

FORWARD PINELLAS STAFF ANALYSIS



APPLICATION NO.:	Case CW 25-03
STAFF:	Emma Wennick, Program Planner
APPLICANT:	City of St. Petersburg
PROPERTY SIZE:	3.29 acres m.o.l.
CURRENT COUNTYWIDE PLAN MAP CATEGORY:	Residential Medium and Preservation
PROPOSED COUNTYWIDE PLAN MAP CATEGORY:	Office, Residential Medium and Preservation
CURRENT LOCAL FUTURE LAND USE PLAN MAP CATEGORY:	City of St. Petersburg Residential Medium and Preservation
PROPOSED LOCAL FUTURE LAND USE PLAN MAP CATEGORY:	City of St. Petersburg – Residential Office/General, Residential Medium and Preservation
LOCATION / PARCEL ID:	Site 1: 18-30-17-55633-000-0010 Site 2: 18-30-17-74745-001-0010 Site 3: 18-30-17-11322-007-0240 and 0280/0290/0300/0310/0320/0330

BACKGROUND SUMMARY:

The City of St. Petersburg has submitted a Countywide Plan Map amendment for three non-contiguous parcels totaling approximately 3.29 acres. The sites are located within one-third of a mile from each other, all within the Coastal High Hazard Area (CHHA).

- Site 1 (1.23 acres) is a vacant parcel located east of 4th Street North.
- Site 2 (0.71 acres) sits at the northeast corner of 4th Street North and 108th Avenue North and includes a wireless communications tower.

- Site 3 (1.35 acres) comprises seven vacant parcels at the northeast corner of 3rd Street North and Gandy Boulevard North.

The sites currently have split designations: 1.67 acres as Residential Medium and 1.62 acres as Preservation. The City proposes reclassifying the land to 1.22 acres of Residential Medium, 0.71 acres of Office, and 1.36 acres of Preservation. While this represents a net reduction of 0.26 acres in Preservation, the change consolidates fragmented preservation land, particularly by creating a larger, ecologically connected preserve on Site 1.

This amendment supports redevelopment of underutilized land, reflects updated environmental conditions, and responds to previous site history involving code enforcement and special exceptions. The developer's consultant prepared a Habitat Management Plan to guide mitigation and preservation relocation. A binding Development Agreement (DA) limits residential development to 20 units (all on Site 3) and restricts Site 2 to a maximum of 10,000 square feet of office space.

STAFF RECOMMENDATION:

Staff recommends approving the amendment to the Countywide Plan Map from split Residential Medium and Preservation designations to a combination of Residential Medium, Office, and Preservation. The amendment consolidates preservation areas into larger, more ecologically viable parcels and removes preservation designation from developed or disturbed sites.

The Development Agreement effectively caps residential density below current allowable levels within the Coastal High Hazard Area and restricts residential use to Site 3, supporting hazard mitigation policies. The proposal balances redevelopment opportunities with long-term environmental conservation and complies with Countywide Rules on density, land use, and hazard risk.

PLANNERS ADVISORY COMMITTEE RECOMMENDATION:

The Planners Advisory Committee voted unanimously to recommend approval.

LOCAL GOVERNMENT COUNCIL/COMMISSION ACTION:

The City of St. Petersburg City Council held a public hearing on the local future land use map amendment on June 12, 2025 and approved the amendment unanimously.

CURRENT PROPERTY INFORMATION:

Property Use(s):	Vacant unimproved & partially improved.
Site Features:	The three sites feature a mix of wetlands, upland habitats, and existing development elements, including a wireless communication tower and fragmented preservation areas

	surrounded by multifamily and townhome developments.
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PLANNING CONSIDERATIONS:

When considering this application, the following general site conditions, planning concepts, and other facts should be noted:

1. The amendment reduces residential density in the Coastal High Hazard Area by limiting new dwelling units to Site 3 and restricting Site 2 to office use only, supporting hazard mitigation goals.
2. Consolidating Preservation areas into larger, connected parcels on Site 1 enhances ecological viability and aligns with best practices for biodiversity protection.
3. The Development Agreement enforces development limits and land use restrictions, ensuring the amendment's consistency with Countywide policies and the City's comprehensive plan.
4. Realigning land use designations based on updated environmental data corrects mapping inconsistencies and supports smart growth by focusing development on appropriate parcels.

