

Pinellas Planning Council Countywide Plan Map Amendment

Case CW 24-03 – City of St. Petersburg

January 10, 2024

Local Government Request

Subject Property

- 0.41-acre site
- 200 66th Street North

Existing Countywide Plan Map Category (future land use)

- Office

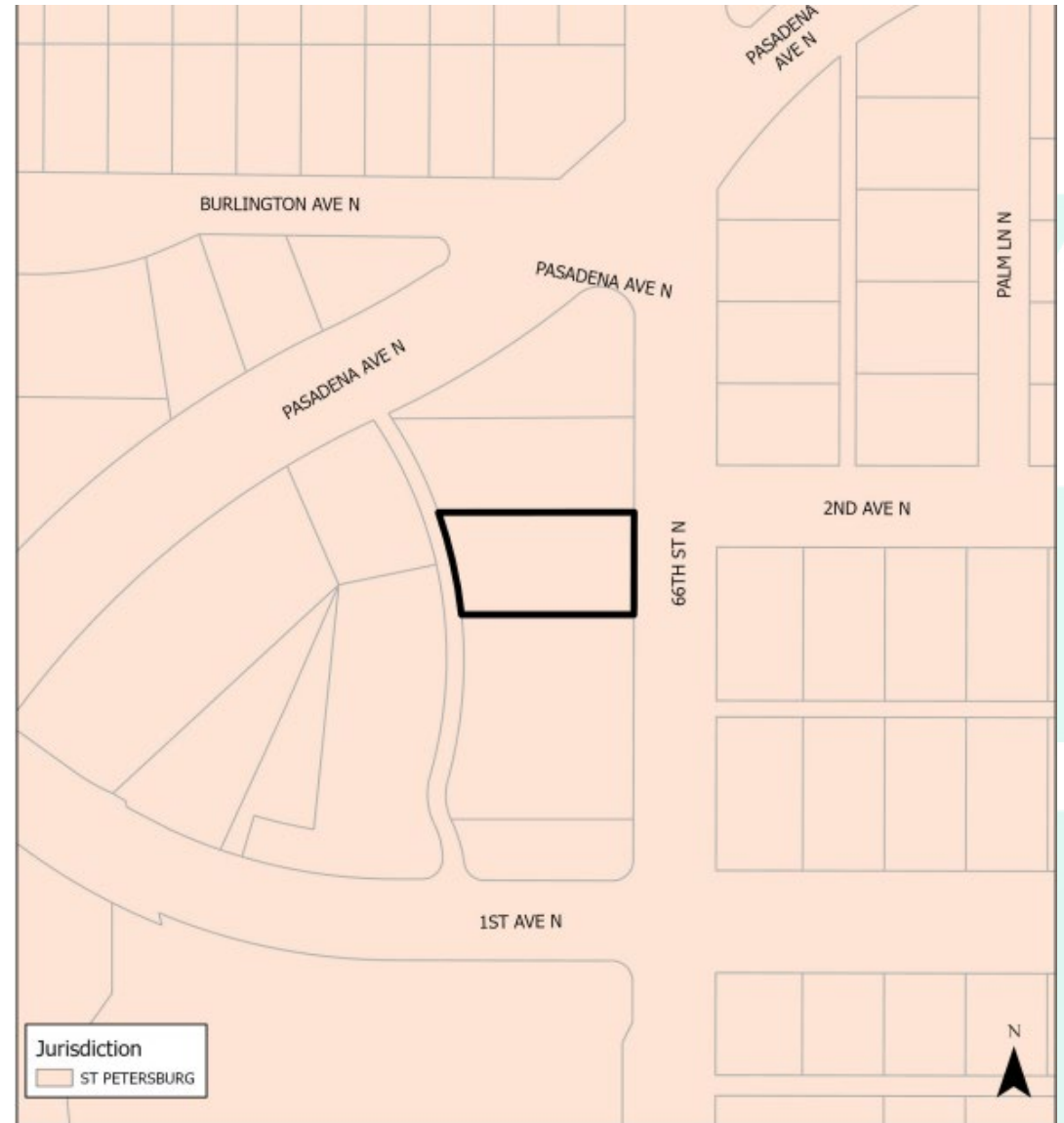
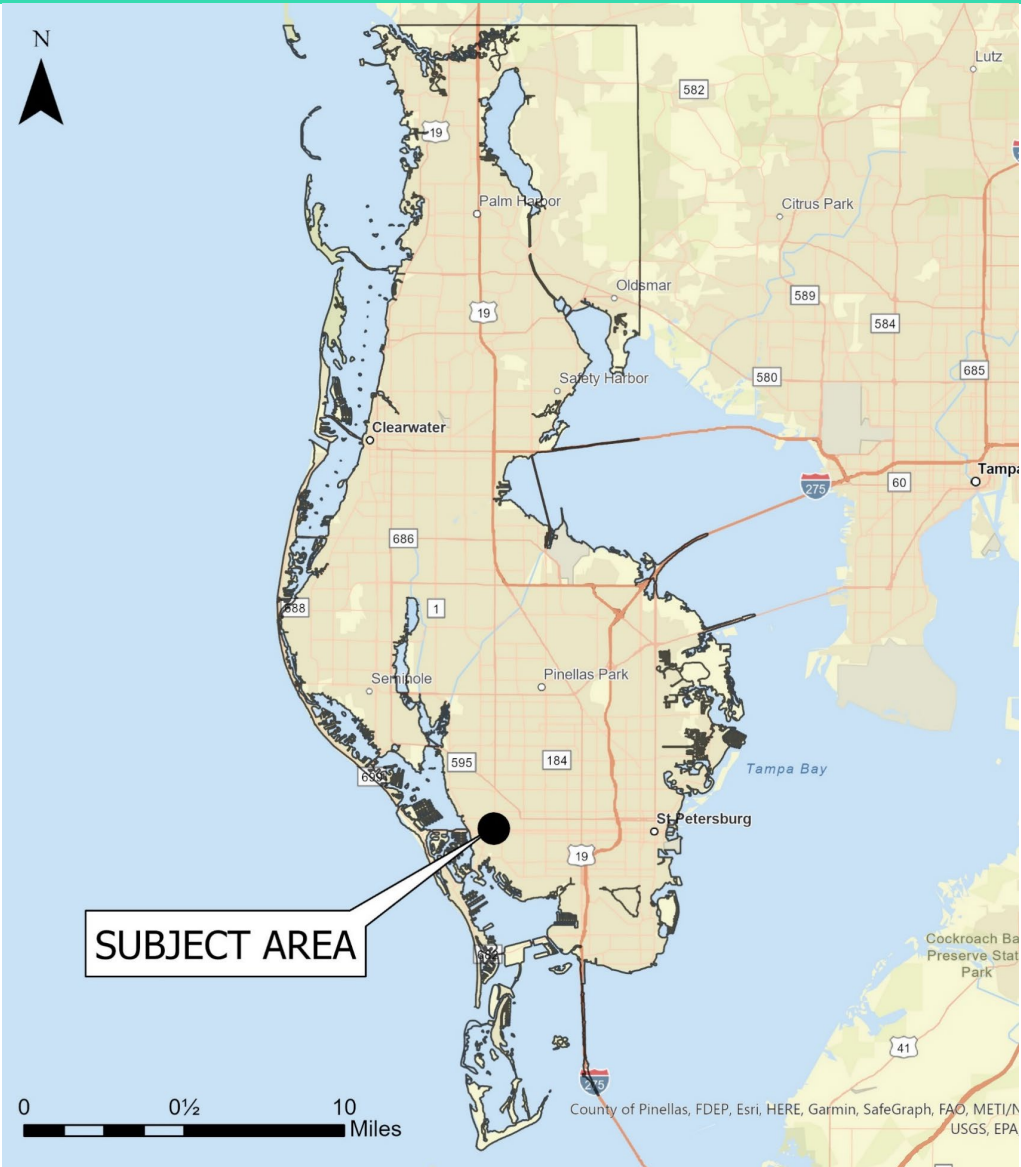
Proposed Countywide Plan Map Category (future land use)

