

October 10, 2018

6A1. Case CW 18-19 – City of St. Petersburg



SUMMARY

From: Residential Medium
To: Multimodal Corridor
Area: 1.5 acres m.o.l.
Location: 5908 4th Street North

This proposed amendment is submitted by the City of St. Petersburg and seeks to amend a site totaling approximately 1.5 acres from Residential Medium (used to depict areas that are primarily well-suited for medium-density residential uses at a maximum density of 15 dwelling units per acre) to Multimodal Corridor (intended to recognize those corridors of critical importance to the movement of people and goods throughout the county and that are served by multiple modes of transport, including automobile, bus, bicycle, rail, and/or pedestrian). This category is intended to include those transportation corridors connecting Activity Centers, characterized by mixed-use development, and in particular, supported by and designed to facilitate transit.

The subject property includes an existing fitness club with surface parking. The applicant is proposing to replace the existing fitness club with a modernized fitness club and structured parking. Structured parking is not an allowable use on the portion of the subject property that is designated Residential Medium. If approved, this amendment will be consistent with the City of St. Petersburg's Comprehensive Plan.

FINDINGS

Staff submits the following findings in support of the recommendation for approval:

- A. The Multimodal Corridor category is appropriate for the proposed use of the subject property, and is consistent with the criteria for utilization of this category.
- B. The proposed amendment either does not involve, or will not significantly impact, the remaining relevant countywide considerations.

Please see accompanying attachments and documents in explanation and support of these findings.

LIST OF MAPS & ATTACHMENTS:

- Map 1 Location Map
- Map 2 Current Countywide Plan Map & Jurisdictional Map
- Map 3 Aerial Map
- Map 4 Current Countywide Plan Map
- Map 5 Proposed Countywide Plan Map
- Map 6 Coastal High Hazard Area Map

Attachment 1 Forward Pinellas Staff Analysis

MEETING DATES:

- Planners Advisory Committee, September 4, 2018 at 1:30 p.m.
- Planners Advisory Committee, October 1, 2018 at 1:30 p.m.
- Forward Pinellas, October 10, 2018 at 1:00 p.m.
- Countywide Planning Authority, December 11, 2018 at 6:00 p.m.

ACTION: Board, in its role as the Pinellas Planning Council, to recommend approval or denial of the requested amendment to the Countywide Planning Authority.

STAFF RECOMMENDATION: The staff recommends to the board that it recommend approval of the requested amendment.

ADVISORY COMMITTEE RECOMMENDATION: At its September 4, 2018 meeting, the Planners Advisory Committee voted 11-0 to recommend approval of this amendment.

FORWARD PINELLAS BOARD RECOMMENDATION: At its September 12, 2018 meeting, the board continued the case to its October meeting per the request of the City of St. Petersburg. The board then met and held a public hearing on October 10, 2018 and voted 10-1 to recommend approval of this amendment.