



**FORWARD  
PINELLAS**  
Integrating Land Use & Transportation

# Pinellas Planning Council Countywide Plan Map Amendment

CW 22-01

City of St. Petersburg

January 12, 2022



## City of St. Petersburg Requested Action

- The City of St. Petersburg seeks to amend a property from Residential Medium and Multimodal Corridor to Residential High
- The purpose of the proposed amendment is to allow for the development of multifamily residential units



## Site Description

- **Location:** Northwest corner of 6<sup>th</sup> Street S and 32<sup>nd</sup> Ave S
- **Area Size:** 11 acres m.o.l. (out of 14.73 acres m.o.l.)
- **Existing Uses:** Vacant (former mobile home park)
- **Surrounding Uses:** multifamily residential, mobile home park, automobile-oriented retail commercial use





# Front of subject property



# East of subject property





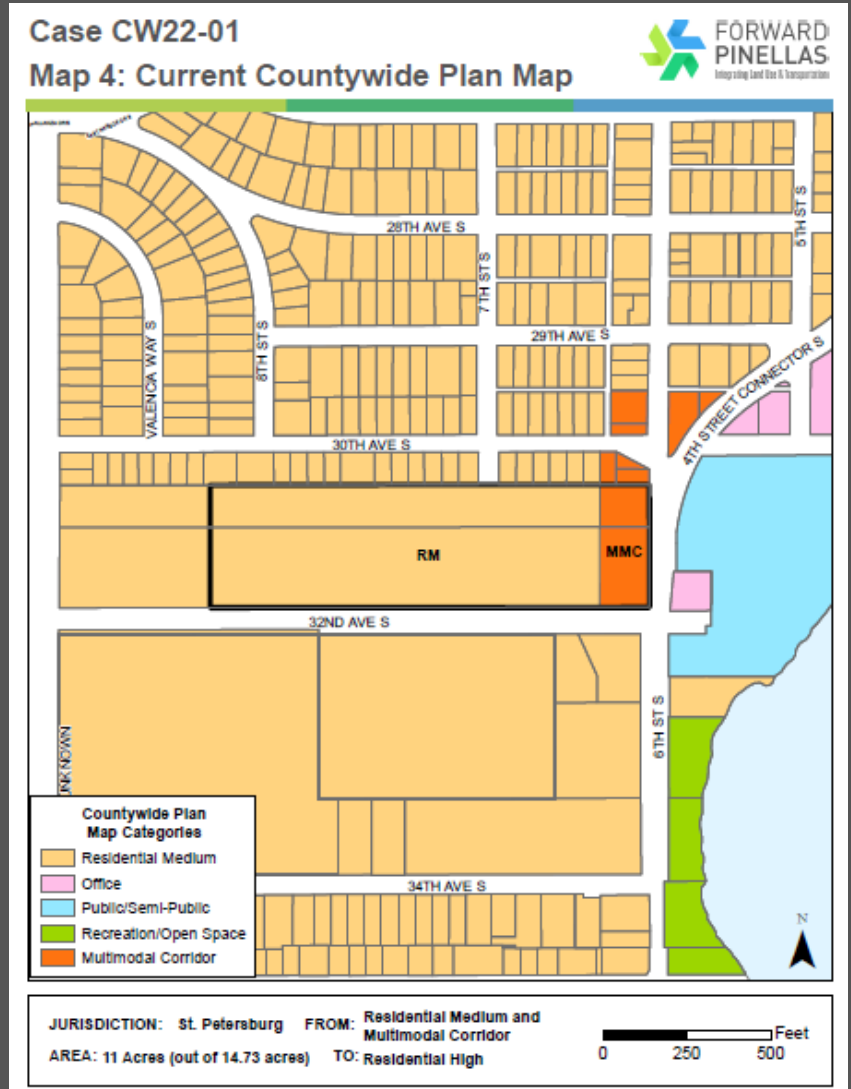
# East of subject property



# Current Countywide Plan Map Category

- Category: Residential Medium**

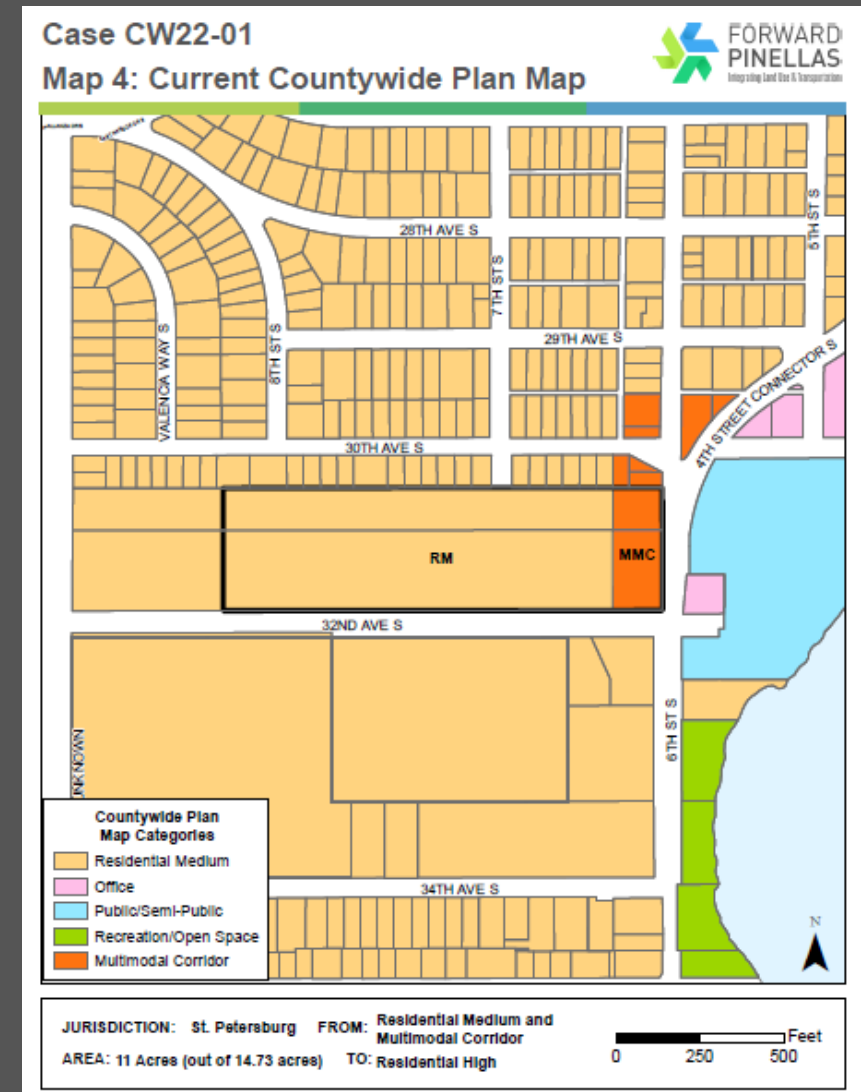
Permitted Uses Not Subject to Acreage Threshold	Permitted Uses Subject to Three Acre Maximum	Permitted Uses Subject to Five Acre Maximum
