

**October 10, 2018**

**6A4. Case CW 18-23 – City of St. Petersburg**



**SUMMARY**

From: Activity Center  
To: Activity Center  
Area: 82 acres m.o.l.  
Location: Area generally bounded by 5th Avenue South to the north, 10th Street South to the west, Booker Creek and Roser Park Drive South to the south, and following the Coastal High Hazard boundary line to the east

This proposed amendment is submitted by the City of St. Petersburg and seeks to modify the development rights for approximately 82 acres in the downtown area. Under Section 6.5.4.3.4 of the Countywide Rules, amendments to existing Activity Centers that cause the density and/or intensity standards to exceed the thresholds established for the corresponding subcategory shall be classified as a Tier III map amendment. The subject area falls under the Major Center subcategory (with a maximum floor area ratio of 2.5) and the proposed amendment seeks to establish a base floor area ratio of 3.0 with a bonus provision of up to 5.0. The designation on the Countywide Plan Map will remain Activity Center, which is used to depict those areas of the county that have been identified and planned for in a special and detailed manner, serve as identifiable centers of business, public, and residential activity that are the focal point of a community, and are served by enhanced transit commensurate with the type, scale, and intensity of use.

The City of St. Petersburg proposes to adopt amendments to the Comprehensive Plan and Land Development Regulations for a portion of the properties located in the Innovation District Activity Center. The purpose of this action is to amend the local land use categories, uses, intensities and other development standards and regulations for the subject area in order to attract talent, high-wage jobs, new investment, and integrate supportive uses.

Proposed amendments to the Comprehensive Plan, Future Land Use Map, Official Zoning Map and Land Development Regulations pertaining to St. Petersburg's Innovation District (excluding CHHA areas) will:

1. Amend the Future Land Use Element of the Comprehensive Plan (including the creation of a new Activity Center land use category and identification of the Innovation District as the City's seventh activity center); and
2. Amend the local Future Land Use Map designations from Institutional, Planned Redevelopment-Mixed Use and Activity Center Overlay to Activity Center; and
3. Amend the Official Zoning Map designations from IC-I (Institutional Center-Institutional), CRT-1 (Corridor Residential Traditional-1) and CCT-1 (Corridor Commercial Traditional-1) to EC-2 (Employment Center-2); and
4. Amend Chapter 16, City Code of Ordinances (land development regulations), creating the Employment Center-2 (EC-2) zoning district.

**FINDINGS**

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

- A. The proposed Countywide Plan Map amendment is appropriate given the proposed uses and intensities, and is consistent with the criteria utilized to evaluate this type of action.

- 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:**

|       |  |
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| 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

Attachment 2 City's Planning and Urban Design Principles Analysis

**MEETING DATES:**

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 October 1, 2018 meeting, the Planners Advisory Committee voted 12-0 to recommend approval of this amendment.

**FORWARD PINELLAS BOARD RECOMMENDATION:** The board met on October 10, 2018 and voted 11-0 to recommend approval of this amendment.