



FORWARD
PINELLAS

Integrating Land Use & Transportation

Countywide Planning Authority Countywide Plan Map Amendment

CW 21-13

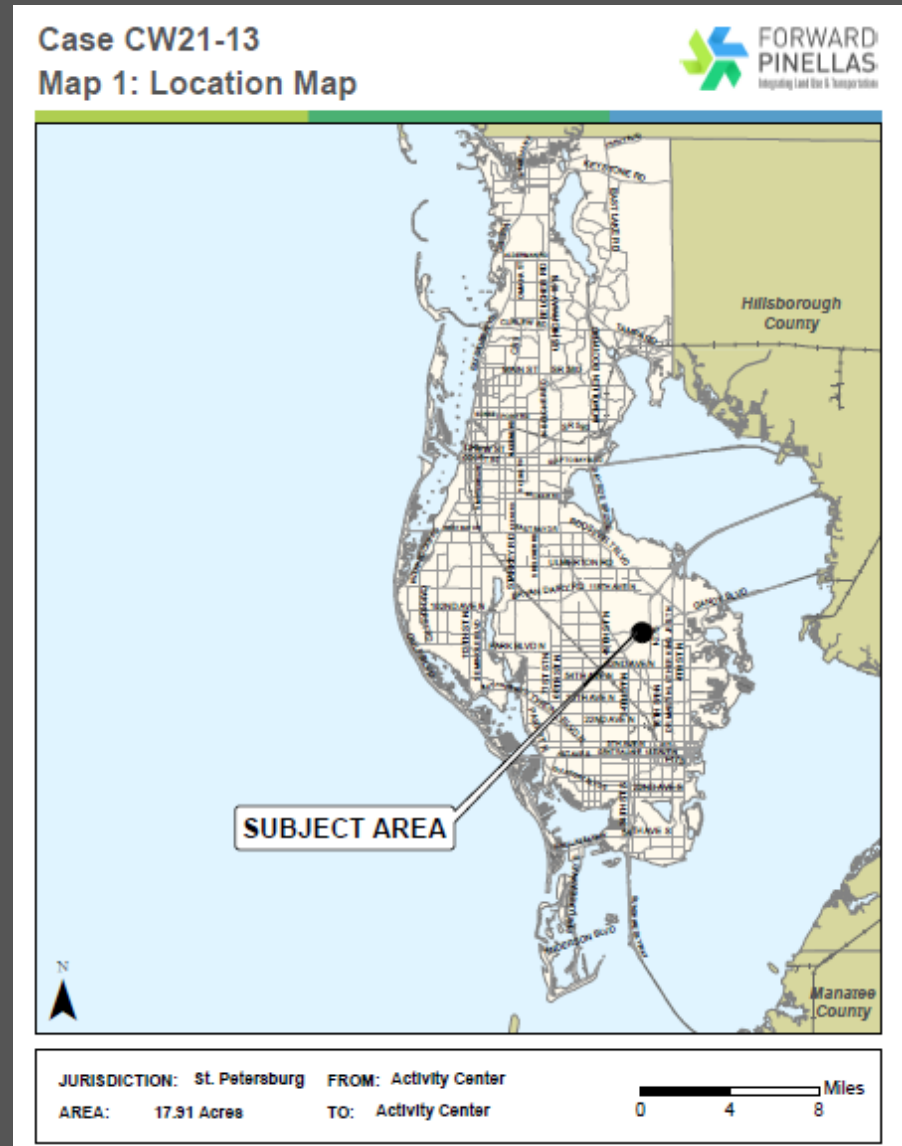
St. Petersburg

December 7, 2021



City of St. Petersburg Requested Action

- The City of St. Petersburg seeks to make amendments within an existing Activity Center
- The purpose of this amendment is to allow for the development of multi-family residential units
- However, to do, the City's underlying local future land use category must be amended – required to be reviewed due to Countywide Rules



City of St. Petersburg Requested Action

Countywide Activity Center category serves as overlay on City's Local Future Land Use Map

Underlying local category requested to be amended from Industrial Limited to Planned Redevelopment - Commercial

