



Pinellas County

Legislation Details (With Text)

File #: 21-335A **Version:** 1

Type: Zoning / Land Use and Related Item **Status:** Held

File created: 2/19/2021 **In control:** Countywide Planning Authority

On agenda: 4/13/2021 **Final action:**

Title: Case No. CW 21-06 - City of St. Petersburg
Countywide Plan Map amendment from Employment & Target Employment Center to Multimodal Corridor & Target Employment Center, regarding 29.11 acres more or less, located at 1501 72nd Street North, St. Petersburg.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Ordinance, 2. Case Maps, 3. Forward Pinellas Staff Analysis, 4. Development Agreement, 5. Public Comments Received by City, 6. Public Comments Received by FP, 7. Forward Pinellas Presentation/Site Visit Photos, 8. City Staff Presentation w/ Reference Only Slides, 9. Draft PAC Minutes, 10. Amendment Application, 11. City Council Staff Report, 12. Electronic Affidavit of Publication, 13. Affidavit of Publication, 14. Citizen Email Comment - In Favor of Development, 15. Citizen Email Comments - Opposed to Development, 16. Late Filed Comments -Opposed, 17. PUBLIC HEARING COMMENT CARD - AGAINST, 18. PUBLIC HEARING COMMENT CARD - FOR, 19. Public Comments, 20. Forward Pinellas-Affidavit of Mailing

Date	Ver.	Action By	Action	Result
4/13/2021	1	Board of County Commissioners	continued	Pass

Subject:

Case No. CW 21-06 - City of St. Petersburg
Countywide Plan Map amendment from Employment & Target Employment Center to Multimodal Corridor & Target Employment Center, regarding 29.11 acres more or less, located at 1501 72nd Street North, St. Petersburg.

Recommended Action:

Sitting as the Countywide Planning Authority, adopt an ordinance approving Case No. CW 21-06, a proposal by the City of St. Petersburg to amend the Countywide Plan Map from Employment & Target Employment Center to Multimodal Corridor & Target Employment Center, regarding 29.11 acres more or less, located at 1501 72nd Street North in St. Petersburg.

- The subject property is located on 72nd Street North, directly abutting 22nd Avenue North to the north, Pinellas Trail to the east and water treatment facility to the south. It is surrounded by commercial, multifamily uses and a public park.
- The subject property is the site of the former office, research and laboratory facility for a defense electronics company, E-Systems Inc. After soil and groundwater contamination in 1991, the Raytheon Company acquired the property in 1995 and installed testing wells in 1996. It was later discovered that the polluted groundwater had migrated into areas outside the subject property and a water treatment facility was constructed to the south. The

treatment facility is not part of the amendment area.

- The subject property has been vacant for 20 years.
- The applicant is proposing a regional sports tourism facility and public lagoon with a beach area. Additionally, the applicant proposes to develop an apartment complex on the site.
- There is a Development Agreement between the applicant and the City which outlines that a minimum of 30 percent of the apartment complex units will be designated as workforce housing.
- Forward Pinellas staff has determined that this request is inconsistent with the Countywide Rules policies that preserve Industrial, Employment and Target Employment Center lands for high-wage job creation and recommends denial of the map amendment.
- The Planners Advisory Committee voted 14-0 to recommend approval of this map amendment conditional on a guarantee that the workforce housing would be constructed. The Forward Pinellas Board voted 8-4 to recommend denial of the map amendment.
- Section 6.1.4.7. of the Countywide Rules requires a majority plus one vote of the entire CPA to render a decision contrary to the Forward Pinellas Board's recommendation.

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 8-4 to recommend denial of the proposal. The Planners Advisory Committee recommended approval of the case conditional on the workforce housing being guaranteed by a vote of 14-0.

Background Information:

Forward Pinellas documentation is attached.

Fiscal Impact:

N/A

Staff Member Responsible:

Nousheen Rahman, Planning Analyst, Forward Pinellas

Rodney Chatman, Planning Division Manager, Forward Pinellas

Derek Kilborn, Planning Manager, City of St. Petersburg

Partners:

City of St. Petersburg

Attachments:

Ordinance

Case Maps

Forward Pinellas Staff Report

Development Agreement

Public Comments

Forward Pinellas Presentation

St. Petersburg Presentation
Draft PAC Minutes
Support Documents
Affidavit of Publication