



FORWARD
PINELLAS

Integrating Land Use & Transportation

Pinellas Planning Council Countywide Plan Map Amendment

CW 20-16

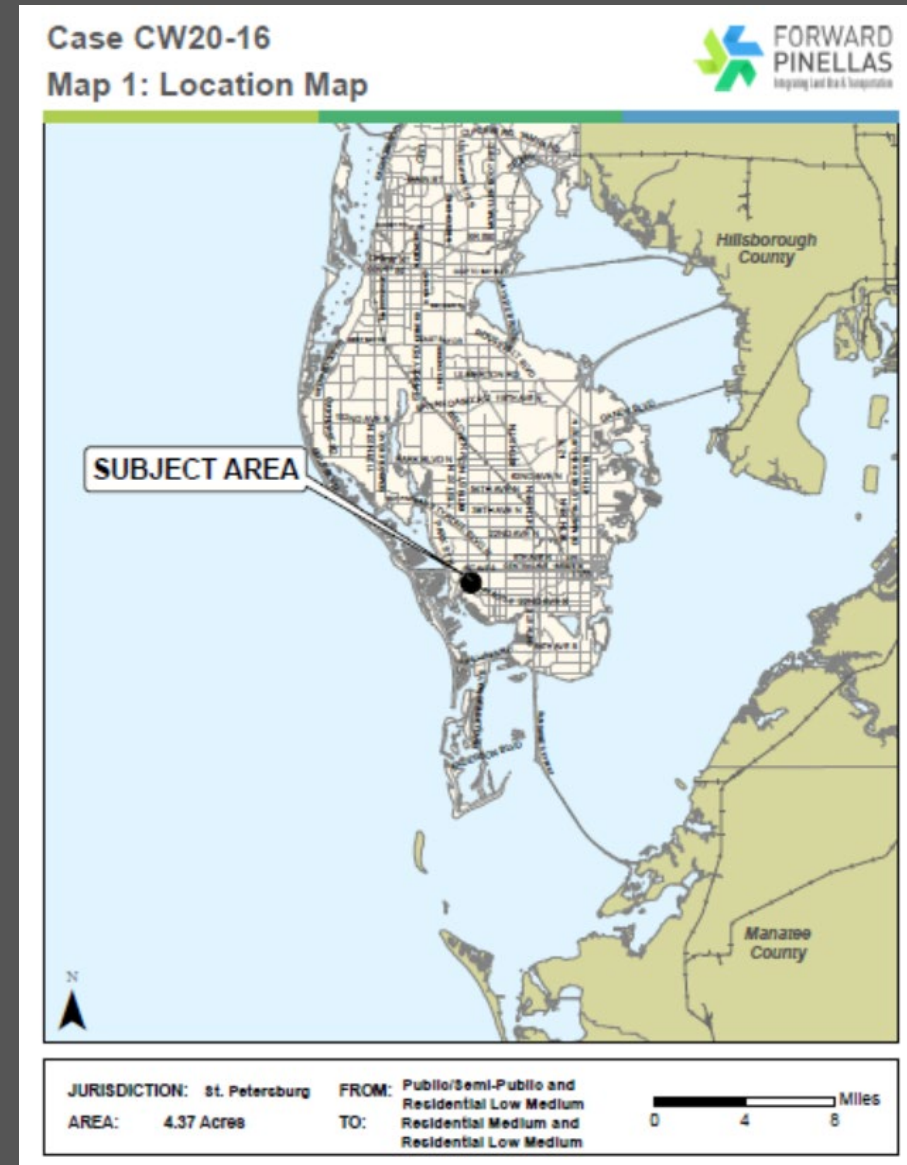
City of St. Petersburg

May 12, 2021



City of St. Petersburg Requested Action

- The City of St. Petersburg seeks to amend a property from Public/Semi-Public and Residential Low Medium to Residential Medium and Residential Low Medium
- The purpose of the proposed amendment is to allow for a multifamily residential development



Site Description

- Location: 635 64th Street South
- Area Size: Approximately 4.37 acres
- Existing Uses: Church
- Surrounding Uses: Single-family residential, mobile home park