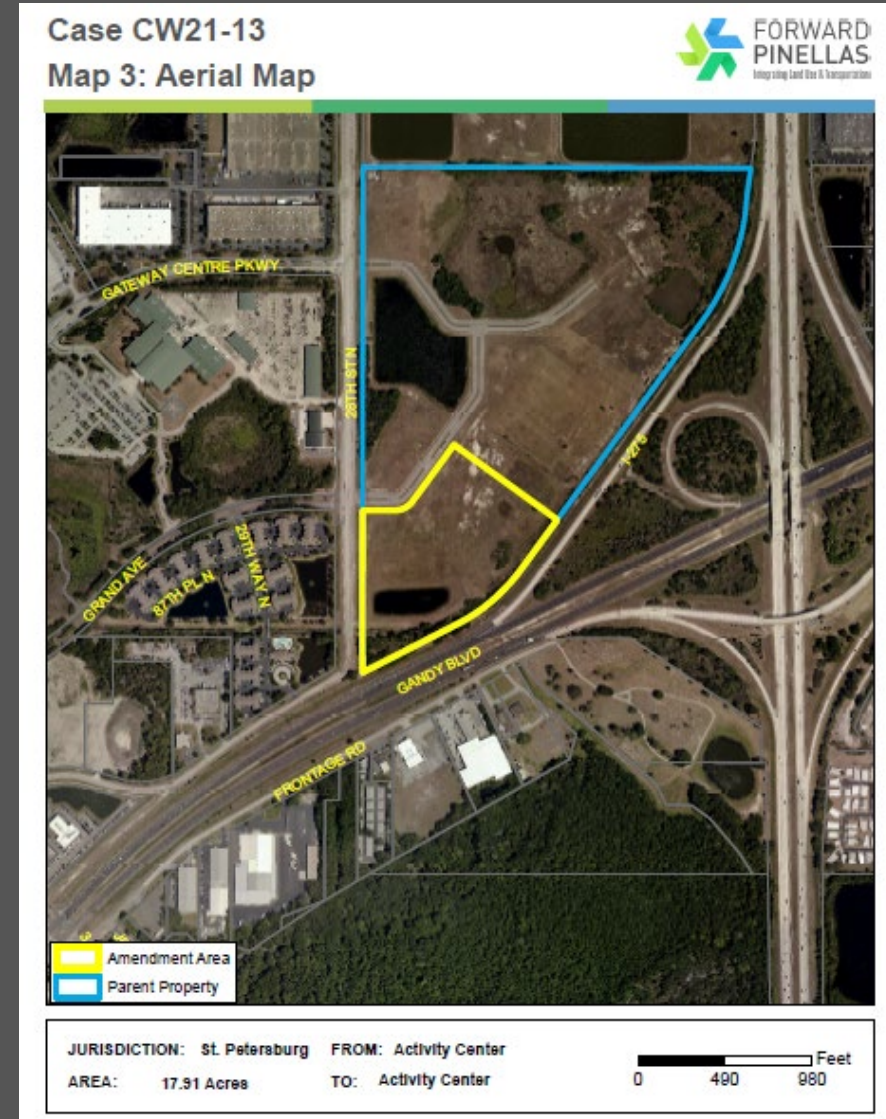
Industrial Limited corresponds to Employment on Countywide Plan Map

