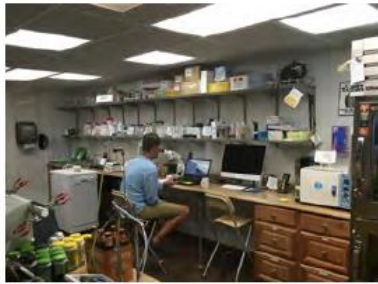


Countywide Planning Authority Countywide Plan Map Amendment

Case CW 24-13 – St. Petersburg

August 13, 2024

Background Information



DUNCAN & McCLELLAN GALLERY



Gina's Warehouse
THE ART EXPERIENCE



ST. PETERSBURG
HOT GLASS
WORKSHOP



JORGE ALVAREZ
PHOTOGRAPHER

JH
J. HARPER CONSULTING



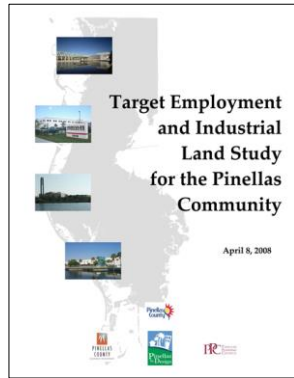
redbox+

GOREAN ARTS CENTER

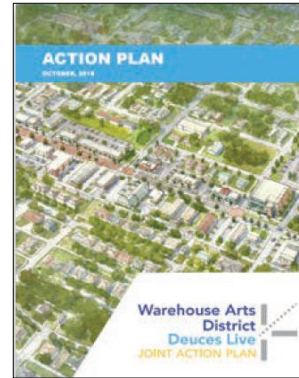
Puckett's
STORE FIXTURES



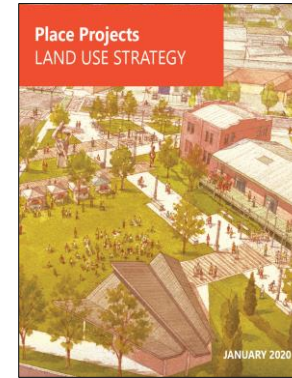
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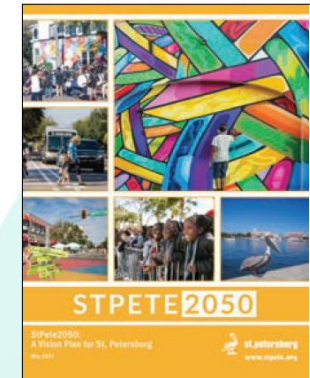
Target Employment & Industrial Land Study (2008)



Warehouse Arts District / Deuces Live Action Plan (2018)



Place Projects Land Use Strategy / IMIX (2020)



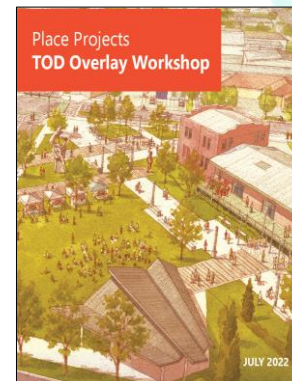
St. Pete 2050 Vision Plan (2021)



SunRunner BRT Opening (2022)



SunRunner Rising Development Study (2022)

