

**CW 20-16**  
**Forward Pinellas Staff Analysis**

**RELEVANT COUNTYWIDE CONSIDERATIONS:**

- 1) **Consistency with the Countywide Rules** – The proposed amendment is submitted by the City of St. Petersburg and seeks to amend the designation of approximately 4.37 acres of property from Public/Semi-Public and Residential Low Medium to Residential Medium and Residential Low Medium.

The Countywide Rules state that the Residential Medium category is “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” and the Residential Low Medium category is “intended to depict areas that are now developed, or appropriate to be developed, in a suburban, low density or moderately dense residential manner; and to recognize such areas as primarily well-suited for residential uses that are consistent with the suburban qualities, transportation facilities, including transit, and natural resources of such areas.”

The locational characteristics of the Residential Medium category are “generally appropriate to locations within or in proximity to urban activity centers.” The subject property in question is located in proximity to and south of the 1<sup>st</sup> Avenue South Activity Center. Additionally, locational characteristics of the proposed category are “in areas where use and development characteristics are medium-density residential in nature” and this subject property is also in an area with other properties designated Residential Medium to its north.

The amendment area is located on 64<sup>th</sup> Street South, abutting 7<sup>th</sup> Avenue South, and is currently used as a church. The purpose of the proposed development is to allow for multifamily residential development. As part of the City of St. Petersburg’s StPete2050 visioning initiative, a market assessment was completed to assess projected population growth by land use type and found that St. Petersburg should experience demand for 31,000 to 47,000 units of new housing over the next 30 years, based on growth trends over the past ten years.

Furthermore, a trending combination of decreasing attendance for churches and increasing demand for new residential units has resulted in requests for reducing church site boundaries, creating new infill opportunities for residential development. As such, large consolidated lots commonly associated with churches are helping the community address a growing need for housing, hence the proposed amendment.

This amendment can be deemed consistent with this Relevant Countywide Consideration.

- 2) **Adopted Roadway Level of Service (LOS) Standard** – The amendment area is located near a roadway segment where the existing Level of Service is operating at a LOS “D” or better; therefore, those policies are not applicable.
- 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)** – Approximately 0.22 acres within the northern portion of the amendment area is located in the CHHA. This area follows the boundaries of Bear Creek which is a small water body that flows from Boca Ciega Bay inland through the subject property and terminates just east of Bear Creek Park. This portion of the amendment area is proposed to be amended to Residential Low Medium, which is consistent with the existing properties adjacent to the amendment area also located in the CHHA. This category has a lower maximum residential density and this requested amendment will have no impact on the CHHA.
- 5) **Designated Development/Redevelopment Areas** – The amendment area is not located within a designated development/redevelopment area, so those policies are not applicable.
- 6) **Adjacent to or Impacting an Adjoining Jurisdiction or Public Educational Facility** – The proposed amendment area is not adjacent to a public educational facility; therefore, those policies are not applicable. The proposed amendment is adjacent to the unincorporated Pinellas County. County staff were contacted and found no issues with the amendment. The proposed amendment is also adjacent to the City of Gulfport. City staff were contacted and found no issues with the amendment.
- 7) **Reservation of Industrial Land** – The proposed amendment area does not involve the reduction of land designated as Industrial or Employment; therefore, those policies are not applicable.

**Conclusion:**

On balance, it can be concluded that the proposed amendment is deemed consistent with the Relevant Countywide Considerations found in the Countywide Rules.