Required to be reviewed through Countywide public hearing process



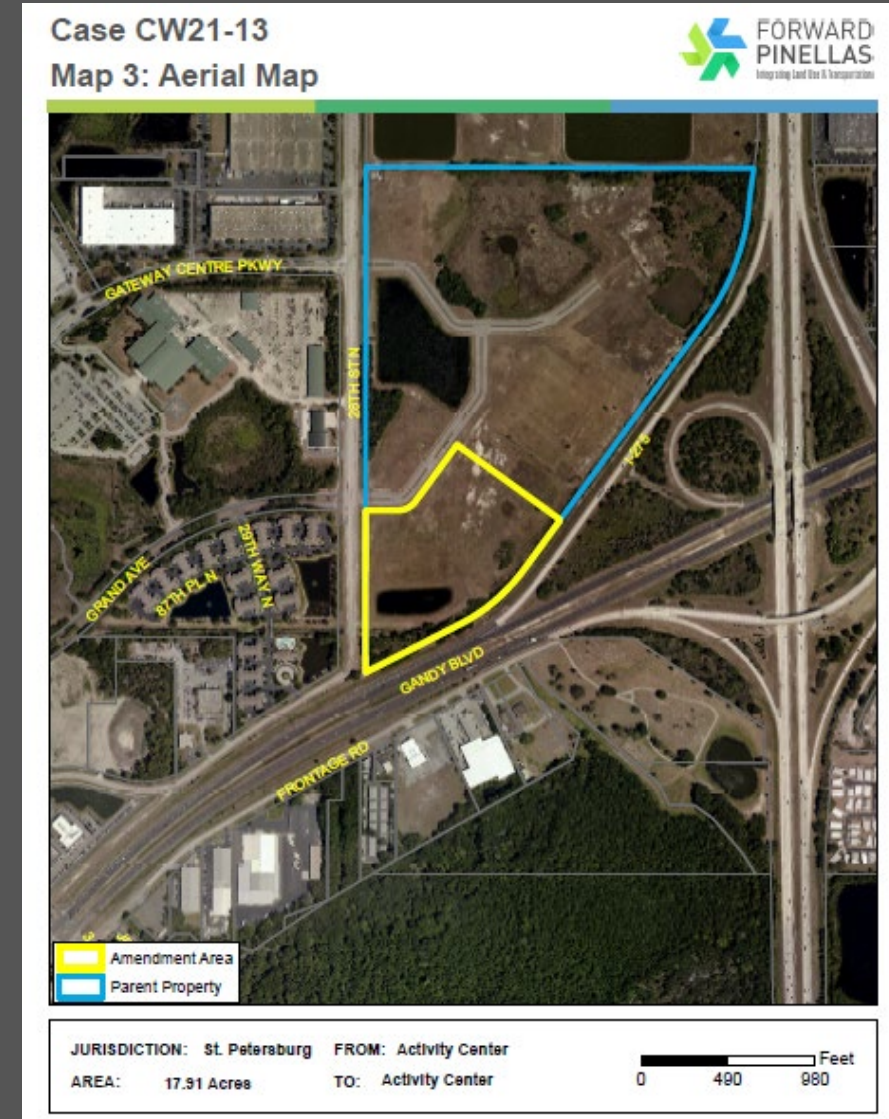
Site Description

- **Location:** Northwest corner of Gandy Boulevard and I-275
- **Area Size:** Approximately 17.91 acres
- **Existing Uses:** Vacant
- **Surrounding Uses:** Residential, Automotive, Self-Storage, Commercial



Site Context

- The amendment area is part of a larger parent property totaling approximately 93.38 acres, owned by Jabil Circuit, Inc.
- Of those 93.38 acres, approximately 61.10 acres are designated Industrial Limited on the local future land use map (FLUM), currently including the amendment area
- The proposed amendment only applies to the highlighted amendment area, and the remaining parent property will continue to be designated Industrial Limited



