a grid cell that has a MAX score of 55.5, which exceeds the countywide average of 9.7.

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 does not involve the creation, expansion, contraction of, or substantive change to the Activity Center, Multimodal Corridor, or Planned Redevelopment District category.

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 Employment; Industrial or Target Employment Center 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.