RELEVANT COUNTYWIDE CONSIDERATIONS:

The proposed amendment to the Countywide Plan Map is a legislative decision. The standards for the current and proposed Countywide Plan Map categories are summarized below:

	Current & Proposed Countywide Plan Map Category: Residential Medium	Current & Proposed Countywide Plan Map Category: Preservation	Proposed Countywide Plan Map Category: Office
Purpose:	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,	Intended to recognize natural resource features worthy of preservation and those areas of the county that are now used, or are appropriate to be used, for the conservation, production, and management of the regional potable water	Intended accommodate areas developed, or appropriate to be developed, with office uses, low-impact employment uses, and residential uses (subject to an acreage threshold), in areas characterized by a transition between residential and commercial uses and in areas well-suited for

	transportation facilities, including transit, and natural resources of such areas.	supply and the supporting infrastructure, consistent with the natural resources of the area.	community-scale residential/office mixed-use development.
Permitted Uses:	<p>Permitted Uses Not Subject to Acreage Thresholds – Residential; Residential Equivalent; Vacation Rental pursuant to the provisions of Section 509.242(1)(c), Florida Statutes; Accessory Dwelling Unit; Public Educational Facility; Recreation/Open Space; Community Garden; Agricultural-Light.</p> <p>Permitted Uses Subject to Acreage Thresholds:</p> <ul style="list-style-type: none"> - Uses Subject to Three Acre Maximum – Ancillary Nonresidential; Office; Personal Service/Office Support; Retail Commercial; Transportation/Utility. - Uses Subject to Five Acre Maximum – Institutional (except Public Educational Facilities which are not subject to this threshold, pursuant to the provisions of Section 6.5.4.2). 	<p>Preservation; Environmental Education/Research; Wellfield Protection, and Groundwater Monitoring and Recharge; Resource-Based Recreation; Replacement/Repair of Water Infrastructure; Site Alterations as Permitted by a Management Plan Approved by a Local Government</p> <p>Uses subject to requirements per the local government management plan: Wellfield Development; Water Supply Infrastructure and Facilities</p>	<p>Office; Personal Service/Office Support; Residential Equivalent; Research/Development-Light; Public Educational Facility; Recreation/Open Space; Community Garden; Agricultural-Light.</p> <p>Ancillary Nonresidential; Transportation/Utility; Manufacturing-Light are subject to a three-acre maximum.</p> <p>Residential; Vacation Rental pursuant to the provisions of Section 509.242(1)(c), Florida Statutes; Institutional (except Public Educational Facilities which are not subject to this threshold, pursuant to the provisions of Section 6.5.4.2). are subject to a five-acre maximum.</p>
Max. Density:	15 units per acre	N/A	15 units per acre

Max. Floor Area Ratio (FAR):	0.50	Nonresidential Use: Shall not exceed a floor area ratio (FAR) of .10 No public water supply use shall exceed an FAR of .25	0.50
Max. Impervious Surface Ratio (ISR):	0.75	Nonresidential Use: - Shall not exceed an impervious surface ratio (ISR) of .20. No public water supply use shall exceed an ISR of .50.	0.75

Section 6.5.3. of the Countywide Rules provides the review criteria for amendments to the Countywide Plan Map. An analysis of these criteria are provided below:

1. The manner in, and extent to, which the amendment is consistent with the Countywide Rules and with the Countywide Plan Strategies as implemented through the Countywide Rules.

Staff Analysis: The Countywide Rules designate Residential Medium as allowing medium-density residential development at 15 dwelling units per acre, while Office also allows up to 15 dwelling units per acre. Preservation areas do not allow residential development. The amendment maintains overall residential density within the Coastal High Hazard Area by shifting acreage between these land use categories without increasing total allowable dwelling units. The proposal limits residential development to Site 3 and restricts Site 2 to office use, consistent with density and intensity limits set forth in the Countywide Rules.

The three sites, totaling 3.29 acres, are located within the Coastal High Hazard Area. By consolidating Preservation lands into fewer, larger contiguous areas on Site 1 and reducing fragmented preservation on Sites 2 and 3, the amendment supports ecological sustainability and habitat connectivity. This approach promotes better preservation management consistent with Countywide Rules.

