

City of St. Petersburg Comprehensive Plan

Chapter Three, Future Land Use Element

Revised 10/19/06

ISSUE: Coastal Hazard Areas

As identified in the Coastal Management Element, the FEMA Velocity Zone is the portion of the City with the greatest potential for hurricane related property damage. These areas could be exposed to direct winds, storm surge and wave action during a storm event. The Hurricane Evacuation Level A Zone is also highly vulnerable to hurricane related hazards and is designated as the Coastal High Hazard Zone. The hurricane evacuation level A-C zones are designated as the Hurricane Vulnerability area and are subject to evacuations during category 1-3 storm events.

OBJECTIVE LU7:

Development activities of all kinds within the coastal hazard areas shall be consistent with the goals, objectives and policies of the Coastal Management Element of the Comprehensive Plan and any interagency hazard mitigation report recommendations deemed appropriate by the City.

Policies:

LU7.1 Requests for residential density increases within the Coastal High Hazard Zone shall not be approved.

LU7.2 All approval of new proposed development will consider the hurricane evacuation level/location of the proposed development, and provide appropriate mitigation.

LU7.3 Prohibit the new construction of hospitals, nursing homes, and convalescent homes in Evacuation Level A zones, discourage the siting or expansion of these facilities in Evacuation Level B zones and limit the expansion of existing sites to the boundaries of the currently developed lot.

LU7.4 Prohibit the siting of new mobile home parks within the Evacuation Level A zone and limit the expansion of existing sites to the boundaries of the currently developed lot.

LU7.5 When establishing Future Land Use Plan designations through a Comprehensive Plan amendment for annexed properties located within the Coastal High Hazard Area there shall be no net increase in residential density as compared to the Future Land Use Plan of Pinellas

County designation(s) existing at the time of annexation of a property without the prior written approval of DCA and Pinellas County.

LU7.6 Opportunities to decrease residential development potentials on the remaining vacant tracts in the CHHZ through plan amendments to less intensive uses, land purchase or transfer of development rights shall be considered.

LU7.7 The City will encourage the mitigation, reduction or elimination of uses that are inconsistent with any interagency hazard mitigation report recommendations that the City determines appropriate.

LU7.8 The City will review the Tampa Bay Regional Planning Council's (TBRPC) Hurricane Evacuation Study for issues that pertain to requests for residential density increases and the general application of residential future land use densities in coastal high hazard areas.

ISSUE: Annexation Areas

The City is pursuing annexation of contiguous areas. East Gateway and **Tierra Verde** are specific areas for which annexation plans have been prepared. Annexation of these areas would increase the City's tax base and provide a supply of vacant land to accommodate additional growth. The Feather Sound area (north of the City Boundary) is also a logical area for future annexation. Of primary concern is providing necessary public facilities and services to the areas and protecting sensitive natural features.

OBJECTIVE LU15:

The City shall coordinate with Pinellas County in pursuing annexation of contiguous unincorporated areas to ensure adequate service provision and appropriate land uses.

Policies:

LU15.1 To assure a quality development, future land use decisions in the East Gateway area shall consider the existing surrounding uses, location characteristics, availability of public facilities, and protection of natural features.

LU15.2 Large scale coordinated development shall be pursued for the remaining vacant tracts in the East Gateway.

LU15.3 The City shall continue to pursue annexation of Tierra Verde.

LU15.4 The City shall assess the feasibility of annexing Feather Sound.

LU15.5 Future land use plan designations in potential annexation areas will be coordinated with the Pinellas Planning Council (PPC) through the procedures specified in Chapter 73-594 as amended by Chapter 88-464, Laws of Florida and the Rules Concerning the Administration of the Countywide Future Land Use Plan of the Pinellas Planning Council.

LU15.6 The City will forward notice of annexation requests prior to their final approval by City Council to the Pinellas County Property Appraiser's Office for review and comparison and comments.