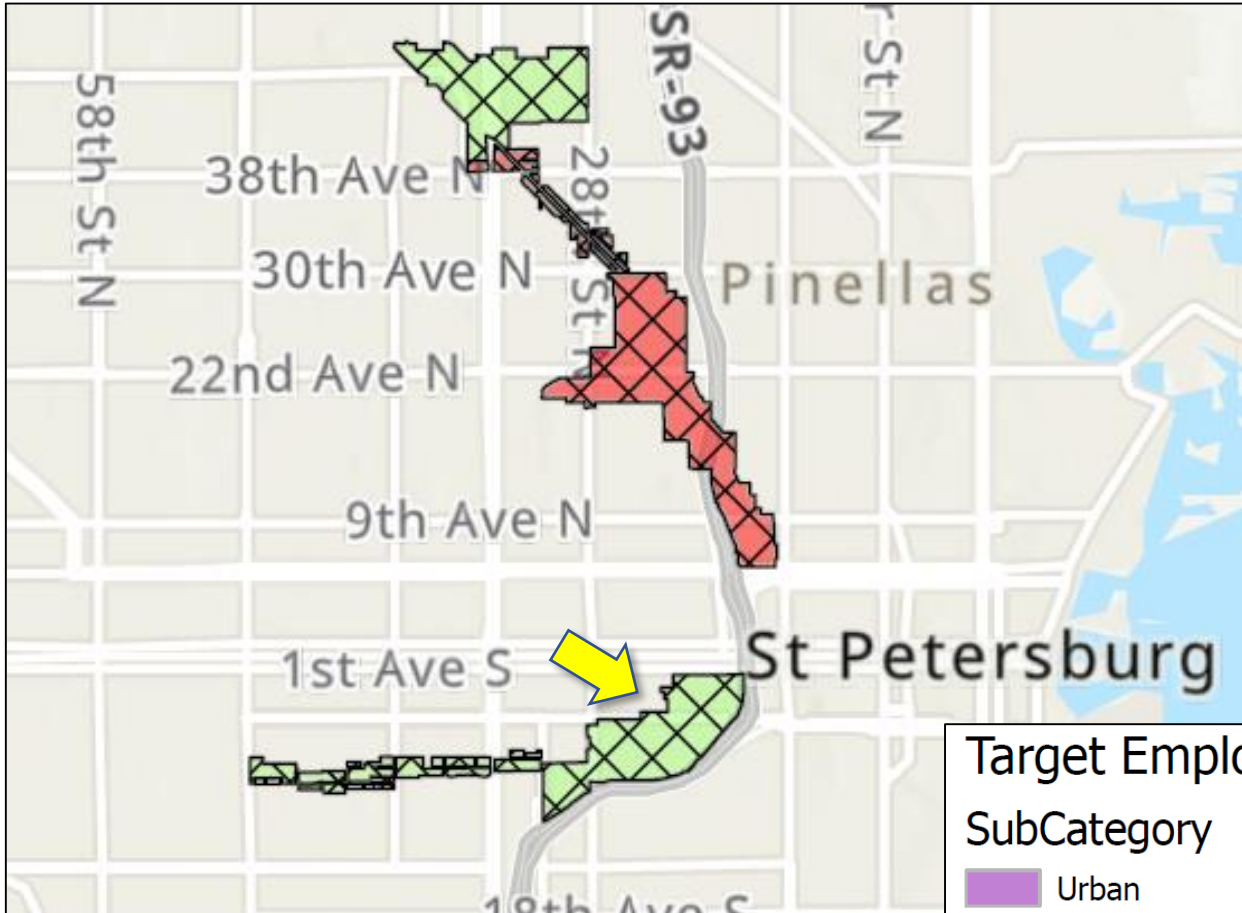


Place Projects Land Use Strategy TOD Overlay Workshop (2022)



Target Employment & Industrial Land Study Update (2023)

