

# Countywide Planning Authority Countywide Plan Map Amendment

Case CW 24-18 – St. Petersburg

October 15, 2024

# Local Government Request

## **Subject Property**

- 5.09-acre site
- 6942 1st Avenue South and two unaddressed parcels bounded by 1st Avenue South, 70th Street South, 2nd Avenue South, and 71st Street South

## **Existing Countywide Plan Map Category (future land use)**

- Public/Semi-Public

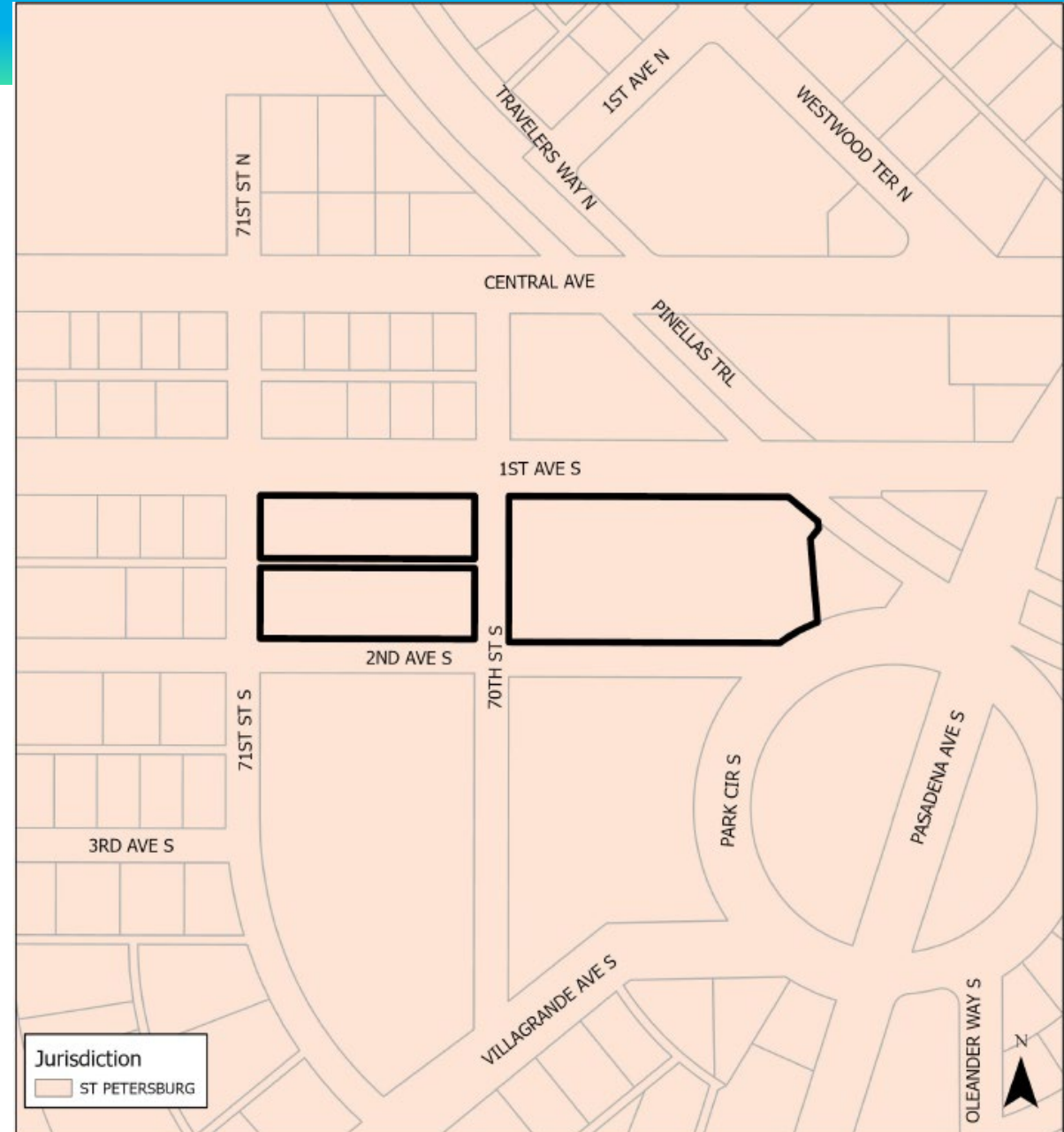
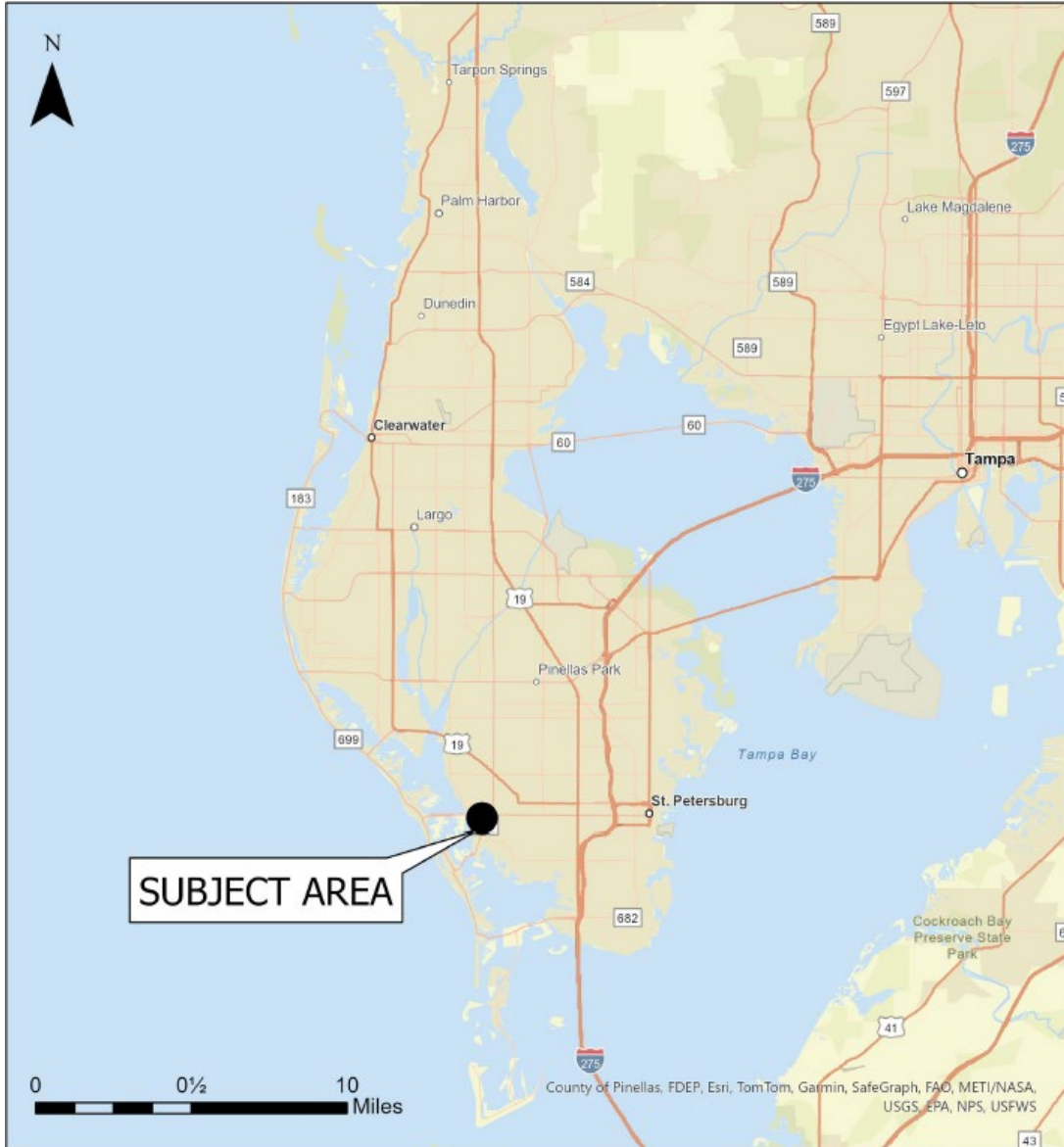
## **Proposed Countywide Plan Map Category (future land use)**

