

## FORWARD PINELLAS STAFF ANALYSIS



**APPLICATION NO.:** Case CW 24-09

**STAFF:** Emma Wennick, Program Planner

**APPLICANT:** City of St. Petersburg

**PROPERTY SIZE:** 5.24 acres m.o.l.

**CURRENT COUNTYWIDE PLAN MAP CATEGORY:** Public/Semi-Public

**PROPOSED COUNTYWIDE PLAN MAP CATEGORY:** Residential Medium

**CURRENT LOCAL FUTURE LAND USE PLAN MAP CATEGORY:** City of St. Petersburg – Institutional

**PROPOSED LOCAL FUTURE LAND USE PLAN MAP CATEGORY:** City of St. Petersburg – Residential Medium

**LOCATION / PARCEL ID:** 7045 Burlington Ave North, St. Petersburg, FL 33710 / 19-31-16-67770-000-0010

### **BACKGROUND SUMMARY:**

The proposed amendment is submitted by the City of St. Petersburg and seeks to amend the designation of approximately 5.24 acres of property from Public/Semi-Public to Residential Medium.

### **STAFF RECOMMENDATION:**

Staff recommends approval of an amendment to the Countywide Plan Map from Public/Semi-Public to Residential Medium be approved.

### **PLANNERS ADVISORY COMMITTEE RECOMMENDATION:**

To be updated after the Planners Advisory Committee meeting.

### **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-74

anonymously.

**CURRENT PROPERTY INFORMATION:**

<b>Property Use(s):</b>	St. Pete College Wellness Center with Athletic Field/Court and Parking Lot (currently closed)
<b>Site Features:</b>	The subject 5.24-acre site consists of a single parcel located at 7045 Burlington Ave North, just east of the Pinellas Trail.

**PLANNING CONSIDERATIONS:**

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

1. The property has been owned and operated by St. Petersburg College since 1989 and has functioned as an accessory wellness center to the college campus located two blocks to the north at 6605 5<sup>th</sup> Avenue North.
2. The City is under contract to purchase the site for the purpose of constructing 105 workforce housing units, where 30% of the units are to be made available to St. Petersburg College staff and students.
3. The subject amendment is supporting redevelopment of a site that is served by public facilities with excess capacity available. There is excess roadway capacity, as well as water and sewer capacity to accommodate the proposed increase in potential density and intensity.

**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:

	<b>Current Countywide Plan Map Category:</b> Public/Semi-Public	<b>Proposed Countywide Plan Map Category:</b> Residential Medium
<b>Purpose:</b>	Intended to recognize institutional, and transportation/utility uses that serve the community or region, especially larger facilities having acreage exceeding the thresholds established in other plan categories, which are consistent with the need, character, and scale of such uses relative to the surrounding uses, transportation facilities, and natural resource features, and may include residential as part of the mix of uses.	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.
<b>Permitted Uses:</b>	Institutional; Transportation/Utility;	Residential; Residential Equivalent;

	Residential; Residential Equivalent; Vacation Rental pursuant to the provisions of Section 509.242(1)(c), Florida Statutes; Storage/Warehouse/Distribution-Light; Storage/Warehouse/Distribution-Heavy; Recreation/Open Space; Community Garden; Agricultural-Light; Ancillary Nonresidential.	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.
<b>Max. Density:</b>	12.5 units per acre	15 units per acre
<b>Max. Floor Area Ratio (FAR):</b>	Institutional uses shall not exceed 0.65 (except for hospital uses which shall not exceed an FAR of 1.0 within any single jurisdiction) / Transportation/utility uses shall not exceed an FAR of 0.70	0.50
<b>Max. Impervious Surface Ratio (ISR):</b>	Institutional uses shall not exceed 0.85 / Transportation/utility uses shall not exceed 0.90	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 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.”

The subject 5.24-acre site consists of a single parcel located at 7045 Burlington Ave North, just east of the Pinellas Trail. The property has been owned and operated by St.

Petersburg College since 1989 and has functioned as an accessory wellness center to the St. Petersburg/Gibbs college campus located two blocks to the north at 6605 5 th Avenue North. On December 6, 2022, the City of St. Petersburg submitted a Letter of Intent to St. Petersburg College, offering to purchase the property for the sum of \$4,200,000, for the purpose of constructing approximately 105 housing units, subject to rezoning the property, and offering to make available up to 30% of the housing units to St. Petersburg College students and staff on a right of first refusal basis.

The City's intent to redevelop the 5.24-acre site for multifamily is inconsistent with the current local Future Land Use designation. Proposed amendments to local future land use plans and land development regulations are required to be consistent with the Countywide Plan Map and the criteria and standards set forth in the Countywide Rules. The subject property's Countywide Plan Map designation of Public/Semi-Public is inconsistent with the proposed City land use designation of, therefore an amendment to the Countywide Map to Residential Medium is required.

- 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 within multiple grid cells with an average MAX score of 19.13. 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 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 property has been owned and operated by St. Petersburg College (SPC) since 1989 and has functioned as an accessory wellness center to the St. Petersburg/Gibbs college campus located two blocks to the north at 6605 5 th Avenue North. The Pinellas Trail runs north-to-south on the eastern perimeter of the site across from 71st North. The site features two crosswalk connections for pedestrian access to the trail. Therefore, new multifamily housing at the subject site will increase accessibility to the trail to a greater number of people while increasing connectivity between housing, parks, commercial areas, employers and schools.

**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.