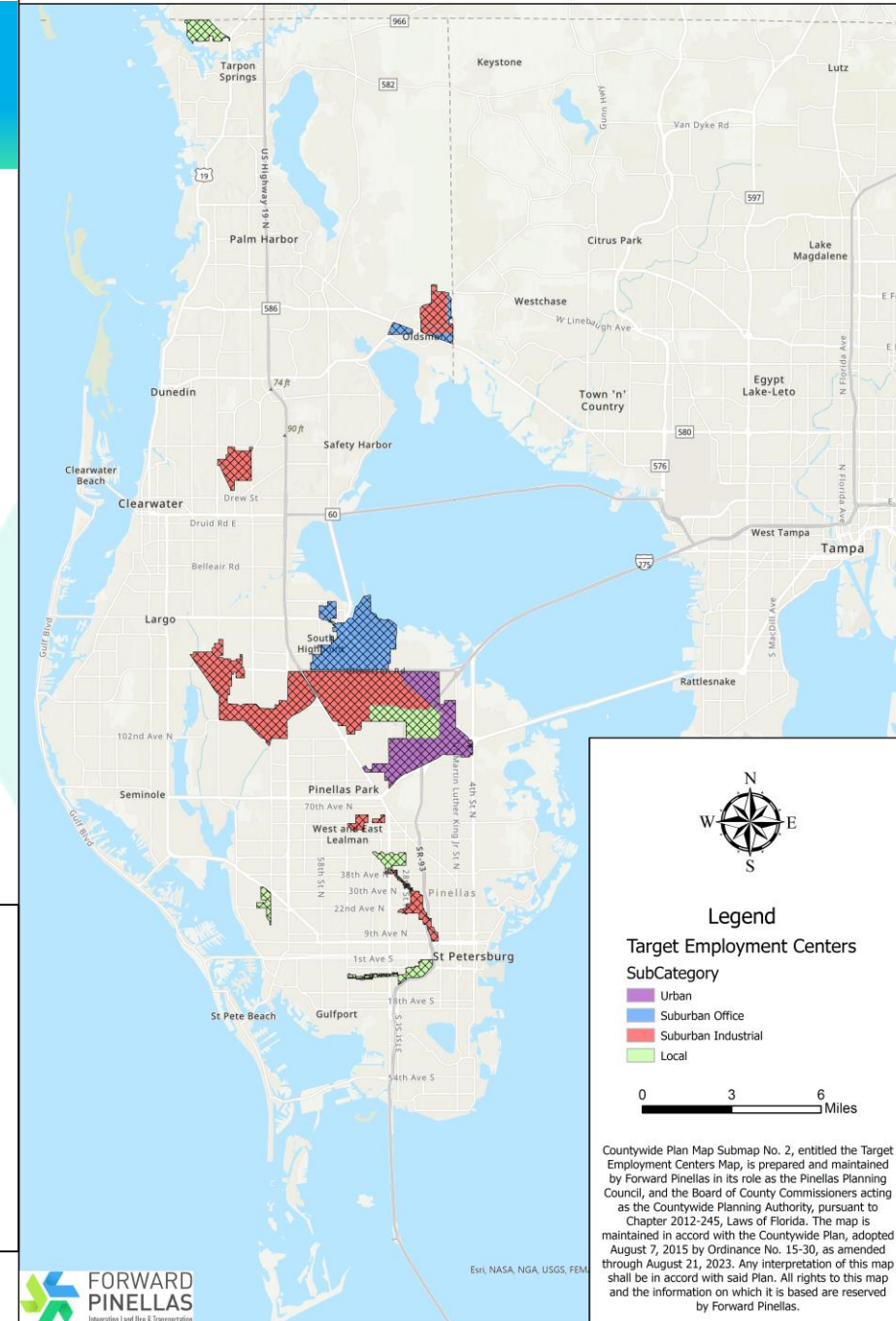
Background Information



Target Employment Centers

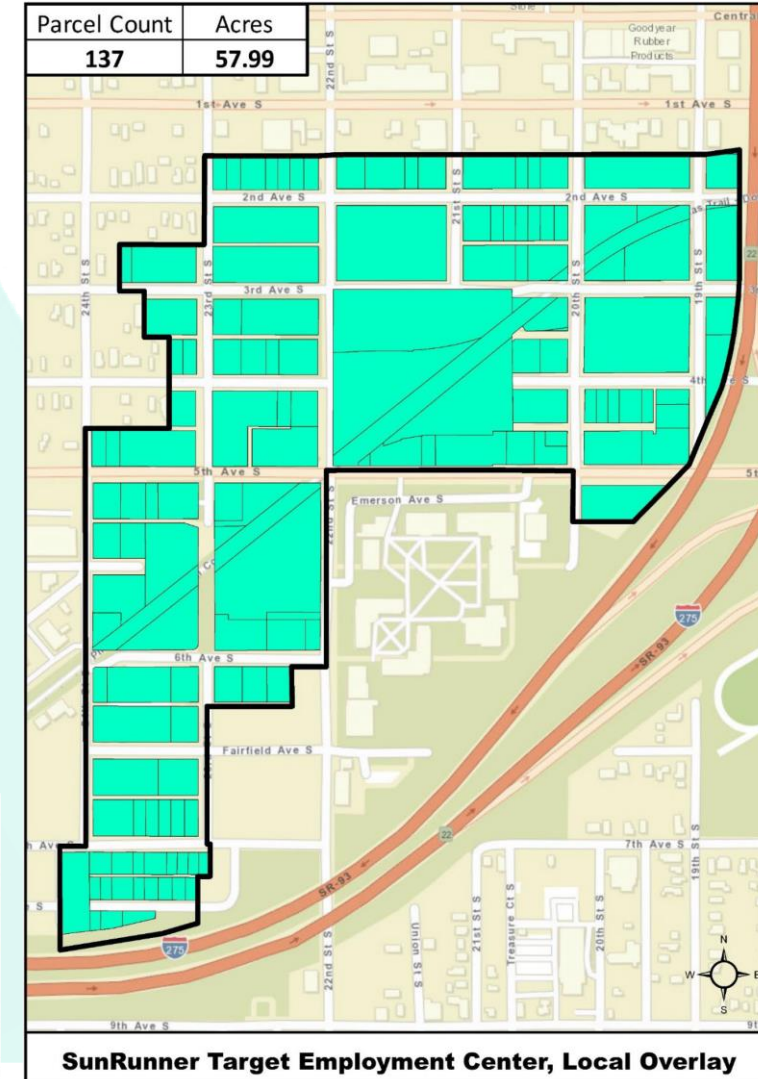
