



Pinellas County

Legislation Details (With Text)

File #: 23-1790A **Version:** 1

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

File created: 11/3/2023 **In control:** Countywide Planning Authority

On agenda: 12/12/2023 **Final action:** 12/12/2023

Title: Case No. DA 23-01 - City of St. Petersburg
Countywide Plan Map amendment from Activity Center and Target Employment Center to Activity Center and Target Employment Center, regarding 17.91 acres more or less, located at the northwest corner of Gandy Boulevard and I-275.

Sponsors:

Indexes:

Code sections:

Attachments: 1. State-Filed Ordinance 23-29, 2. Adopted ORD 23-29, 3. AATF - Ordinance DA 23-01 St. Petersburg, 4. Case Maps, 5. Forward Pinellas Staff Analysis, 6. Draft PAC Minutes, 7. Jabil - Greystar DA 1st Amendment Countywide-Plan-Map-Amendment-Application-2023, 8. Site Plan with construction status, 9. City of St. Petersburg Meeting Documentation & Reports, 10. Presentation, 11. Electronic Affidavit of Publication, 12. Affidavit of publication, 13. Item 46 - Speaker Card

Date	Ver.	Action By	Action	Result
12/12/2023	1	Board of County Commissioners	approved	Pass

Subject:

Case No. DA 23-01 - City of St. Petersburg
Countywide Plan Map amendment from Activity Center and Target Employment Center to Activity Center and Target Employment Center, regarding 17.91 acres more or less, located at the northwest corner of Gandy Boulevard and I-275.

Recommended Action:

Sitting as the Countywide Planning Authority, adopt an ordinance approving Case No. DA 23-01, a proposal by the City of St. Petersburg to amend the Countywide Plan Map from Activity Center and Target Employment Center to Activity Center and Target Employment Center, regarding 17.91 acres more or less, located at the northwest corner of Gandy Boulevard and I-275.

- The City of St. Petersburg is requesting an amendment to the existing Development Agreement that was submitted in support of Case CW 21-13.
- Under the existing Development Agreement, the multifamily residential units cannot be occupied until the completion of the third industrial building, which is now currently estimated to be late 2024 to early 2025. This would result in 412 multifamily residential units, including 83 workforce housing units, sitting empty for about one year.
- The amended Development Agreement includes the following requests: to reduce the industrial use square footage that is required to be completed prior to or concurrently with the first certificate of occupancy for the multifamily uses from 200,000 to 143,000 square feet, and to require an additional 147,000 square feet of industrial uses to be delivered by February 28, 2025, with the building permit approved and the foundation completed no later than the final certificate of occupancy for the multifamily units.

- This amendment is required to be reheard under the Countywide Plan Map amendment process, pursuant to Section 6.1.5.3 of the Countywide Rules.
- Forward Pinellas and the Planners Advisory Committee each unanimously recommended approval of the 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:

Ordinance

Case Maps

Forward Pinellas Staff Analysis

Draft PAC Minutes

PowerPoint Presentation/Site Visit Photos

Supporting Documentation

Affidavit of Publication