Front of the subject property



North of the subject property



West of the subject property



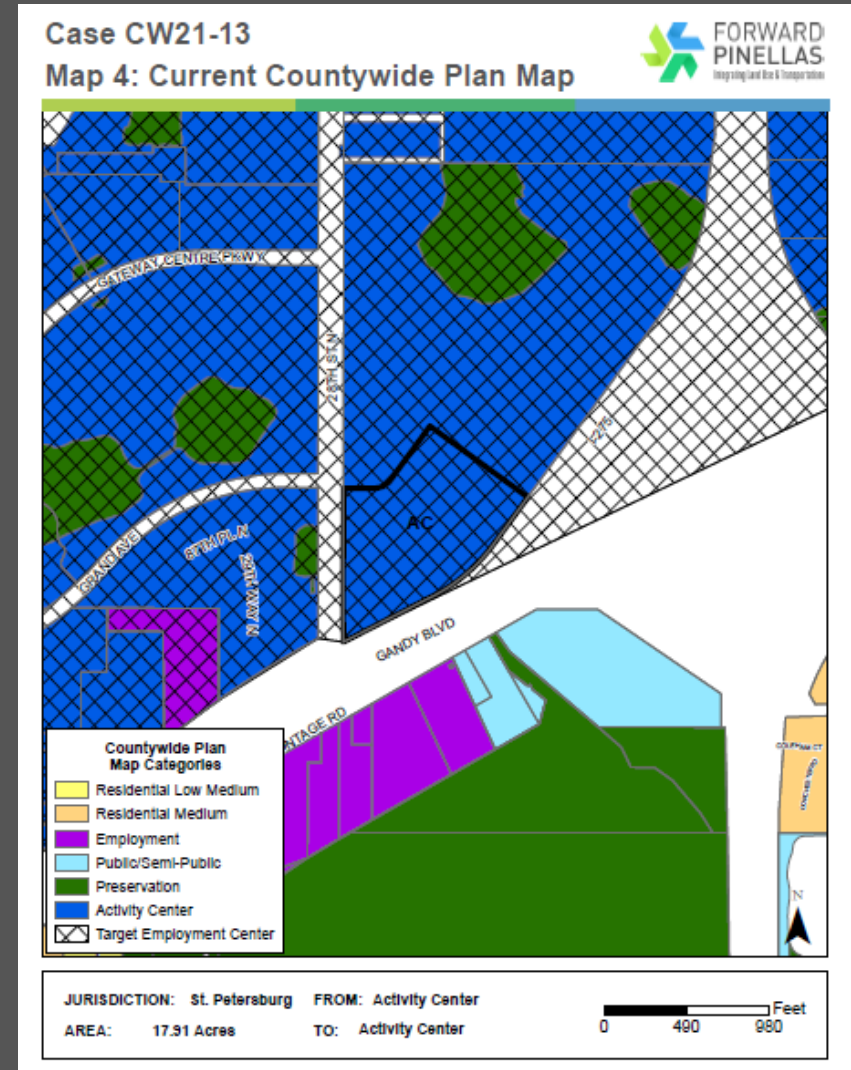
South of the subject property



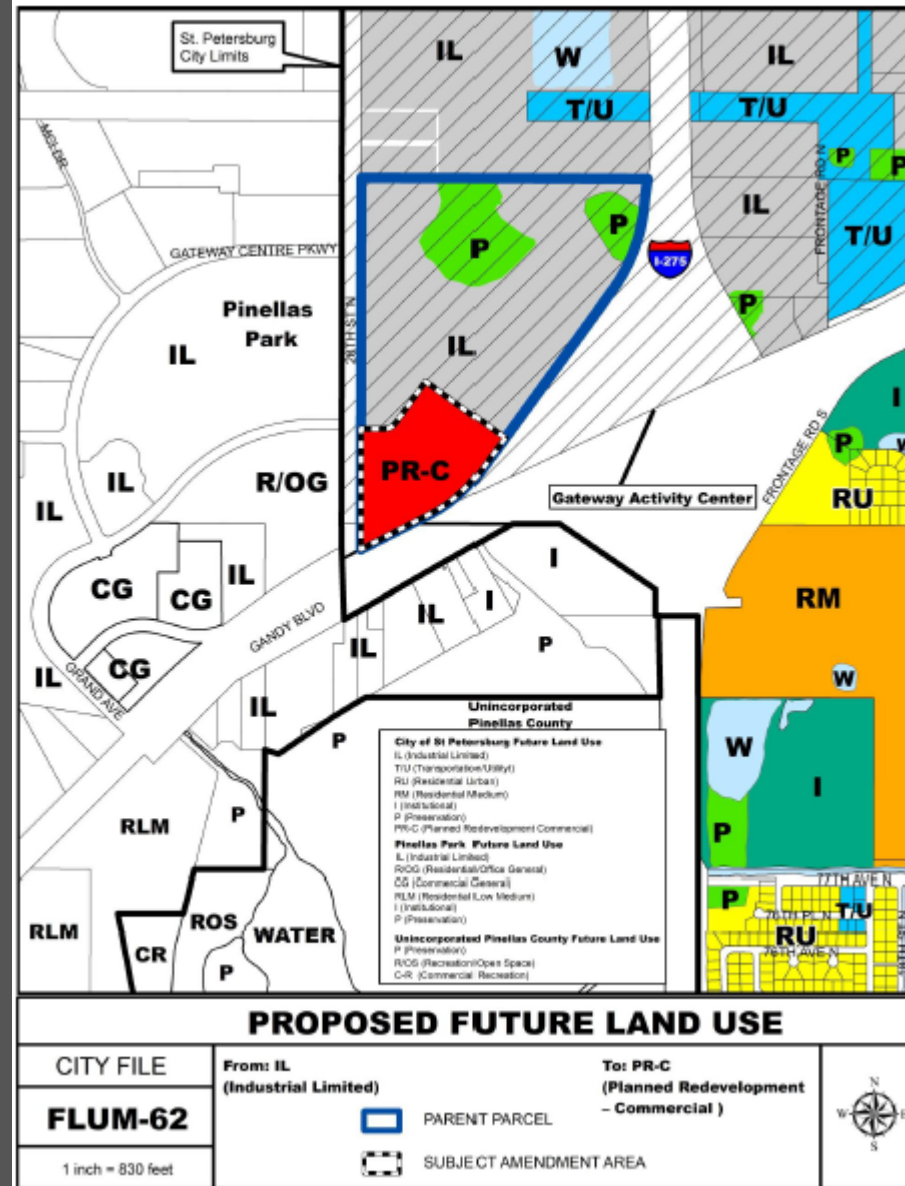
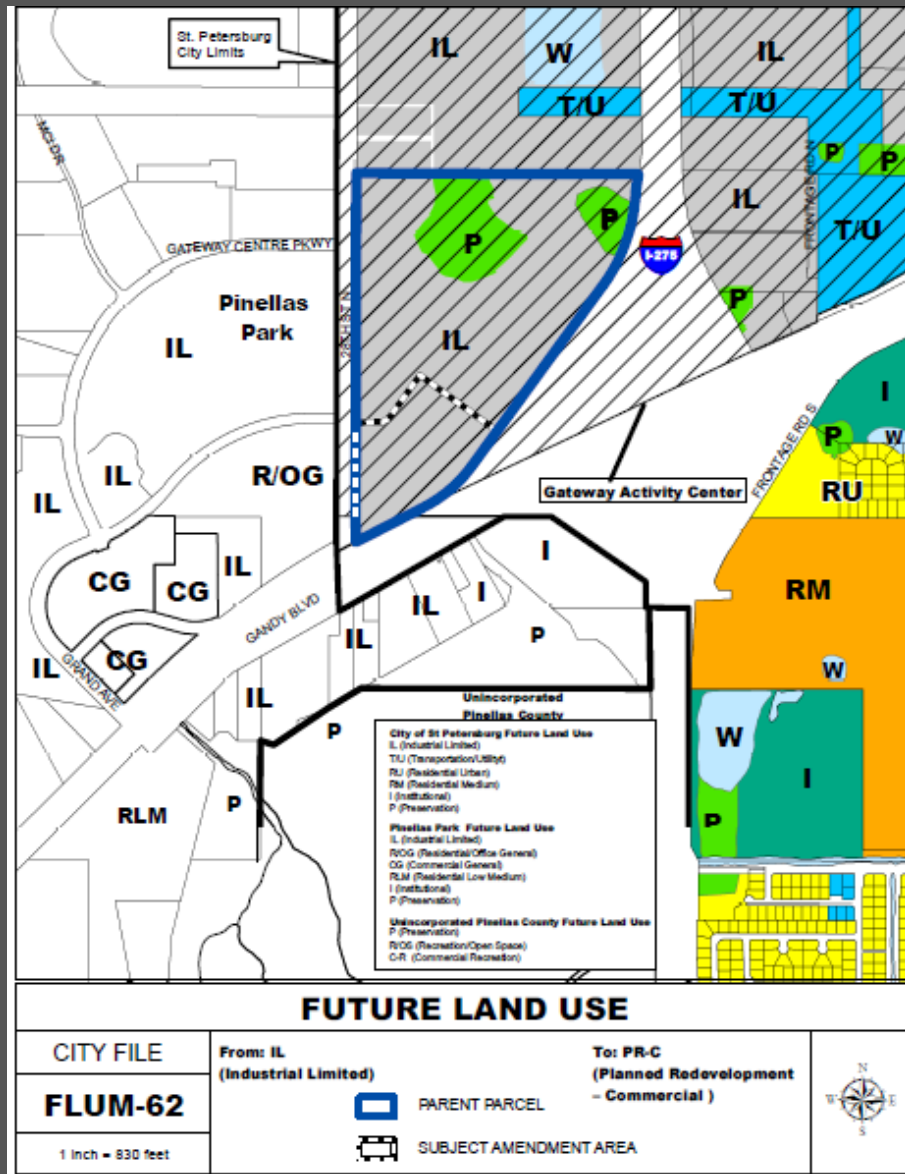
Current and Proposed Countywide Plan Map Category

- **Category:** Activity Center
- **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 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
- **Density/Intensity Standards for Major Activity Center:**

Use	Density/Intensity Standard
Residential	Shall not exceed 150 UPA
Temporary Lodging Density	Shall not exceed 250 UPA
Nonresidential or Mixed-Use Intensity	Shall not exceed 5.0 FAR