<ul style="list-style-type: none"> <li>Residential</li> <li>Residential Equivalent</li> <li>Vacation Rental pursuant to the provisions of Section 509.242(1)(c), Florida Statutes</li> <li>Accessory Dwelling Unit</li> <li>Public Educational Facility</li> <li>Recreation/Open Space</li> <li>Community Garden</li> <li>Agricultural Light</li> </ul>	<ul style="list-style-type: none"> <li>Ancillary Nonresidential</li> <li>Office</li> <li>Personal Service/Office Support</li> <li>Retail</li> <li>Commercial</li> <li>Transportation Utility</li> </ul>	<ul style="list-style-type: none"> <li>Institutional (except Public Educational Facilities which are not subject to this threshold, pursuant to the provisions of Section 6.5.4.2)</li> </ul>
Use	Density/Intensity Standard	
Residential and Vacation Rental Use	Shall not exceed 15 units per acre (UPA)	
Residential Equivalent Use	Shall not exceed an equivalent of 3.0 beds per permitted dwelling unit at 15 UPA	
Nonresidential Use	Shall not exceed a floor area ratio (FAR) of .50, nor an impervious surface ratio (ISR) of .75	



# Current Countywide Plan Map Category

- **Category:** Multimodal Corridor
- **Permitted Uses:** As determined by the local government’s implementing regulations adopted pursuant to Section 6.2.3.2. Amendments to permitted uses shall be pursuant to the Planning and Urban Design Principles described in Section 6.2.6 and Land Use Goal 16.0 of the Countywide Plan Strategies, and use provisions of Section 6.2.4
- **Density/Intensity Standards for Secondary Corridor:**