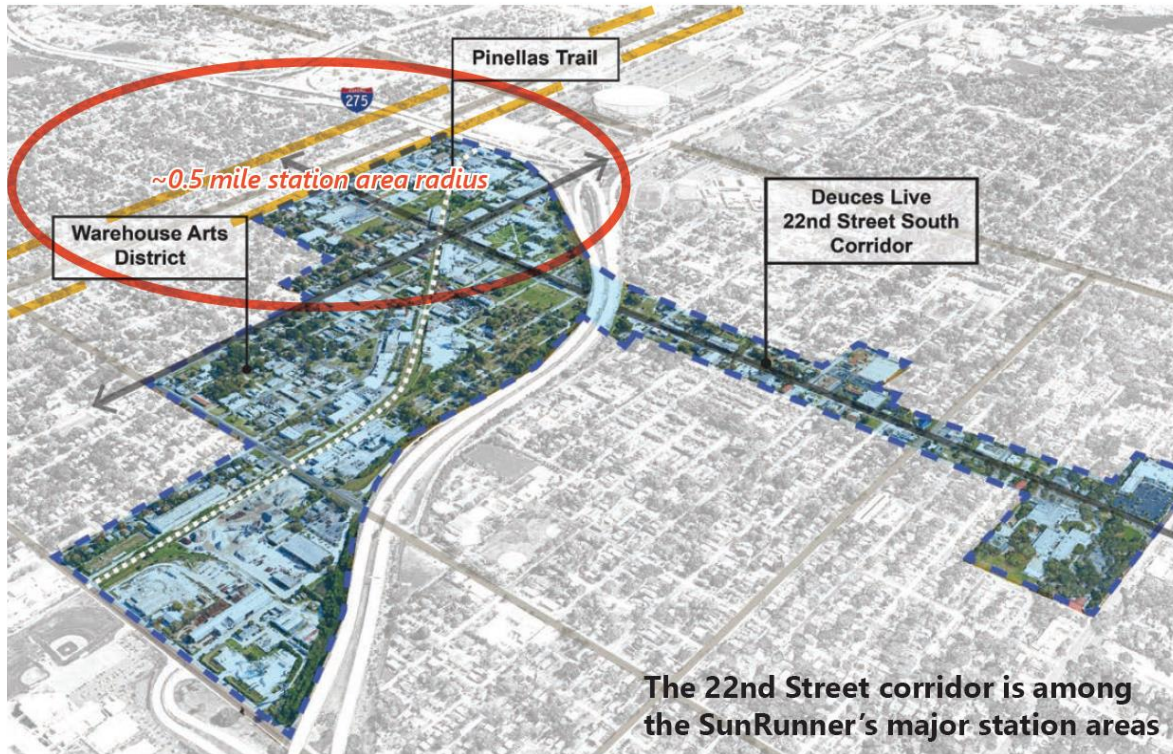
- SubCategory
- Urban
 - Suburban Office
 - Suburban Industrial
 - Local

