

FORWARD PINELLAS STAFF ANALYSIS



APPLICATION NO.:	Case CW 24-08
STAFF:	Emma Wennick, Program Planner
APPLICANT:	City of St. Petersburg
PROPERTY SIZE:	1.35 acres m.o.l.
CURRENT COUNTYWIDE PLAN MAP CATEGORY:	Residential Medium
PROPOSED COUNTYWIDE PLAN MAP CATEGORY:	Multimodal Corridor
CURRENT LOCAL FUTURE LAND USE PLAN MAP CATEGORY:	City of St. Petersburg – Residential Medium
PROPOSED LOCAL FUTURE LAND USE PLAN MAP CATEGORY:	City of St. Petersburg – Planned Redevelopment – Mixed Use
LOCATION / PARCEL ID:	SE Corner of Hartford Street North and 32nd Avenue North / 10-31-16-00000-140-0100 and 10-31-16-81900-000-0030

BACKGROUND SUMMARY:

The proposed amendment is submitted by the City of St. Petersburg and seeks to amend the designation of approximately 1.35 acres of property from Residential Medium to Multimodal Corridor.

STAFF RECOMMENDATION:

Staff recommends approval of an amendment to the Countywide Plan Map from Residential Medium to Multimodal Corridor.

PLANNERS ADVISORY COMMITTEE RECOMMENDATION:

The Planners Advisory Committee met on March 4, 2024 and voted 12-0 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 2/15/2024. The Board approved the first reading of City File: FLUM-73 anonymously.

CURRENT PROPERTY INFORMATION:

Property Use(s):	Vacant
Site Features:	The property is currently vacant with scattered pine and oak trees and has been owned by the St. Petersburg Housing Authority since 2016.

PLANNING CONSIDERATIONS:

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

1. Multimodal Corridor is appropriate at this location as 34th Street North (SR 19) is classified as a primary corridor on the Countywide Land Use Strategy map.
2. There is excess roadway capacity, as well as water and sewer capacity to accommodate the proposed increase in potential density and intensity.
3. The subject property is an appropriate location to permit mixed-use development considering the established surrounding multifamily uses to the west and the site's close proximity to supportive commercial uses that will ensure that future residents will have safe and convenient access to needed goods and services.

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 Countywide Plan Map Category: Residential Medium	Proposed Countywide Plan Map Category: Multimodal Corridor
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, transportation facilities, including transit, and natural resources of such areas.	Intended to recognize those corridors of critical importance to the movement of people and goods throughout the county, and that are served by a combination of automobile, bus, bicycle, rail, and/or pedestrian transportation. This category is characterized by mixed-use development, supported by and designed to facilitate transit, and is particularly appropriate for creating transit connections between Activity Centers.

Permitted Uses:	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.; Ancillary Nonresidential; Office; Personal Service/Office Support; Retail Commercial; Transportation/Utility are subject to a three-acre maximum. 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.	Permitted Uses – As determined by the local government’s implementing regulations adopted pursuant to Section 6.2.3.2. Amendments to permitted uses shall be pursuant to the Planning and Urban Design Principles described in Section 6.2.6 and Land Use Goal 16.0 of the Countywide Plan Strategies, and the use provisions of Section 6.2.4.
Max. Density:	15 units per acre	60 units per acre
Max. Floor Area Ratio (FAR):	0.50	4.0
Max. Impervious Surface Ratio (ISR):	0.75	N/A

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 state that the Multimodal Corridor category is “intended to recognize those corridors of critical importance to the movement of people and goods throughout the county, and that are served by a combination of automobile, bus, bicycle, rail, and/or pedestrian transportation. This category is characterized by mixed-use development, supported by and designed to facilitate transit, and is particularly appropriate for creating transit connections between Activity Centers”

The proposed amendments to the City’s Future Land Use Map and Official Zoning Map will require amendments to the Future Land Use map of Countywide Rules from Residential Medium to Multimodal Corridor. The property is currently vacant with scattered pine and oak trees and has been owned by the St. Petersburg Housing

Authority since 2016. Consistent with the stated mission of the St. Petersburg Housing Authority, the purpose of the proposed amendments is to allow for multifamily housing that is safe, sanitary, accessible, decent, and affordable to eligible citizens of the City of St. Petersburg, while enhancing and promoting resident self-sufficiency. The requested local amendments would result in the same allowed base residential dwelling units, but would also permit commercial intensity to be potentially developed. As well as two additional bonus workforce housing units, and nine environmental Transferrable Development Rights housing units.

The width of a designated Multimodal Corridor may extend up to ½ mile from the parcel boundary adjacent to the corridor on either side. The length shall not be less than ½ mile, although longer lengths are encouraged. The intended use is consistent with the permitted uses and locational characteristics of the proposed Multimodal Corridor category. The subject 1.35-acre site is located approximately 200-feet from 34th Street North, also known as State Road 19, which is a primary corridor and designated a major roadway. This area has been deemed appropriate to be designated as a Multimodal Corridor, pursuant to the requirements of the Countywide Rules.

- 2. Forward Pinellas has developed the Multimodal Accessibility (MAX) index. Proposed amendments increasing density and/or intensity must maintain a MAX score equal to or better than the Countywide Average MAX score. The current Countywide Average MAX score is 9.7; 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: MAX scores are assigned to individual quarter-mile grid cells, which Forward Pinellas defines as a reasonable walkable travel shed. The MAX score is based on factors such as bicycle facilities, premium transit services, walkability, roadway LOS, scooter/bike-share locations, transit access, and programmed transportation projects. The subject property is in a grid cell with a MAX score of 23.25. The countywide average MAX score is 9.7.

- 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.

- 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: The amendment area is not located on a CHHA; therefore, those policies are not applicable.

- 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 involves the expansion of the Multimodal Corridor category. The amendment conforms to the purpose, locational characteristics, and other requirements of the proposed category and addresses the relevant Planning and Urban Design Principles; therefore, the amendment can be deemed consistent with this Relevant Countywide Consideration.

- 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.