



# Pinellas County

## Staff Report

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File #: 22-0080A, Version: 1

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### **Subject:**

Case No. CW 22-01 - City of St. Petersburg  
Countywide Plan Map amendment from Residential Medium and Multimodal Corridor to Residential High, regarding approximately 11 acres out of an approximately 14.73-acre property, located at the northwest corner of 6th Street South and 32nd Avenue South.

### **Recommended Action:**

Sitting as the Countywide Planning Authority, adopt an ordinance approving Case No. 22-01, a proposal by the City of St. Petersburg, to amend the Countywide Plan Map from Residential Medium and Multimodal Corridor to Residential High, regarding approximately 11 acres out of an approximately 14.73-acre property, located at the northwest corner of 6<sup>th</sup> Street South and 32<sup>nd</sup> Avenue South.

- It is the intent of the developer to build multifamily housing on the property, which was formerly a mobile home park, but is now vacant.
- The amendment to the Residential High category will allow higher density residential uses up to 30 units per acre.
- Approximately 3.6 acres of the western portion of the property is located in the Coastal High Hazard Area (CHHA).
- The developer has proposed a restrictive covenant which directs all residential units to the portion of the property outside of the 2016 CHHA boundary.
- Nonresidential amenities will be developed on the CHHA portion instead.
- Forward Pinellas and the Planners Advisory Committee each unanimously recommended approval of the proposal.

### **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 11-0 to recommend approval of the proposal. The Planners Advisory Committee recommended approval of this case by a vote of 12-0.

### **Background Information:**

Forward Pinellas documentation is attached.

### **Fiscal Impact:**

N/A

**Staff Member Responsible:**

Rodney Chatman, Planning Division Manager, Forward Pinellas

**Partners:**

City of St. Petersburg

**Attachments:**

Ordinance

Case Maps

Forward Pinellas Staff Analysis

Draft PAC Minutes

Presentation/Site Visit Photos

Affidavit of Publication