



**FORWARD  
PINELLAS**  
Integrating Land Use & Transportation

# Countywide Planning Authority Subthreshold Countywide Plan Map Amendment

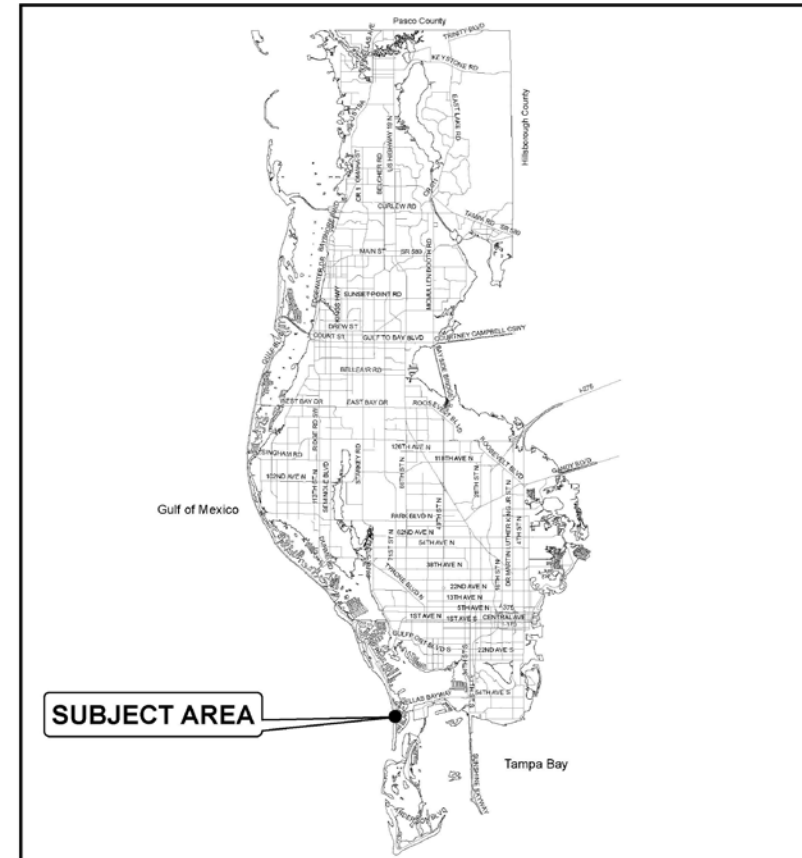
CW19-06

City of St. Pete Beach

April 9, 2019

## City Requested Action

- The City of St. Pete Beach seeks to amend a property from Public/Semi-Public to Residential Medium
- The purpose of this amendment is to allow for redevelopment from school to multi-family residential



Map 1 - Location

CASE #: CW19-06

FROM: Public/Semi-Public

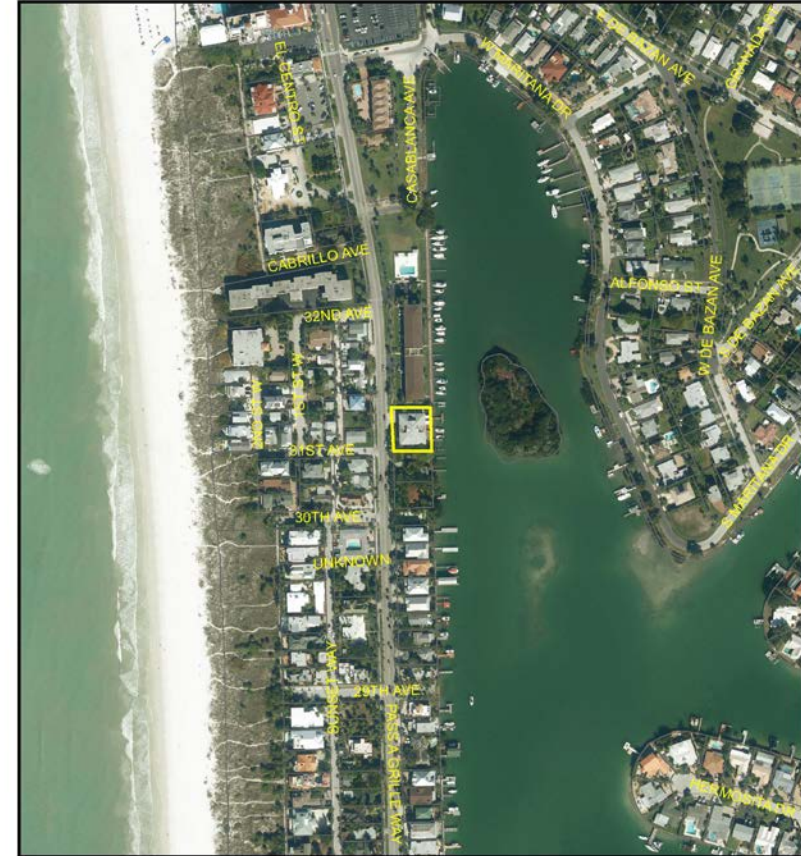
AREA: 0.3 Acres

JURISDICTION: The City of St. Pete Beach TO: Residential Medium



## Site Description

- **Location:** 3101 Pass-a-Grille Way
- **Area Size:** 0.32 acres
- **Existing Uses:** Vacant, previously a private school
- **Surrounding Uses:** Residential



