

CW 22-01
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 11 acres out of an approximately 14.73-acre property from Residential Medium and Multimodal Corridor to Residential High.

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

The amendment area is located west of 6th Street South and north of 32nd Avenue South and is part of a larger property which is approximately 14.73 acres in size, but will only be amending 11 acres of this property. The developer intends to build multifamily housing on the amendment area, which was formerly a mobile home park but is now vacant. Approximately 3.6 acres of the western portion of the amendment area is located in the Coastal High Hazard Area (CHHA). However, the developer has proposed a restrictive covenant that restricts the development of all residential units to only the portion of the property outside of the CHHA. Instead, nonresidential amenities will be developed on the portion of the amendment area located in the CHHA.

The amendment to the Residential High category will allow for higher-density residential uses up to 30 units per acre. This amendment meets the locational characteristics for Residential High in the Countywide Rules which allow for this designation when the property is within one-half mile from an established Multimodal Corridor or Future Transit Corridor. 6th Street South, located to the east of the amendment area, is a designated Multimodal Corridor, thereby satisfying this criterion.

- 2) **Adopted Roadway Level of Service (LOS) Standard** – The amendment area is located on a roadway segment of 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)** – A portion of the amendment area is located in the CHHA. At the time this application was submitted by the private applicant to the City of St. Petersburg, the 2016 CHHA boundary was still in legal effect. With this 2016 boundary, approximately 3.6 acres of the western portion of the amendment area was in the CHHA. In August 2021, a new CHHA boundary took effect and increased the

portion of the amendment area within the CHHA from approximately 3.6 acres to 4.6 acres.

The developer of this property has proposed a Restrictive Covenant, which would limit the development of all residential units to the eastern portion of the property outside of the 2016 CHHA. Based on the 2016 boundary, the covenant provided for only nonresidential amenities to be built inside the CHHA.

However, due to the boundaries of the CHHA being updated after the application was submitted to the City of St. Petersburg, approximately 26 of the planned units will now fall within the updated 2021 CHHA boundary. Increases in density or intensity in the CHHA are subject to Countywide Rules Section 4.2.7.1, the relevant sections of which have been evaluated below:

- A. Access to Emergency Shelter Space and Evacuation Routes: The ingress and egress associated with this property are connected to Dr. Martin Luther King Jr. St. S, which is a designated evacuation route. This access will allow evacuations to the north and south from the development.
- B. Utilization of Existing and Planned Infrastructure – The amendment area is proposed on the site of a former mobile home park; therefore, the development will occur on a site with existing infrastructure.
- C. Utilization of Existing Disturbed Areas – The amendment area is proposed on the site of a former mobile home park; therefore, the development will occur on an existing disturbed site.
- D. Maintenance of Scenic Qualities and Improvement of Public Access to Water – Not applicable.
- E. Water Dependent Use – Not applicable.
- F. Part of Community Redevelopment Plan – Not applicable
- G. Overall Reduction of Density or Intensity –The current designation of Residential Medium would allow 70 units to be constructed within the CHHA. Due to the restrictive covenant, the proposed amendment would decrease the number of units in the CHHA to 26 units.
- H. Clustering of Uses – A restrictive covenant between the developer and the City of St. Petersburg limits the development of residential units outside of the CHHA. However, at the time this application was originally submitted, the information available was based on the 2016 CHHA boundary. With the updated 2021 boundary, 26 units will now be built in the CHHA out of 264 proposed units for the development. Therefore, approximately 90 percent of the proposed units will be clustered outside of the CHHA.

Due to the addressed criteria, staff finds that the proposed amendment has provided sufficient balancing criteria for the mitigation of impacts to the CHHA.

- 5) **Designated Development/Redevelopment Areas** – The amendment area does involve the contraction of an existing Multimodal Corridor. However, the proposed amendment is contracting approximately 1.2 acres designated as Multimodal Corridor, which will not significantly impact the remainder of the existing Multimodal Corridor located to the north of the amendment area along 4th Street S. Furthermore, the proposed amendment will allow for the development of higher residential density in proximity to an established Multimodal Corridor, which is supported by high-frequency transit service through the bus stop located on 6th Street S. just south of 30th Ave.
- 6) **Adjacent to or Impacting an Adjoining Jurisdiction or Public Educational Facility** – The amendment area is not adjacent to a public educational facility or adjoining jurisdiction.
- 7) **Reservation of Industrial Land** – The proposed amendment does not involve the reduction of Industrial land.

Conclusion:

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