



# Pinellas County

## Staff Report

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**File #:** 18-1955A, **Version:** 1

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### **Subject:**

Case No. CW 18-23 - City of St. Petersburg

Countywide Plan Map amendment from Activity Center to Activity Center, regarding 82 acres more or less, 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 Area boundary line to the east.

### **Recommended Action:**

Sitting as the Countywide Planning Authority, adopt an ordinance approving Case No. CW 18-23, a proposal by the City of St. Petersburg to amend the Countywide Plan Map from Activity Center to Activity Center, regarding 82 acres more or less, generally bounded by 5<sup>th</sup> Avenue South to the north, 10<sup>th</sup> Street South to the west, Booker Creek and Roser Park Drive South to the south, and following the Coastal High Hazard Area 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.
- The City of St. Petersburg proposes to adopt amendments to their local 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.
- The proposed amendments seek to establish a base floor area ratio of 3.0 with a bonus provision of up to 5.0. These proposed changes are consistent with a Major Activity Center.
- 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.
- Forward Pinellas and the Planners Advisory Committee each voted unanimously to recommend approval of this proposal.

### **Strategic Plan:**

Foster Continual Economic Growth and Vitality

4.3 Catalyze redevelopment through planning and regulatory programs

### **Summary:**

Forward Pinellas, in its role as the Pinellas Planning Council, voted 11-0 to recommend approval of the proposal. The Planners Advisory Committee recommended approval of this case by a vote of 12-0.

**Background Information:**

Forward Pinellas documentation is attached.

**Fiscal Impact:**

N/A

**Staff Member Responsible:**

Rodney Chatman, Planning Division Manager, Forward Pinellas

**Partners:**

City of St. Petersburg

**Attachments:**

Forward Pinellas Cover Memo  
Ordinance  
Forward Pinellas Staff Report  
Case Maps  
Forward Pinellas Staff Analysis  
City's Planning and Urban Design Principles Analysis  
Draft PAC Minutes  
Support Documents  
Presentation/Site Visit Photos  
Affidavit of Publication