Target Employment Centers Map
Countywide Plan Submap No. 2



Countywide Plan Map Submap No. 2, entitled the Target Employment Centers Map, is prepared and maintained by Forward Pinellas in its role as the Pinellas Planning Council, and the Board of County Commissioners acting as the Countywide Planning Authority, pursuant to Chapter 2012-245, Laws of Florida. The map is maintained in accord with the Countywide Plan, adopted August 7, 2015 by Ordinance No. 15-30, as amended through August 21, 2023. Any interpretation of this map shall be in accord with said Plan. All rights to this map and the information on which it is based are reserved by Forward Pinellas.

Background Information



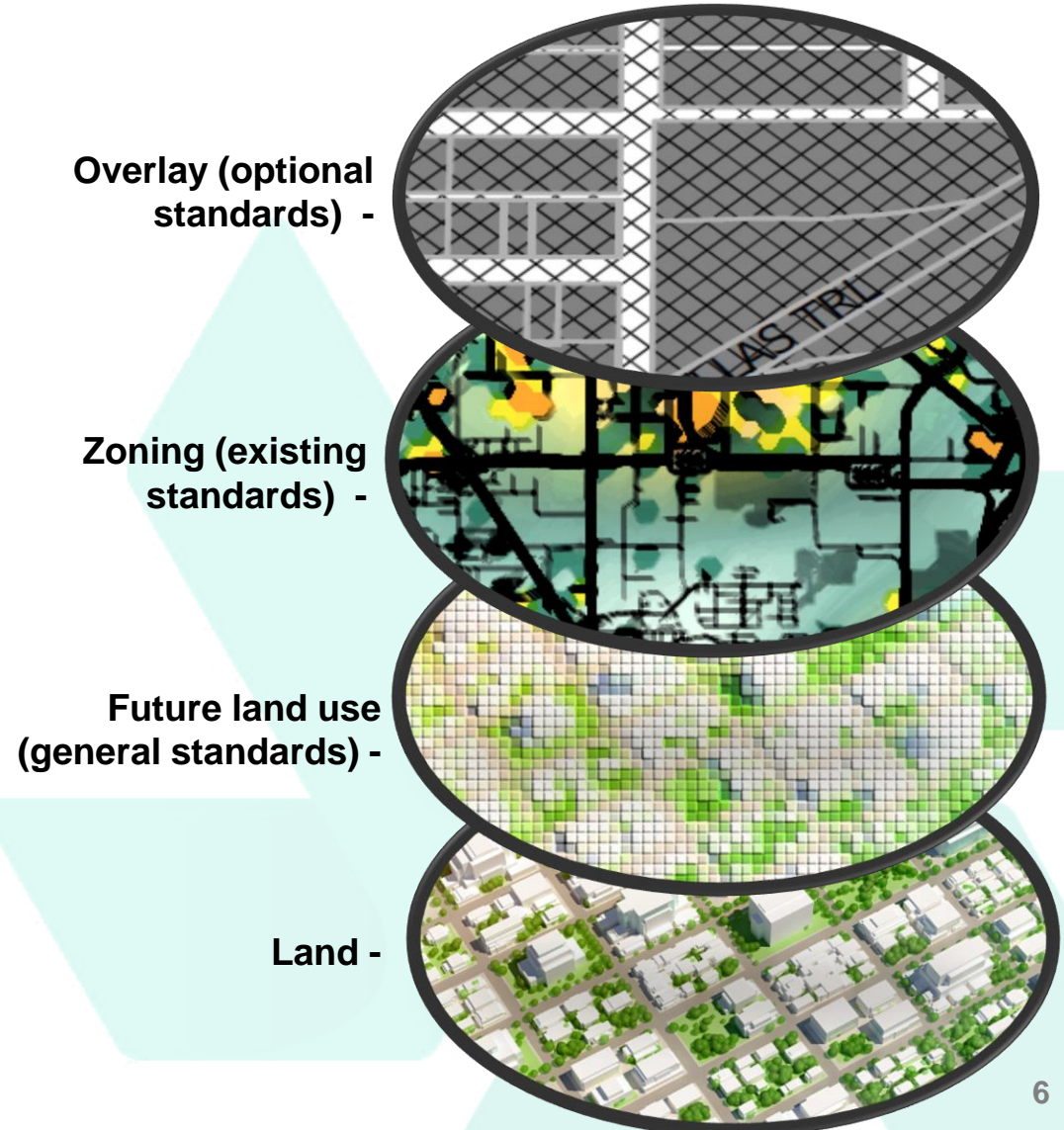
Source: Place Projects and St. Pete Catalyst



What does this request do?