Front of the subject property



East of the subject property



South of the subject property



Current Countywide Plan Map Category

Category: Public/Semi-Public

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"> Institutional Transportation/Utility Residential Residential Equivalent Vacation Rental pursuant to the provisions of Section 509.242(1)(c), Florida Statutes Storage/Warehouse/Distribution-Light Garden Agricultural-Light Ancillary Nonresidential 	N/A	N/A

Use	Density/Intensity Standard
Residential and Vacation Rental Use	Shall not exceed 12.5 units per acre (UPA)
Residential Equivalent Use	Shall not exceed an equivalent of 3.0 beds per permitted dwelling unit at 12.5 UPA
Nonresidential Use	Institutional uses shall not exceed a floor area ratio of (FAR) of .65, nor an impervious surface ratio (ISR) of .85. Transportation/utility uses shall not exceed an FAR of .70, nor an ISR of .90
Mixed-use	Shall not exceed, in combination, the respective number of UPA and FAR permitted, when allocated in their respective proportion to the net land area of the property.



Current Countywide Plan Map Category

Category: Residential Low Medium

Permitted Uses Not Subject to Acreage Threshold	Permitted Uses Subject to One Acre Maximum	Permitted Uses Subject to Three Acre Maximum	Permitted Uses Subject to Five Acre Maximum
<ul style="list-style-type: none"> Residential Residential Equivalent Vacation Rental pursuant to the provisions of Section 509.242(1)(c), Florida Statutes Accessory Dwelling Unit Public Educational Facility Recreation/Open Space Community Garden Agricultural-Light Agricultural 	<ul style="list-style-type: none"> Office Personal Service/Office Support Retail Commercial 	<ul style="list-style-type: none"> Ancillary Nonresidential Transportation /Utility 	<ul style="list-style-type: none"> Institutional (except Public Educational Facilities which are not subject to this threshold, pursuant to the provisions of 6.5.4.2

Use	Density/Intensity Standard
Residential and Vacation Rental Use	Shall not exceed 10 units per acre (UPA)
Residential Equivalent Use	Shall not exceed an equivalent of 3.0 beds per permitted dwelling unit at 10 UPA
Nonresidential Use	Shall not exceed a floor area ratio (FAR) of .50, nor an impervious surface ratio (ISR) of .75.
Mixed-use	Shall not exceed, in combination, the respective number of UPA and FAR permitted, when allocated in their respective proportion to the net land area of the property. In the alternative, the mixed-use provisions of Section 4.2.3.6 may be used.



