



**FORWARD
PINELLAS**
Integrating Land Use & Transportation

Countywide Planning Authority Regular Countywide Plan Map Amendment

CW18-23

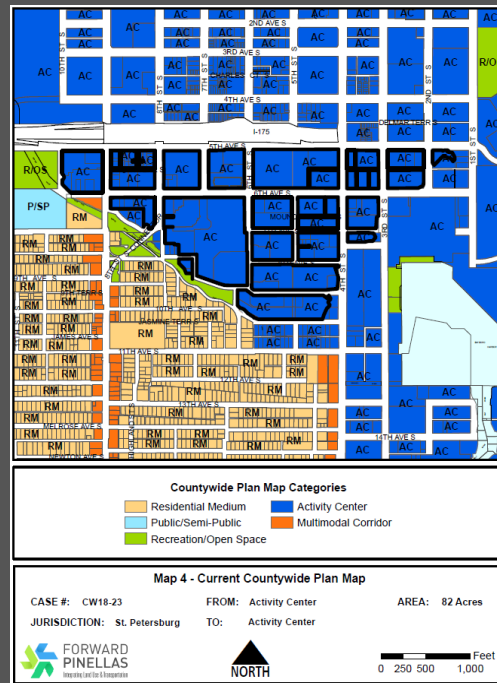
City of St. Petersburg

December 11, 2018

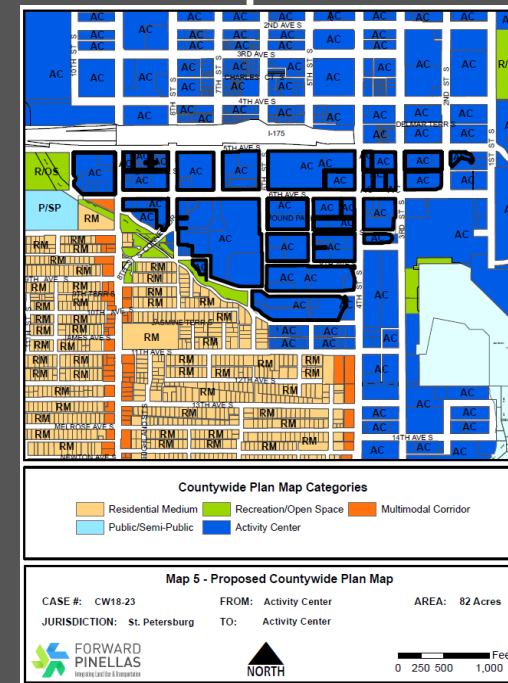
Background

- Section 6.5.4.3.4 of the Countywide Rules requires amendments to existing Activity Centers which cause the density and/or intensity standards to exceed the thresholds for the corresponding subcategory are classified as Tier III map amendments.
- The threshold for a Major Center is a 2.5 floor area ratio/75 units per acre.