Use	Density/Intensity Standard
Residential	Shall not exceed 50 UPA
Temporary Lodging	Shall not exceed 85 UPA
Nonresidential or Mixed-Use	Shall not exceed 2.4 floor area ratio (FAR)





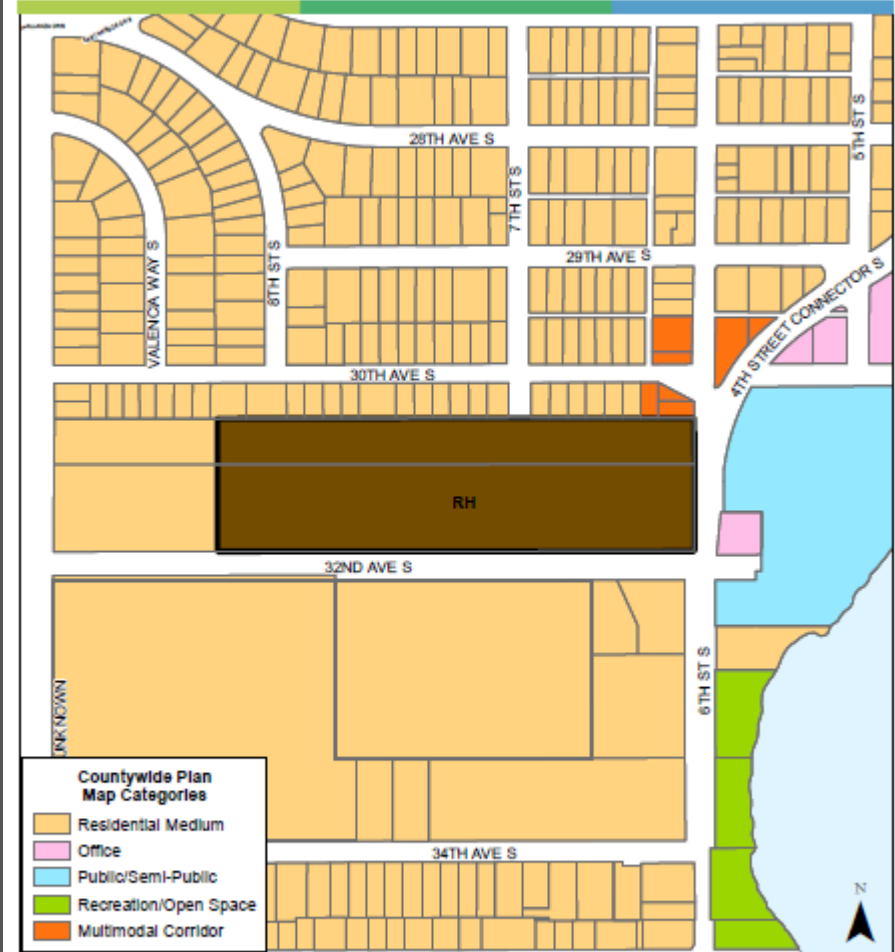
# Current Countywide Plan Map Category

- Category: Residential High**

Permitted Uses Not Subject to Acreage Threshold	Permitted Uses Subject to Three Acre Maximum	Permitted Uses Subject to Five Acre Maximum
<ul style="list-style-type: none"> <li>Residential</li> <li>Residential Equivalent</li> <li>Vacation Rental pursuant to the provisions of Section 509.242(1)(c), Florida Statutes</li> <li>Accessory Dwelling Unit</li> <li>Public Educational Facility</li> <li>Recreation/Open Space</li> <li>Community Garden</li> <li>Agricultural Light</li> </ul>	<ul style="list-style-type: none"> <li>Ancillary Nonresidential Office</li> <li>Personal Service/Office Support</li> <li>Retail Commercial</li> <li>Transportation Utility</li> </ul>	<ul style="list-style-type: none"> <li>Institutional (except Public Educational Facilities which are not subject to this threshold, pursuant to the provisions of Section 6.5.4.2)</li> </ul>
Use		Density/Intensity Standard
Residential and Vacation Rental Use		Shall not exceed 30 units per acre (UPA)
Residential Equivalent Use		Shall not exceed an equivalent of 3.0 beds per permitted dwelling unit at 30 UPA
Nonresidential Use		Shall not exceed a floor area ratio (FAR) of .60, nor an impervious surface ratio (ISR) of .85