Proposed Countywide Plan Map Category

Category: Residential Medium

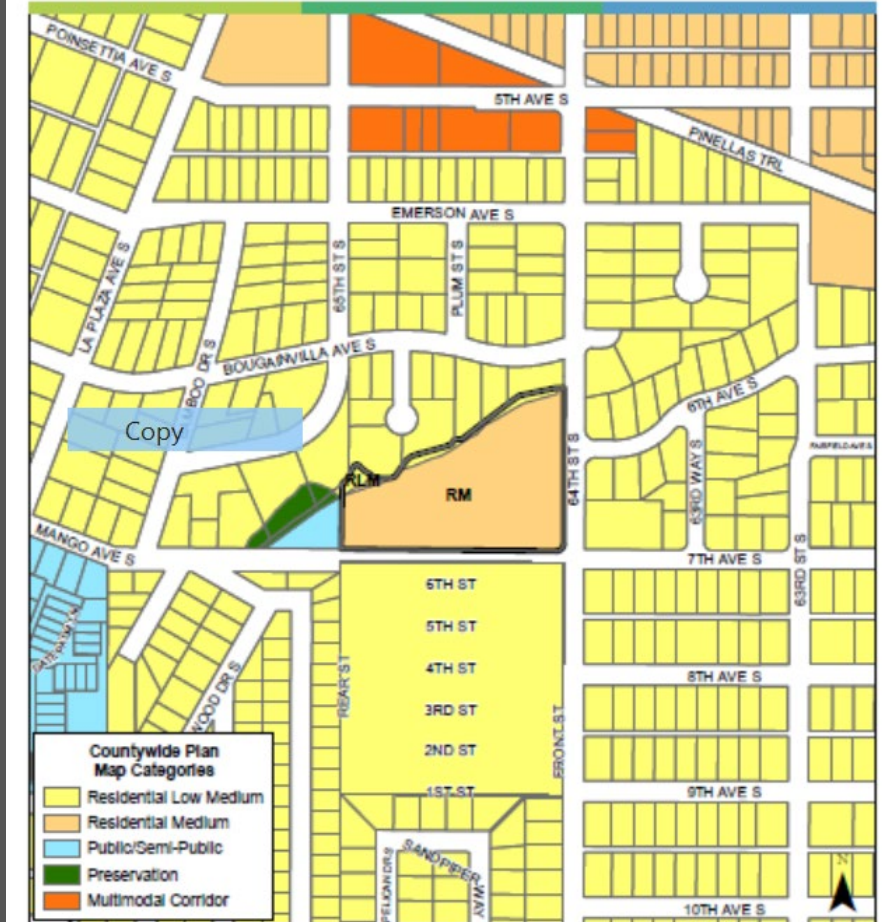
Permitted Uses Not Subject to Acreage Threshold	Permitted Uses Subject to Three Acre Maximum	Permitted Uses Subject to Five Acre Maximum
<ul style="list-style-type: none"> Residential Residential Equivalent Vacation Rental pursuant to the provisions of Section 509.242(1)(c), Florida Statutes Accessory Dwelling Unit Public Educational Facility Recreation/Open Space Community Garden Agricultural Light 	<ul style="list-style-type: none"> Ancillary Nonresidential Office Personal Service/Office Support Retail Commercial Transportation/Utility 	<ul style="list-style-type: none"> Institutional (except Public Educational Facilities which are not subject to this threshold, pursuant to the provisions)

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.
Mixed-use	Shall not exceed, in combination, the respective number of UPA and FAR permitted, when allocated in their respective proportion to the net land area of the property. In the alternative, the mixed-use provisions of Section 4.2.3.6 may be used.



Case CW20-16

Map 5: Proposed Countywide Plan Map



JURISDICTION: St. Petersburg FROM: Public/Semi-Public and Residential Low Medium
 AREA: 4.37 Acres TO: Residential Medium and Residential Low Medium