- Multimodal Corridor

Existing Use(s): Single-family

Proposed Use(s): Multifamily Residential

Location



Surrounding Uses



Aerial & Site Street Photos

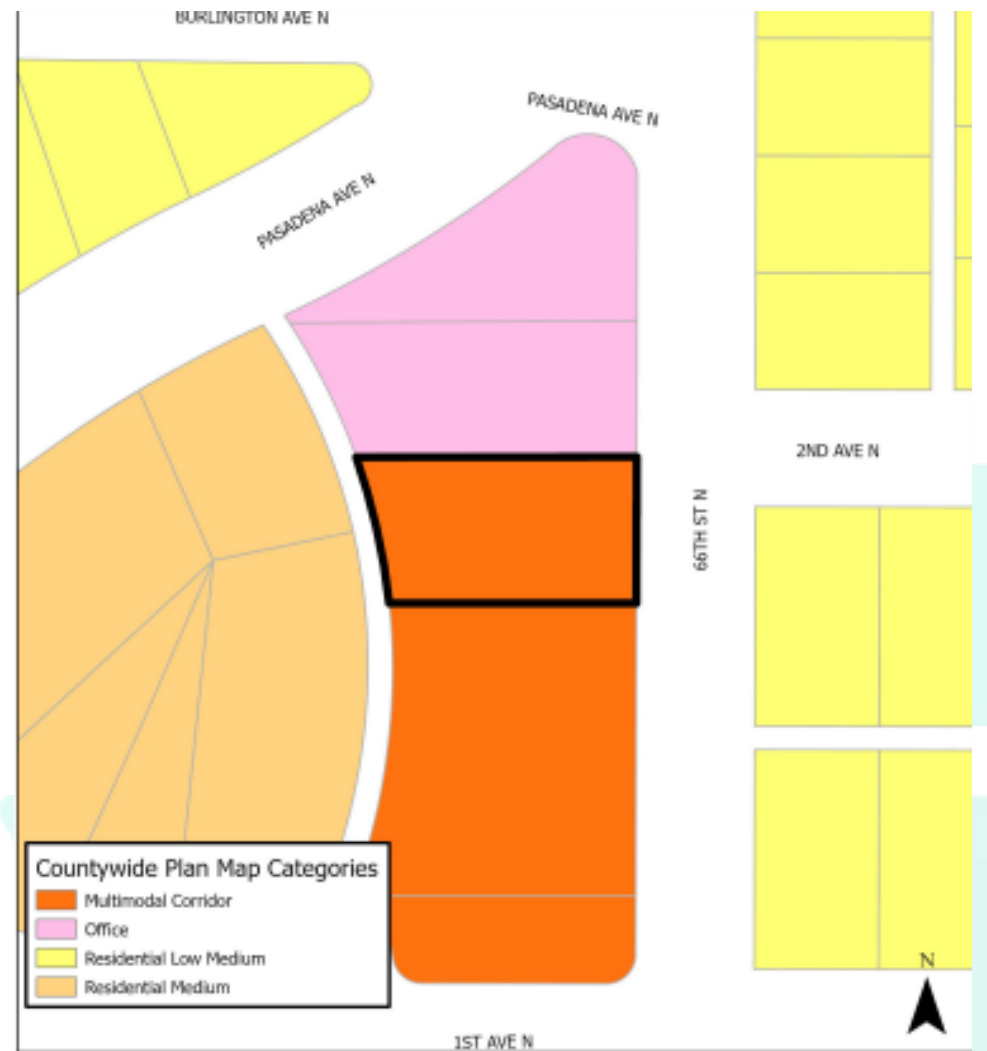
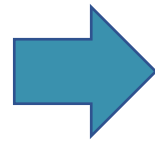
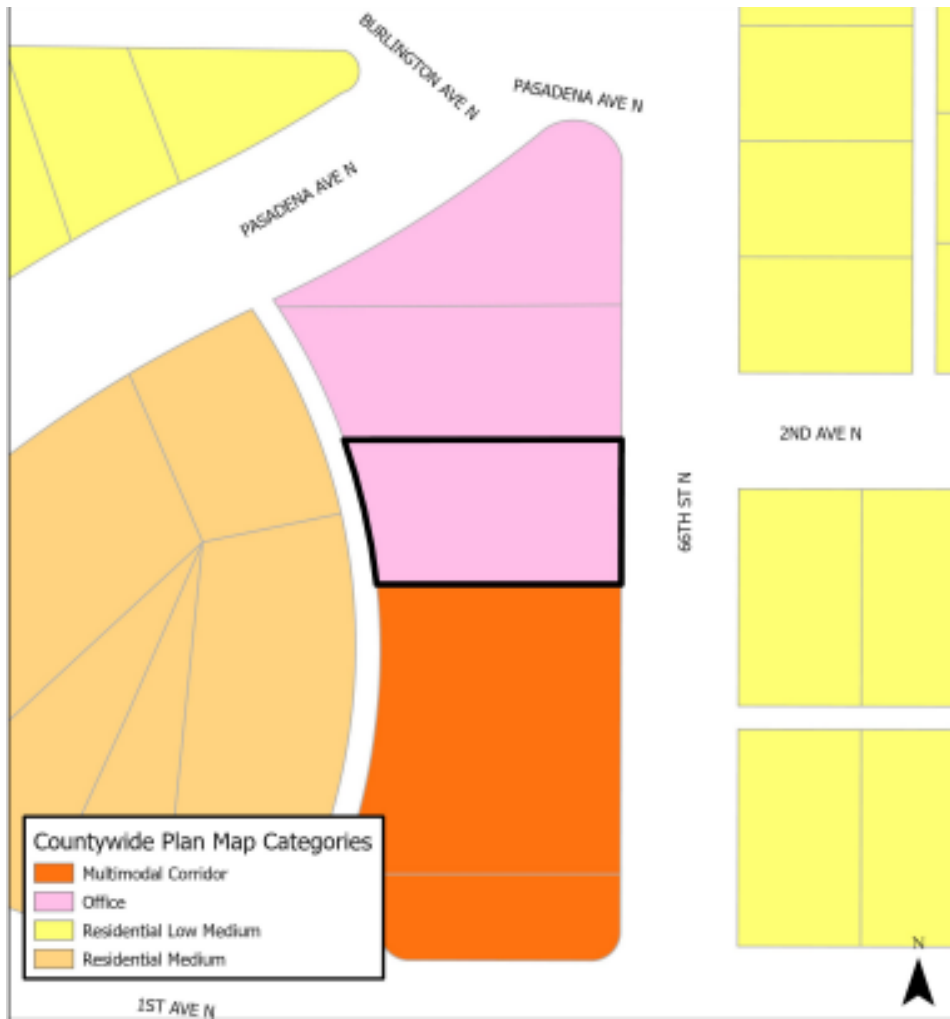