Map 3 - Aerial

CASE #: CW19-06

FROM: Public/Semi-Public

AREA: 0.3 Acres

JURISDICTION: The City of St. Pete Beach TO: Residential Medium



0 100 200 400 Feet



# North of the Subject Property



# West of the Subject Property



# South of the Subject Property

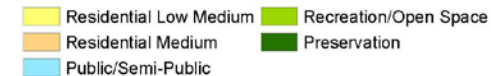


## Current Countywide Plan Map Category

- **Category: Public/Semi-Public**
- **Permitted Uses:** Institutional; Transportation/Utility; Residential; Residential Equivalent; Storage/Warehouse-Light; Storage/Warehouse-Heavy; Recreation/Open Space; Community Garden; Ancillary Nonresidential.
- **Density/Intensity Standards:** Shall not exceed 12.5 units per acre



### Countywide Plan Map Categories



### Map 4 - Current Countywide Plan Map

CASE #: CW19-06 FROM: Public/Semi-Public AREA: 0.3 Acres

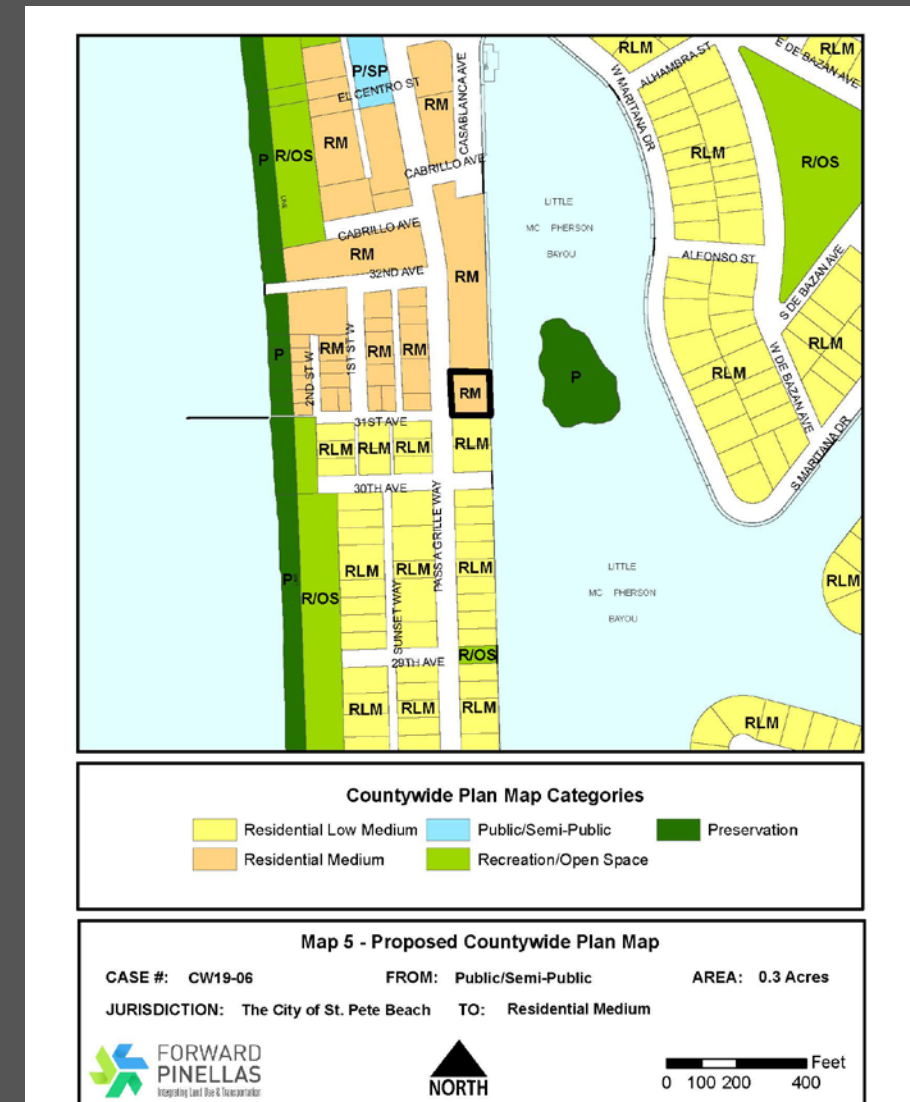
JURISDICTION: The City of St. Pete Beach TO: Residential Medium



0 100 200 400 Feet

## Proposed Countywide Plan Map Category

- **Category:** Residential Medium
- **Permitted Uses:** Residential; Residential Equivalent; Accessory Dwelling Unit; Public Educational Facility; Recreation/Open Space; Community Garden; Ancillary Nonresidential\*; Office\*; Personal Service/Office Support\*; Retail Commercial\*; Transportation/Utility\*; Institutional\*
- **Density/Intensity Standards:** Shall not exceed 15 units per acre.