0 250 500 Feet

Proposed Countywide Plan Map Category

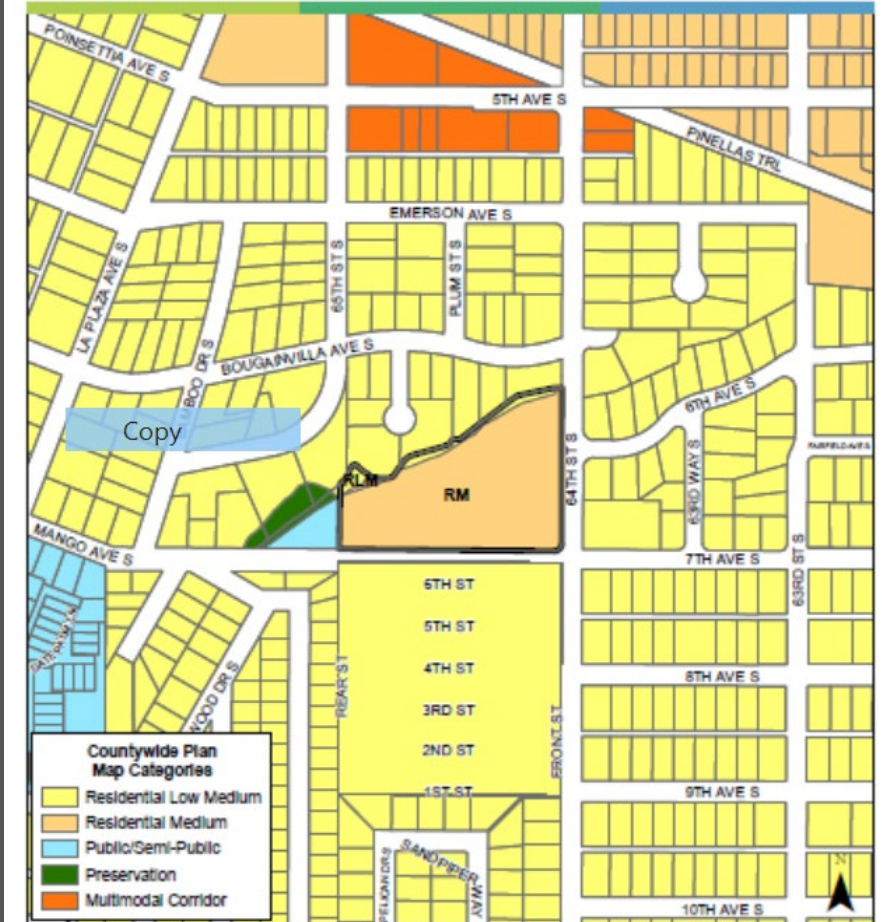
Category: Residential Low Medium

Permitted Uses Not Subject to Acreage Threshold	Permitted Uses Subject to One Acre Maximum	Permitted Uses Subject to Three Acre Maximum	Permitted Uses Subject to Five Acre Maximum
<ul style="list-style-type: none"> Residential Residential Equivalent Vacation Rental pursuant to the provisions of Section 509.242(1)(c), Florida Statutes Accessory Dwelling Unit Public Educational Facility Recreation/Open Space Community Garden Agricultural-Light Agricultural 	<ul style="list-style-type: none"> Office Personal Service/Office Support Retail Commercial 	<ul style="list-style-type: none"> Ancillary Nonresidential Transportation /Utility 	<ul style="list-style-type: none"> Institutional (except Public Educational Facilities which are not subject to this threshold, pursuant to the provisions of 6.5.4.2

Use	Density/Intensity Standard
Residential and Vacation Rental Use	Shall not exceed 10 units per acre (UPA)
Residential Equivalent Use	Shall not exceed an equivalent of 3.0 beds per permitted dwelling unit at 10 UPA
Nonresidential Use	Shall not exceed a floor area ratio (FAR) of .50, nor an impervious surface ratio (ISR) of .75.
Mixed-use	Shall not exceed, in combination, the respective number of UPA and FAR permitted, when allocated in their respective proportion to the net land area of the property. In the alternative, the mixed-use provisions of Section 4.2.3.6 may be used.

Case CW20-16

Map 5: Proposed Countywide Plan Map



JURISDICTION: St. Petersburg FROM: Public/Semi-Public and Residential Low Medium
 AREA: 4.37 Acres TO: Residential Medium and Residential Low Medium