Current

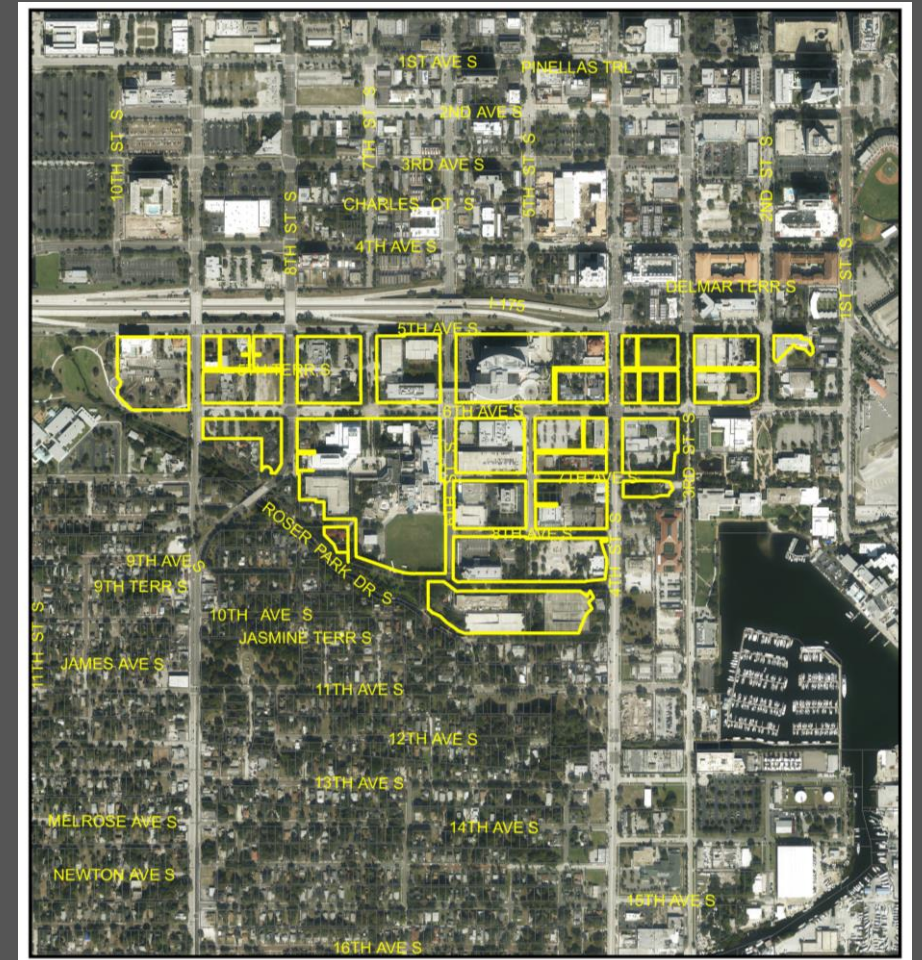


Proposed



Amendment Area and Surrounding Uses

- The amendment area encompasses approximately 82 acres (32 acres are surface parking lots or vacant property) and is located in downtown St. Petersburg.
- A majority of the land within the amendment area is owned or controlled by Johns Hopkins All Children's Hospital, Bayfront Health, and the University of South Florida - St. Petersburg.
- The uses surrounding the amendment area are residential to the south, and a mix of uses to the north, east, and west.



Local Government Requested Action

- The City of St. Petersburg is seeking approval of amendments affecting the Activity Center designation for a portion of property in the Innovation District in order to attract talent, high-wage jobs, and new investment.
- The strategy is to strengthen the area by integrating supportive uses at higher intensities (i.e., residential, office, commercial services, restaurant, lodging, etc.).
- Amendments also include urban design and streetscape standards which will enhance the area's transportation network and pedestrian accessibility.



Current and Proposed Maximum Land Use Intensity

Current Maximum Land Use Intensity

FLU Category	ACRES	SQ. FT.	FLOOR AREA RATIO
INS	76.82	3,346,279.20	4,601,133.90
PR-MU	5.55	241,860.68	616,744.73
TOTAL	82.37	3,588,139.88	5,217,878.63

Proposed Maximum Land Use Intensity

FLU Category	ACRES	SQ. FT.	FLOOR AREA RATIO: 3.0	FLOOR AREA RATIO: 5.0*
Activity Center (INS)	76.82	3,346,279.20	10,038,837.60	16,731,396.00
Activity Center (PR-MU)	5.55	241,860.68	725,582.03	1,209,303.39
TOTAL	82.37	3,588,139.88	10,764,419.63	17,940,699.39

*bonus potential for workforce housing, historic preservation, urban design elements, public amenities, etc.



Relevant Countywide Considerations

1. Consistency with the Countywide Rules: Consistent with the 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): Does not impact the CHHA.
5. Designated Development/Redevelopment Areas: Is consistent with the redevelopment objectives of the Bayboro Harbor CRA.
6. Adjacent to or Impacting an Adjoining Jurisdiction or Public Educational Facility: Is not adjacent to another jurisdiction or 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.



Consistency with the Land Use Goal 16.0: Planning and Urban Design Principles

1. Location, Size, and Areawide Density/Intensity Ranges: Location, size, and intensity ranges are consistent with transit-supportive multimodal neighborhoods.
2. Connectivity: Preserves and enhances the existing street grid network through a Streetscape and Connectivity Plan.
3. Site Orientation: Flexible setback regulations are provided.
4. Public Realm Enhancements: Amenities are incentivized through floor area ratio exemptions and bonuses.
5. Ground Floor Design and Use: Ground floor space regulations are provided.
6. Transition to Neighborhoods: Building height and setbacks are tiered according to adjacent residential uses.



Conclusion:

- The proposed amendments are appropriate for the intended purpose, and is consistent with the criteria for the Activity Center category.
- On balance, it can be concluded that the proposed amendments are consistent with the Relevant Countywide Considerations found in the Countywide Rules.