Overall, the amendment's mix of land uses, density limitations, and conservation efforts follows the intent of the Countywide Rules and Countywide Plan Strategies by balancing development needs with hazard mitigation and environmental stewardship within the Coastal High Hazard Area. This careful

land use reallocation and accompanying Development Agreement ensure that the amendment supports the Countywide vision for sustainable, resilient growth.

2. **Forward Pinellas has developed a multimodal accessibility index (MAX index). Proposed amendments will need to maintain a MAX score equal to or better than the Countywide Average MAX score. The Current Countywide Average MAX score: 7.1; if that score is not reached, balancing criteria will be required. An amendment adopting or amending the Activity Center (AC), Multimodal Corridor (MMC) and Planned Redevelopment District (PRD) categories and affecting fewer than 10 acres shall be subject to the Multimodal Accessibility Index (MAX Index).**

Staff Analysis: The Multimodal Accessibility Index (MAX) score for the subject property is 8.4. This score exceeds the countywide average MAX score of 7.1. Since the property's MAX score is above the average, the proposed amendment does not require balancing criteria.

3. **If located within a Scenic/Noncommercial Corridor, the manner in, and extent to, which the amendment conforms to the criteria and standards contained in Section 6.5.4.1 of these Countywide Rules.**

Staff Analysis: The amendment area is not located on a Scenic/Noncommercial Corridor; therefore, those policies are not applicable.

4. **If located within a Coastal High Hazard Area, the manner in, and extent to, which the amendment conforms to the terms set forth in Section 4.2.7.**

Staff Analysis: All three subject sites are located within the Coastal High Hazard Area, where Countywide Rules discourage increases in residential density and intensity. Under the existing Countywide Plan Map designations, the parcels allow up to 25 residential units, based on 1.67 acres designated Residential Medium at 15 units per acre. The proposed amendment, applying 1.22 acres of Residential Medium and 0.71 acres of Office (which also allows 15 units per acre), could permit up to 29 units by land use category alone.

However, the associated Development Agreement caps the total number of dwelling units at 20, with all residential development restricted to Site 3. Site 1 is proposed entirely as Preservation, eliminating all development potential, while Site 2 will be limited to non-residential office use only, with a maximum building size of 10,000 square feet. No new dwelling units are introduced on either Site 1 or Site 2.

This ensures that the amendment does not result in a net increase in allowable residential density within the Coastal High Hazard Area. In fact, the Development Agreement reduces the maximum number of units that could otherwise be built under current designations. The proposal shifts residential use away from the more environmentally sensitive and constrained parcels and consolidates Preservation in a larger, connected area on Site 1. This approach reflects smart planning in a high-risk coastal area and aligns with Countywide Rules regarding hazard mitigation, density control in the Coastal High Hazard Area, and ecological resilience.

- 5. If the amendment involves the creation, expansion, contraction of, or substantive change to the Activity Center, Multimodal Corridor, or Planned Redevelopment District category, the manner in, and extent to, which the amendment conforms to the purpose and requirements of the applicable category, and addresses the relevant Planning and Urban Design Principles described in Section 6.2.6 and Land Use Goal 16.0 of the Countywide Plan Strategies.**

Staff Analysis: The amendment area does not involve the creation, expansion, contraction of, or substantive change to the Activity Center, Multimodal Corridor, or Planned Redevelopment District category.

- 6. The manner in, and extent to, which the amendment significantly impacts a public educational facility or an adjoining jurisdiction.**

Staff Analysis: The proposed amendment is not adjacent to a public educational facility or adjoining jurisdiction; therefore, those policies are not applicable.

- 7. If the amendment involves the conversion from the Employment (E), Industrial (I), or Target Employment Center (TEC) category, the extent to which the amendment area can continue to provide for target employment opportunities as evaluated and set forth in Section 6.5.4.5.**

Staff Analysis: The proposed amendment area does not involve the reduction of land designated as Industrial or Employment; therefore, those policies are not applicable.

PUBLIC CORRESPONDENCE

The proposed Countywide Plan Map amendment was publicly advertised as required by Section 7.8.4. of the Countywide Rules. No public correspondence has been received to date.

CONCLUSION

Staff finds the proposed amendment is consistent with the Relevant Countywide Considerations found in Section 6.5.3.1 of the Countywide Rules.