Aerial view of the amendment area



Looking west from 66th Street North

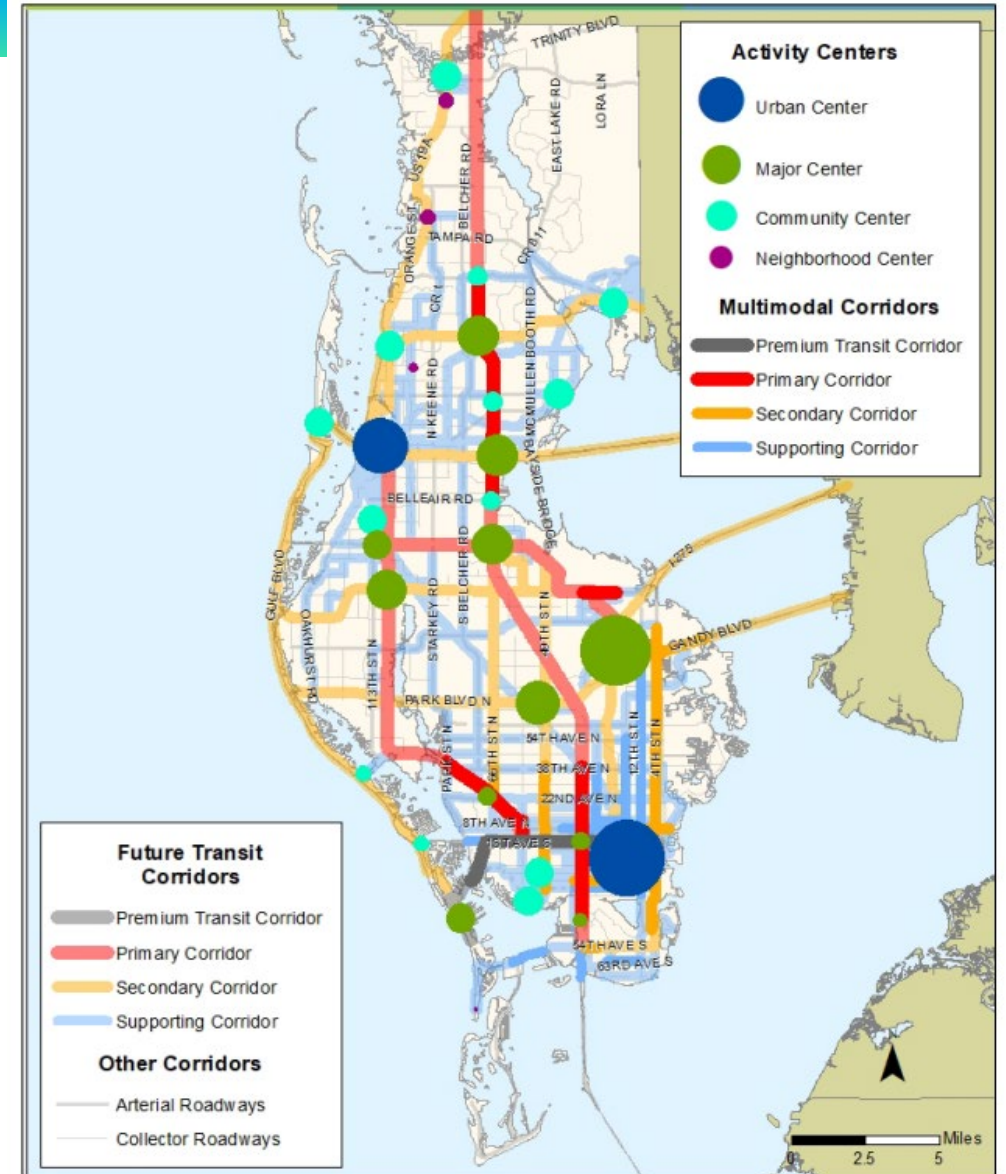
Countywide Plan Map Designation



Land Use Strategy Map

- Land Use Strategy Map identifies areas most able to accommodate higher densities and intensities in coordination with transit service and/or other transportation investments
- Multimodal Corridor category has 4 subcategories – Premium Transit (gray), Primary (red), Secondary (orange), and Supporting (blue)
- Central Avenue corridor is designated as a Premium Transit Corridor and supports the highest level of density/intensity

Figure 1
The Land Use Strategy Map



SunRunner Bus Rapid Transit Proximity

- Requested amendment will also implement recommendations of the SunRunner Rising Development Study
- Study identifies the subject property along with other areas within a quarter mile of the station area that have the greatest potential for redevelopment with higher density and intensity than what current is currently allowed
- Subject property is 400-feet from the existing 66th Street SunRunner BRT station

POTENTIAL PARCELS FOR REDEVELOPMENT



Recommendation

Proposed Countywide Plan Map Amendment Findings

- Subject property is located in close proximity to the 66th Street SunRunner BRT station and was identified as an area that could redevelop with more transit-supportive uses
- Surrounding area is consistent with the locational characteristics for the proposed category (mixed-use development, supported by and designed to facilitate transit, and is particularly appropriate for creating transit connections between Activity Centers)
- The proposed amendment is appropriate for the intended purpose, and is consistent with the locational characteristics for the Multimodal Corridor Category

Staff finds the proposed amendment consistent with the Relevant Countywide Considerations and recommends approval

Planners Advisory Committee and recommends approval

Conclusion

- Public Input: One public comment of support two public comments of support with conditions and seven comments in opposition were submitted.
 - Not in support of density increase
 - Traffic impacts

Questions & Discussion