## Case CW21-14

### Map 5: Proposed Countywide Plan Map



JURISDICTION: St. Petersburg FROM: Residential Medium and Multimodal Corridor  
 AREA: 11 Acres (out of 14.73 acres) TO: Residential High

0 250 500 Feet



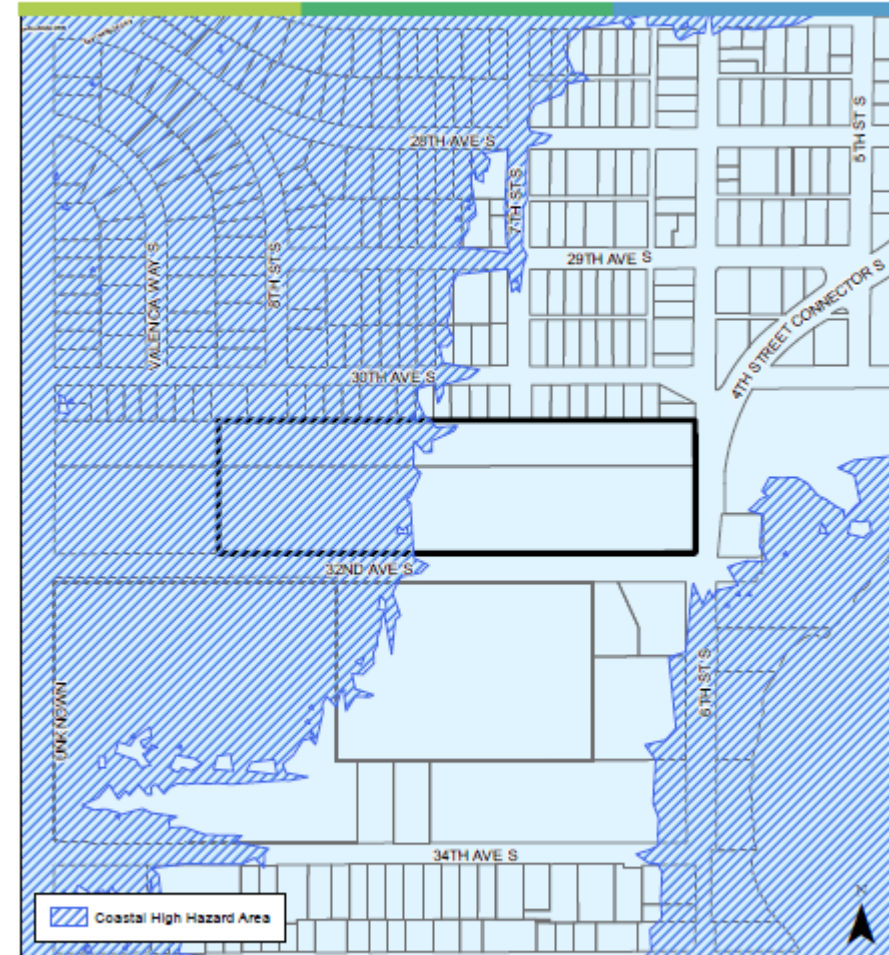
# Coastal High Hazard Area

- 4.6 acres of the western portion of the amendment area is located in the CHHA
- Applicant has proposed a Restrictive Covenant, limiting residential development to the area outside of the CHHA, according to the legal boundaries of the CHHA at the time of submission