0 250 500 Feet

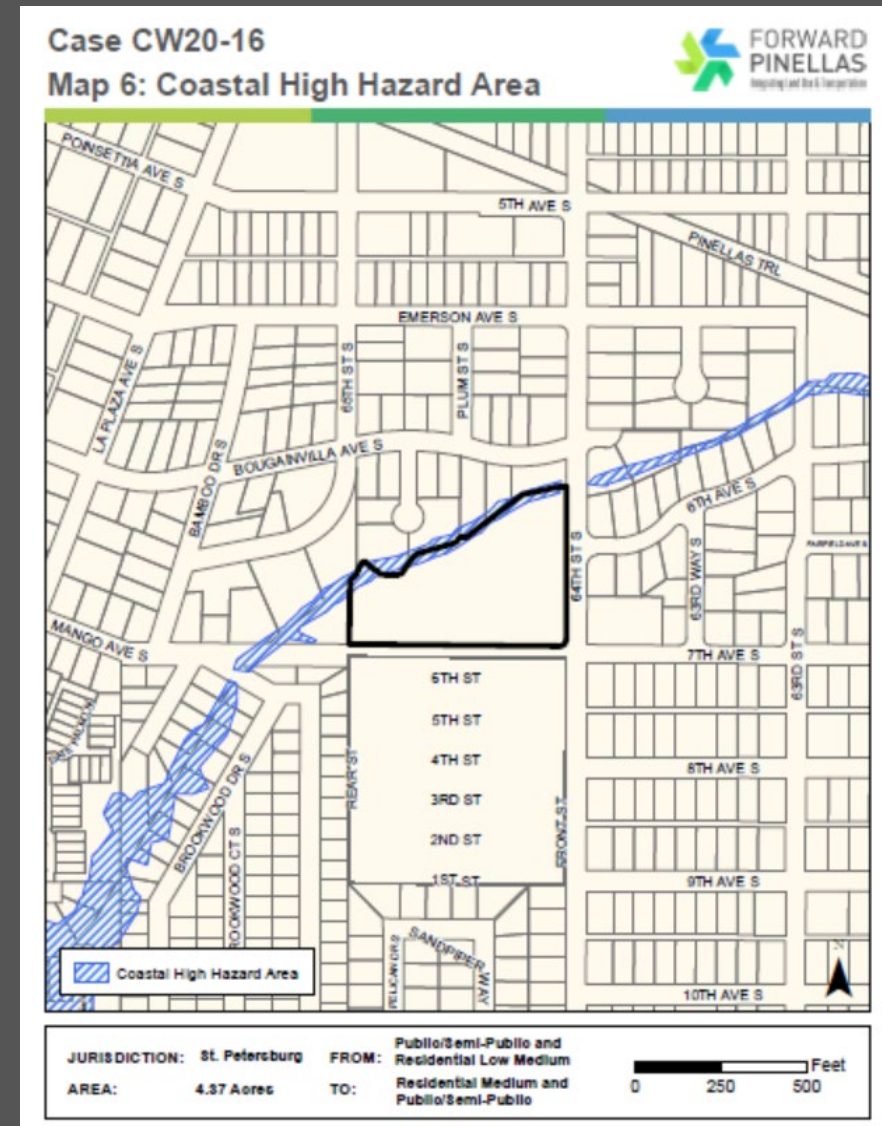


Coastal High Hazard Area

Approximately 0.22 acres of the northern portion of the amendment falls in the CHHA

This area follows the boundaries of Bear Creek Preserve, which flows from Boca Ciega Bay inland through the subject property and terminates east of Bear Creek Park

However, this portion of the amendment area is proposed to the Residential Low Medium category, which reduces the density from 12.5 units per acre under the current Public/Semi-Public category, to 10 units per acre.



Analysis of the Relevant Countywide Considerations

Conclusion:

- The proposed amendment is appropriate for the intended purpose, and is consistent with the locational characteristics for the Residential Medium and Residential Low Medium categories.
- 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 purpose and locational characteristics.
2. Adopted Roadway Level of Service (LOS) Standard: The amendment area is located near a roadway segment where the existing Level of Service is operating at a LOS “D” or better, therefore those policies are not applicable.
3. Location on a Scenic/Noncommercial Corridor (SNCC): The amendment area is not located within a SNCC; therefore, those policies are not applicable.
4. Coastal High Hazard Areas (CHHA): Approximately 0.22 acres within the northern portion of the amendment area is located on a Coastal High Hazard Area. However, this portion of the amendment area is proposed to be amended to Residential Low Medium, which is consistent with the existing properties adjacent to the amendment area also on the Coastal High Hazard Area. As such, there will be no increase in residential density within the CHHA, reducing impacts of the amendment.
5. Activity Center and Multimodal Corridor Plan Categories: Does not involve AC or MMC.
6. Adjacent to or Impacting an Adjoining Jurisdiction or Public Educational Facility: The proposed amendment is not adjacent a public educational facility; therefore, those policies are not applicable. The proposed amendment is adjacent to Unincorporated Pinellas County. Pinellas County staff reviewed the application and found no issues with the amendment. The proposed amendment is also adjacent to the City of Gulfport. City staff were contacted and found no issues with the amendment.
7. Reservation of Industrial Land: Does not involve the conversion of Employment, Industrial, or Target Employment Center-designated land to another category.



Public Comments

- There were a number of public comments received with regards to case CW 20-16. City staff received public comments via email, through which 54 citizens opposed and 17 citizens supported the proposed amendment.
- City staff also received public comments via template postcards, through which 277 citizens opposed the proposed amendment