Adopts the Countywide Plan Map amendment - SunRunner Rising Special Area Plan (SAP)

- Required to adopt the Target Employment Center (TEC) - Local subcategory
- Overlay maintains existing development rights while giving property owners options for developing/redeveloping property (mixed-use, artisanal, manufacturing, etc.)
- SAP includes new local Target Employment Uses, intensity standards, bonus provisions, requires development concurrent with or before non-target employment (mixed-use)



Local Target Employment Uses (TEU)

New Land Use Definitions and Parking

- Eleven new land use definitions
 - Artisanal Production
 - Arts Education
 - Arts-Related Sales and Service
 - Artist Retreat
 - Craft Food and Beverage Production
 - Creative Incubators
 - Laboratories and Research and Development
 - Office, Business Incubator
 - Office, Co-Working
 - Office, Design Services
 - Target Employment Use
- Applies Downtown Parking Standards for SunRunner TEC-Local District
- Eliminates parking requirements for TEC-Local uses, but must provide minimum bicycle parking
- Eliminates parking requirements for small-scale non-residential uses
- Reduces parking requirements for existing buildings that redevelop with TOD-supportive uses
- Minimum combined floor area of target employment uses: 30% of net lot area or 40% of gross ground floor building area (whichever is less)

Local Target Employment Uses (TEU)

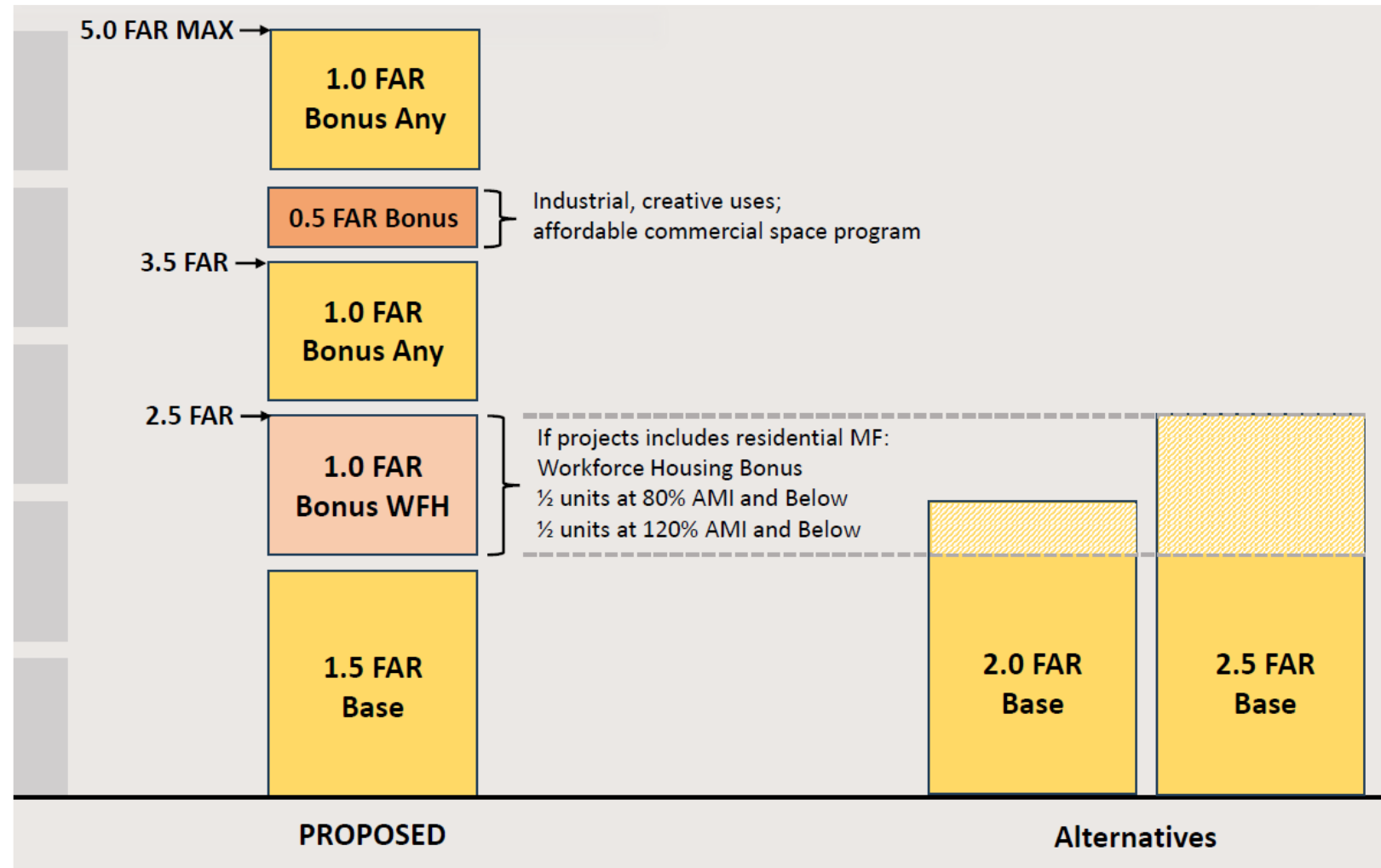
Designated “Qualified Target Employment Uses”