\* Uses subject to acreage thresholds

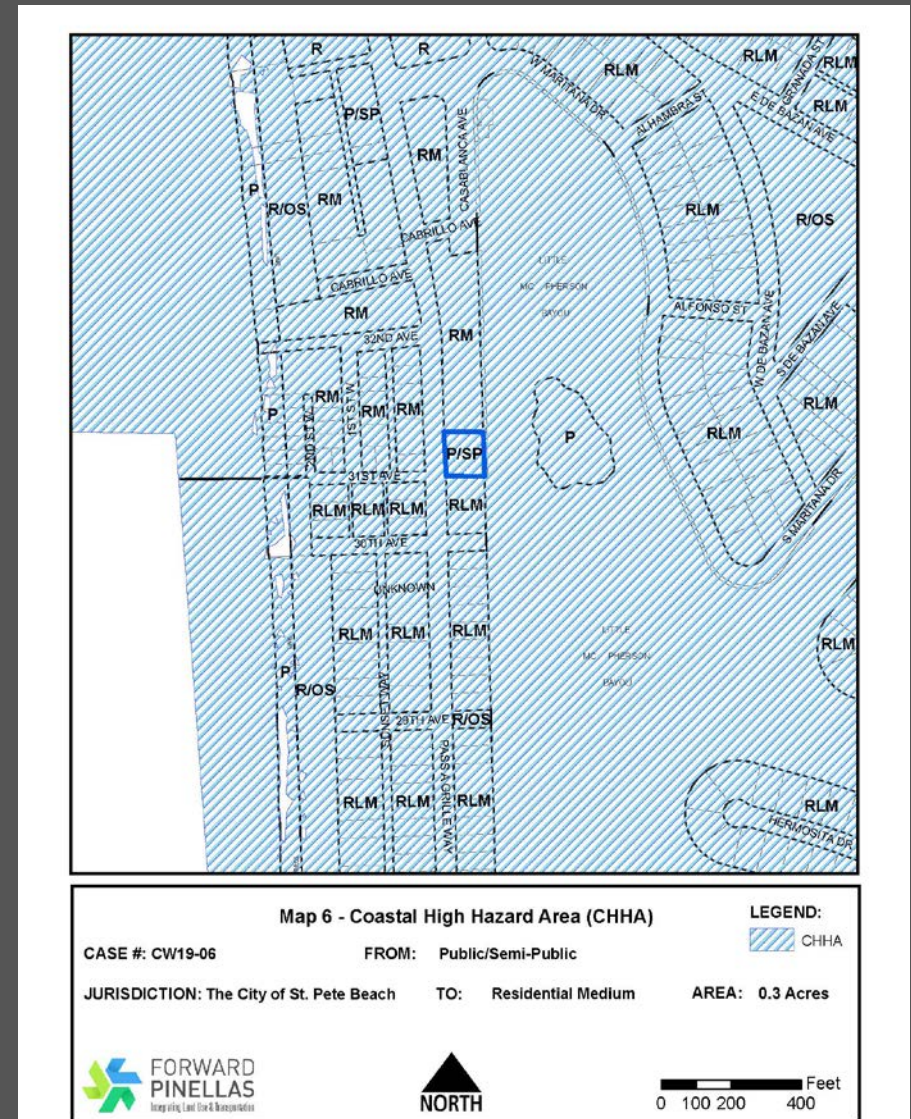




# Analysis of the Relevant Countywide Considerations

## Coastal High Hazard Area (CHHA) Considerations:

- The proposed amendment location is within a CHHA.
- The prospective land-use change would result in a de minimis increase in residential population.
- St. Pete Beach staff has indicated that should the property redevelop into any multi-family dwelling, the applicant will need to demonstrate compliance with city evacuation provisions, as well as demonstrate at the time of permitting that existing infrastructure meets the capacity needs of any planned redevelopment.



### **Conclusion:**

- The proposed amendment is appropriate for the intended purpose, and is consistent with the locational characteristics for the Residential Medium 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.



# Analysis of the Relevant Countywide Considerations

## Relevant Countywide Considerations

1. Consistency with the Countywide Rules: Consistent with purpose and locational characteristics.
2. Adopted Roadway Level of Service (LOS) Standard: Roadways meet LOS standard.
3. Location on a Scenic/Noncommercial Corridor (SNCC): Not located on a SNCC.
4. Coastal High Hazard Areas (CHHA): Is located within the CHHA, however, the city has demonstrated that the proposed amendment is compliant with several balancing criteria that would reduce overall CHHA impact.
5. Activity Center and Multimodal Corridor Plan Categories: Does not involve AC or MMC.
6. Adjacent to or Impacting an Adjoining Jurisdiction or Public Educational Facility: Will not negatively impact the adjacent jurisdiction nor will negatively impact a public educational facility.
7. Reservation of Industrial Land: Does not involve the conversion of Employment, Industrial, or Target Employment Center-designated land to another category.