Case CW22-01

Map 6: Coastal High Hazard Area

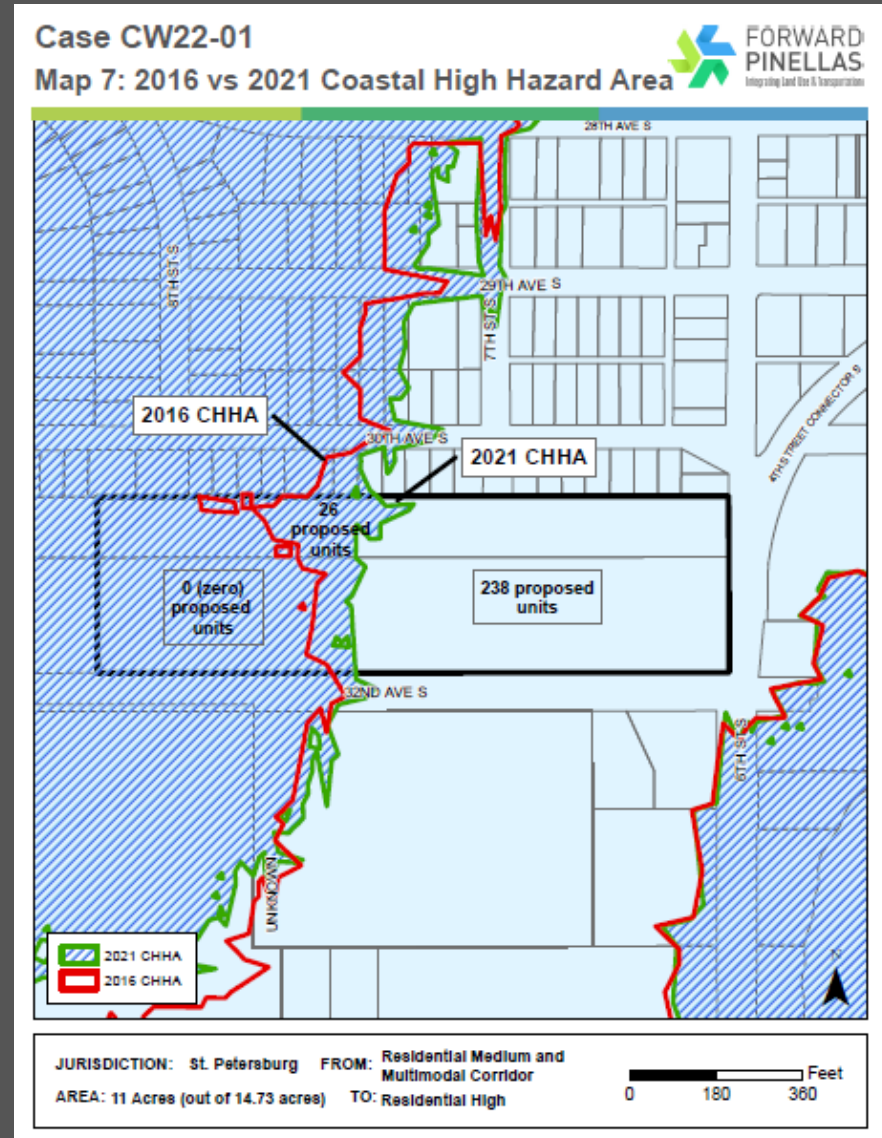


JURISDICTION: St. Petersburg FROM: Residential Medium and Multimodal Corridor  
AREA: 11 Acres (out of 14.73 acres) TO: Residential High

0 250 500 Feet

# Coastal High Hazard Area

- At the time of submission to the City of St. Petersburg, the 2016 CHHA legal boundary was in effect
- With 2016 boundary, 3.6 acres of amendment area was in CHHA
- With 2021 boundary, 4.6 acres of amendment area is now in CHHA
- Without restrictive covenant, 70 units could have been built inside the CHHA
- Now, 26 units will be built inside CHHA, due to change in boundary





## Coastal High Hazard Area

Amendments in CHHA are pursuant to Countywide Rules Section 4.2.7.1:

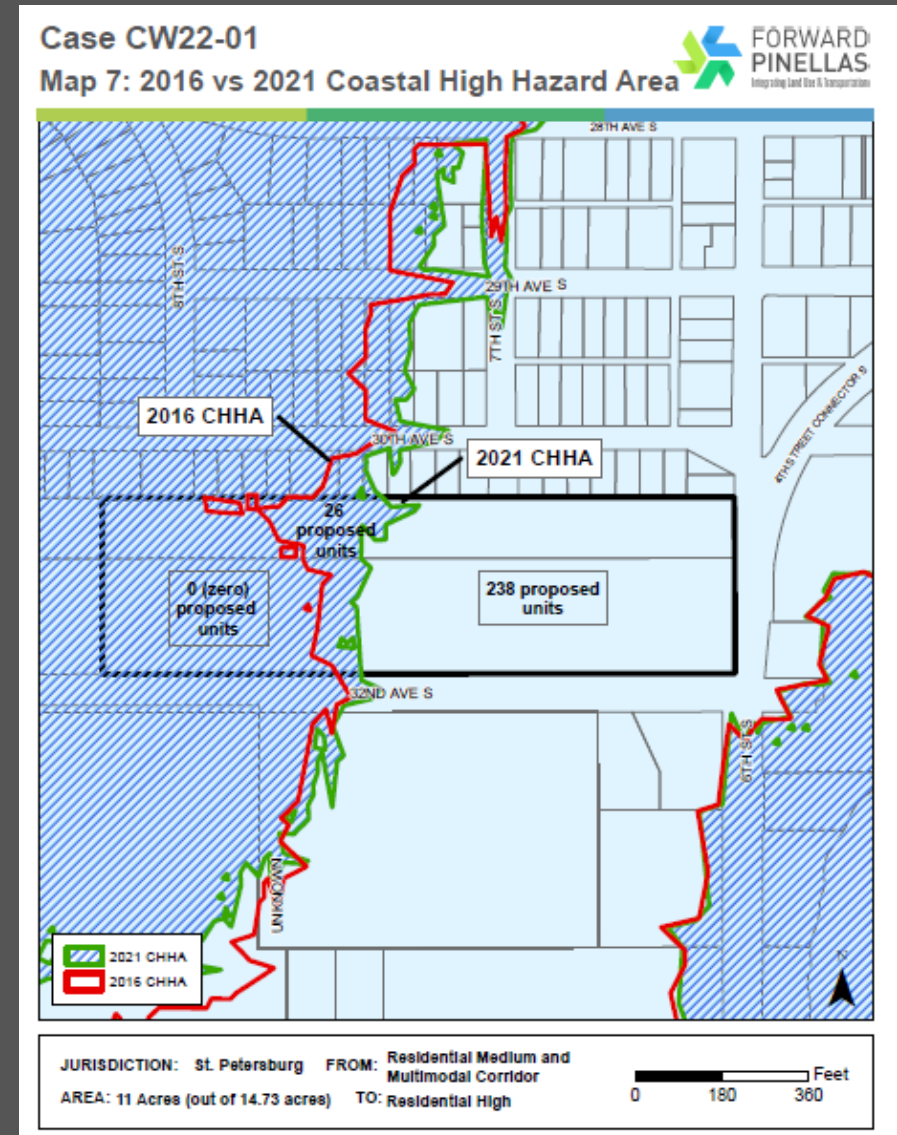
- Access to emergency shelter space and evacuation routes
- Utilization of existing and planned infrastructure
- Utilization of existing disturbed areas

- Overall reduction of density or intensity

*Current designation of Residential Medium would allow 70 units to be constructed in CHHA, restrictive covenant reduces this to 26 units.*

- Clustering of Uses

*26 units out of 264 proposed units to be built in CHHA; therefore 90 percent of proposed development to be built outside of CHHA*



### **Conclusion:**

- The proposed amendment is appropriate for the intended purpose, and is consistent with the locational characteristics for the Residential High Category.
- On balance, it can be concluded that the proposed amendment is consistent with the Relevant Countywide Considerations contained in Section 6.5.3.1 of the Countywide Rules.



# Analysis of the Relevant Countywide Considerations

## Relevant Countywide Considerations

1. Consistency with the Countywide Rules: Consistent with Rules and locational characteristics.
2. Adopted Roadway Level of Service (LOS) Standard: The amendment area is located on a roadway segment operating at LOS “D” or above.
3. Location on a Scenic/Noncommercial Corridor (SNCC): The amendment area is not located on an SNCC.
4. Coastal High Hazard Areas (CHHA): The amendment area is located in the CHHA; however, 90 percent of the proposed units will be clustered outside of the CHHA.
5. Activity Center and Multimodal Corridor Plan Categories: The amendment area does involve the contraction of the MMC category; however, the impacts to this will be minimal.
6. Adjacent to or Impacting an Adjoining Jurisdiction or Public Educational Facility: The amendment area is located adjacent to an adjoining jurisdiction of public educational facility.
7. Reservation of Industrial Land: The amendment area does not involve Industrial land; therefore, those policies are not applicable





## Public Comments

- The City of St. Petersburg received comments locally regarding concerns about traffic and parking
- Otherwise, Forward Pinellas staff did not receive any public comments for CW 22-01