- Any use permitted as a principal use in Industrial Traditional (IT) zoning district
- Artisanal production
- Arts Education
- Arts-Related Sales and Services
- Artist Retreat
- Craft Food and Beverage Production
- Creative Incubator
- Laboratories and RD, Arts Lab or Research Facility
- Laboratories and RD, Test Kitchen
- Museum
- Office, Business Incubator
- Office, Co-Working
- Office, Design Services
- Office, General
- Performing Arts Venue (500 seats or less)
- Brewery
- Catering Service/Food Service Contractor
- Commercial Garden and Greenhouse
- Construction Establishment
- Government Building and Use
- Laboratories and Research and Development
- Manufacturing – Light, Assembly and Processing
- Manufacturing – Heavy
- Motor Vehicle Service and Repair
- Nursery
- Office, Temporary Labor (Day Labor)
- Office, Veterinary
- Publishing and Printing
- Recycling Center
- School, All Others
- Service, Fleet Based
- Studio
- Warehouse
- Wholesale Establishments

Floor Area Ratio (FAR) Bonuses

Proposed FAR Bonuses

- Base allowance permitted up to 1.5 FAR
- Workforce Housing (0.1 FAR minimum increment)
- Land Uses (0.5 FAR minimum increment)
- Streetscape Design, Street Frontage, and Pinellas Trail Frontage (0.5 FAR minimum increment)