Current and Proposed Local Future Land Use Category



Analysis of the Relevant Countywide Considerations

Relevant Countywide Considerations

1. **Consistency with the Countywide Rules:** Consistent with Rules and locational characteristics.
2. **Adopted Roadway Level of Service (LOS) Standard:** The amendment area is located on the corner of 28th Street N and Gandy Blvd. 28th Street N is operating at an LOS “D” or above. Gandy Blvd is operating at an LOS ‘F”. However, access to the subject property is primarily from 28th Street N, which is designated LOS “B” with a volume to capacity ratio of 0.28.
3. **Location on a Scenic/Noncommercial Corridor (SNCC):** The amendment area is not located within a SNCC; therefore, those policies are not applicable.
4. **Coastal High Hazard Areas (CHHA):** The amendment area is not located on a CHHA; therefore, those policies are not applicable.
5. **Activity Center and Multimodal Corridor Plan Categories:** The amendment area involves the Gateway Regional Activity Center, but will not change the boundaries or size of the Activity Center. The City has addressed the Planning and Urban Design Principles.
6. **Adjacent to or Impacting an Adjoining Jurisdiction or Public Educational Facility:** The amendment area is not adjacent to a public educational facility. The amendment area is directly adjacent to the City of Pinellas Park. However, City staff were contacted and found no issues with the amendment.
7. **Reservation of Industrial Land:** The proposed amendment involves the reduction of industrially designated land at the underlying local future land use category.



- Countywide Rules Section 6.1.5.2 states that a development agreement can be considered in accordance with the consistency criteria and Relevant Countywide Considerations and Countywide Plan Rules
- In this case, the Development Agreement directly impacts the Countywide Considerations surrounding the conversion of Employment/Industrial designated lands
- In 2010, a Development Agreement was approved between the City and Jabil Circuit, Inc. which **approved 450,000 square feet (sf) of office space, 500,000 sf of light industrial, and 50,000 sf of retail** on the parent property as a whole



- Now a Development Agreement is proposed approving the development of a maximum of **500 multifamily residential units and a maximum of 1,000,000 sf of industrial uses**
- Additionally, the Development Agreement requires that at least **200,000 sf of industrial uses be built prior to or concurrently with** the multifamily residential units
- While the proposed amendment reduces industrially designated land, the Development Agreement allows for the development of **more industrial land** than initially intended



Countywide Considerations Section 6.5.4.4 (Conversion Criteria for Employment Related Categories and Uses)

- A local future land use map amendment that converts a category corresponding to Employment, Industrial or Target Employment Center are required to address the criteria outlined in Countywide Rules 6.5.4.4

1. Target Employment Opportunities

- With the proposed Development Agreement, **1,000,000 sf of industrial uses could provide for approximately 531 employees** compared to 266 employees under the conditions of the previous Development Agreement
- For those 531 employees, the **average annual wage is expected to be approximately \$71,085** compared to approximately \$61,101 for the potentially 266 employees under the conditions of the previous Development Agreement
- The average annual salary of the county (identified by PCED), is approximately \$48,901
- The proposed amendment allows for **increased potential target employment opportunities**, in addition to **higher wages**



2. Amendment Site Characteristics

- Amendment area is in the **Gateway Activity Center**, which is considered Pinellas County's economic engine for employment and manufacturing jobs

3. Amendment Area Characteristics

- The proposed multifamily housing will provide a minimum of **20 percent workforce housing** and provides a compatible land use transition to **existing multifamily housing to the west**
- Industrial uses are planned to the north
- Surrounding area includes other **industrial uses (Great Bay Distributing)**, and **light manufacturing uses** on the north side of Gandy Blvd
- Amendment furthers the goals of the Gateway Master Plan by adding target employment opportunities and workforce housing



Summary and Conclusion

SUMMARY

- The proposed amendment does involve Countywide Consideration 6.5.3.1.7 in reducing industrially designated land on the local future land use map (FLUM) of the City of St. Petersburg
- However, while the proposed amendment reduces industrially designated land, the conditions of the Development Agreement will allow for increased industrial uses than initially intended

CONCLUSION

- The proposed amendment is appropriate for the intended purpose and is consistent with the locational characteristics for the Activity Center category.
- On balance, it can be concluded that the proposed amendment is consistent with the Relevant Countywide Considerations contained in Section 6.5.3.1 of the Countywide Rules.



Public Comments

- There have been no public comments for Case CW 21-13

