



Pinellas County

Staff Report

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

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