Building Heights

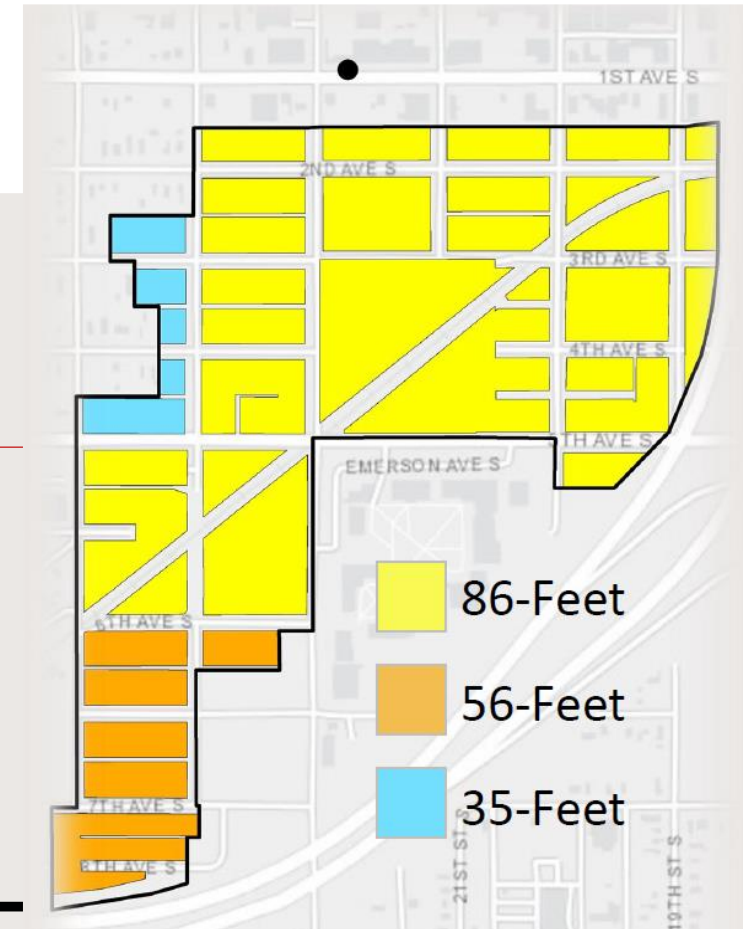
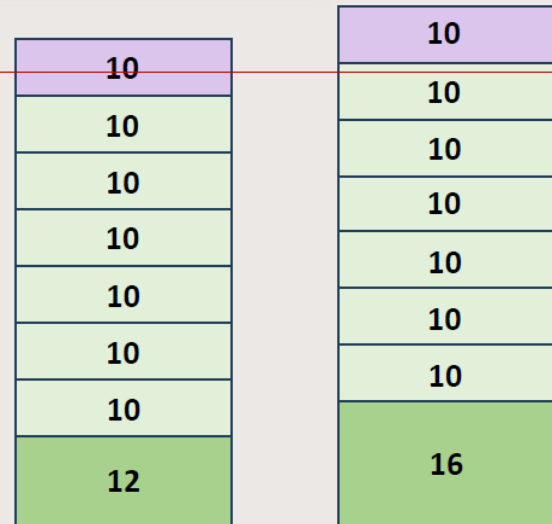
Proposed Maximum Building Heights

- Existing regulations allows up to 50-feet
- Buildout modeling was conducted to test and confirm the feasibility of constructing a building with a 5.0 FAR

Maximum Building Heights Proposed:

- Existing IT allows 50-feet
- Modelling for 5.0 FAR

FL Building Code 75-Feet
To The Floor of Highest
Occupied Floor Level
Mid-Rise v. High-Rise



Buildout Analysis

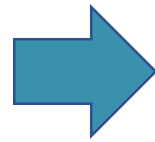
Employment Capacity

- By 2050, this area is projected to have an increase in the number of jobs from 1,784 jobs to 3,120 jobs (+75%)

Redevelopment Potential

Proposed - Max Base FAR							
1.5 FAR	Dev. Percent Assumption	Potential Acres	Potential Total Sq Ft of New Development (Potential Acres * FAR)	Potential Sq Ft of Residential (Total SF of new development - Required SF of TEC use)	Units	Occupancy Rate	Potential Population
Low	30%	13.34	871,358.1	697,086.5	697	1.50	1,046
Med	50%	22.23	1,452,263.6	1,161,810.9	1,161	1.50	1,742
High	80%	35.56	2,323,621.7	1,858,897.4	1,858	1.50	2,787

Countywide Plan Map Designation



Recommendation

Proposed Countywide Plan Map Amendment Findings

- This proposed local future land use map and special area plan amendment does not change the boundaries of an existing Countywide Target Employment Center or existing Target Employment Center subcategory
- The Industrial, Activity Center & Target Employment Center categories are appropriate for the proposed use of the property and is consistent with the criteria for utilization of this category
- The proposed amendment either does not involve, or will not significantly impact, the remaining relevant countywide considerations

Staff finds the proposed amendment consistent with the Relevant Countywide Considerations and recommends approval

Planners Advisory Committee and Pinellas Planning Council recommends approval