



# Pinellas County

## Staff Report

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**File #:** 18-1723A, **Version:** 1

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### **Subject:**

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

(Deferred to December 11, 2018 BCC Meeting)

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 boundary line to east (regular amendment).

### **Recommended Action:**

Sitting as the Countywide Planning Authority, continue the hearing of this case to the December 11, 2018 BCC meeting.

### **Strategic Plan:**

Foster Continual Economic Growth and Vitality

4.3 Catalyze redevelopment through planning and regulatory programs

### **Summary:**

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 which 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.

**Background Information:**

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

**Fiscal Impact:**

N/A

**Staff Member Responsible:**

Renea Vincent, Director, Planning

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