- Residential Medium

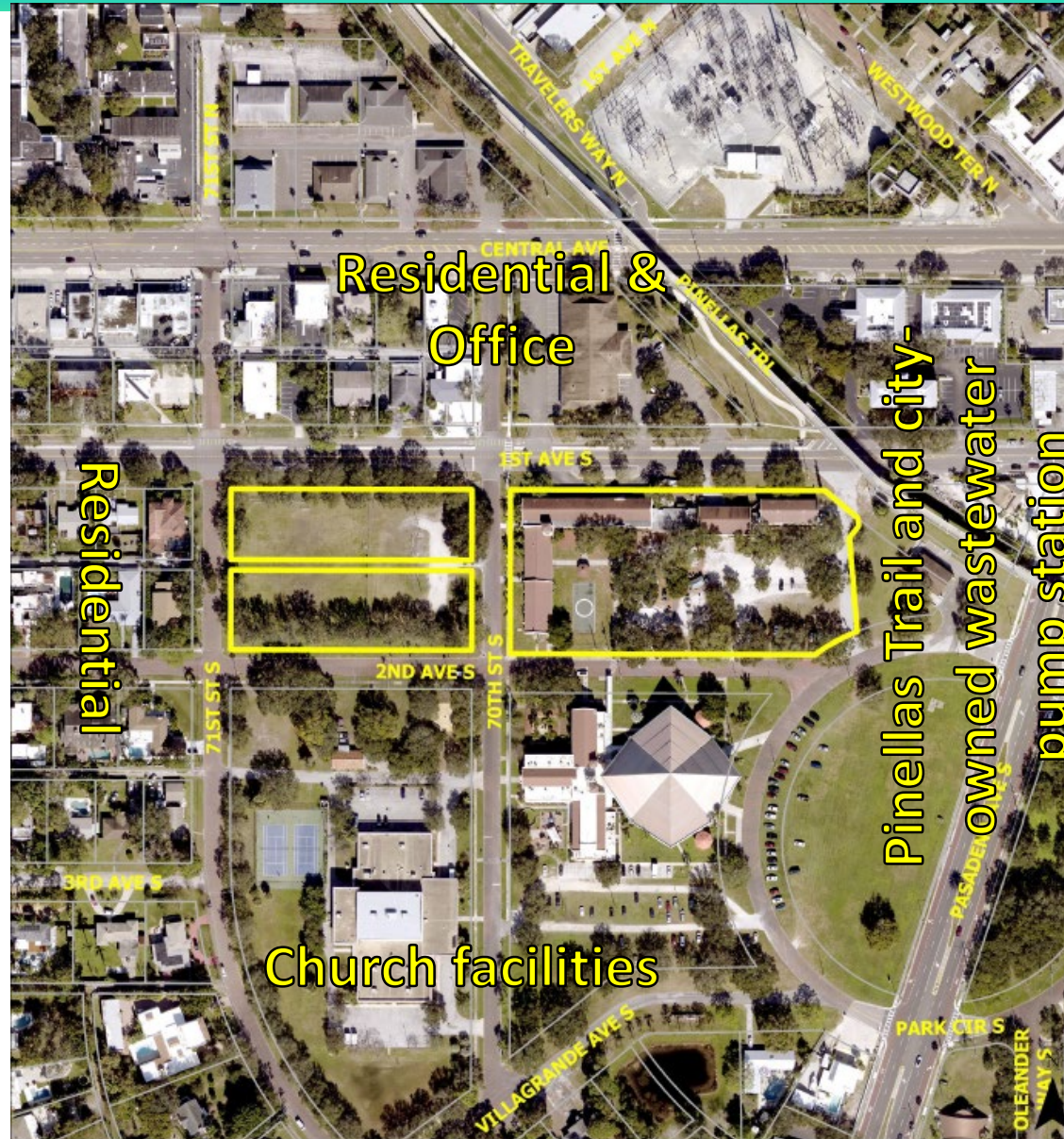
**Existing Use(s):** Institutional uses, primarily a church

**Proposed Use(s):** Residential units

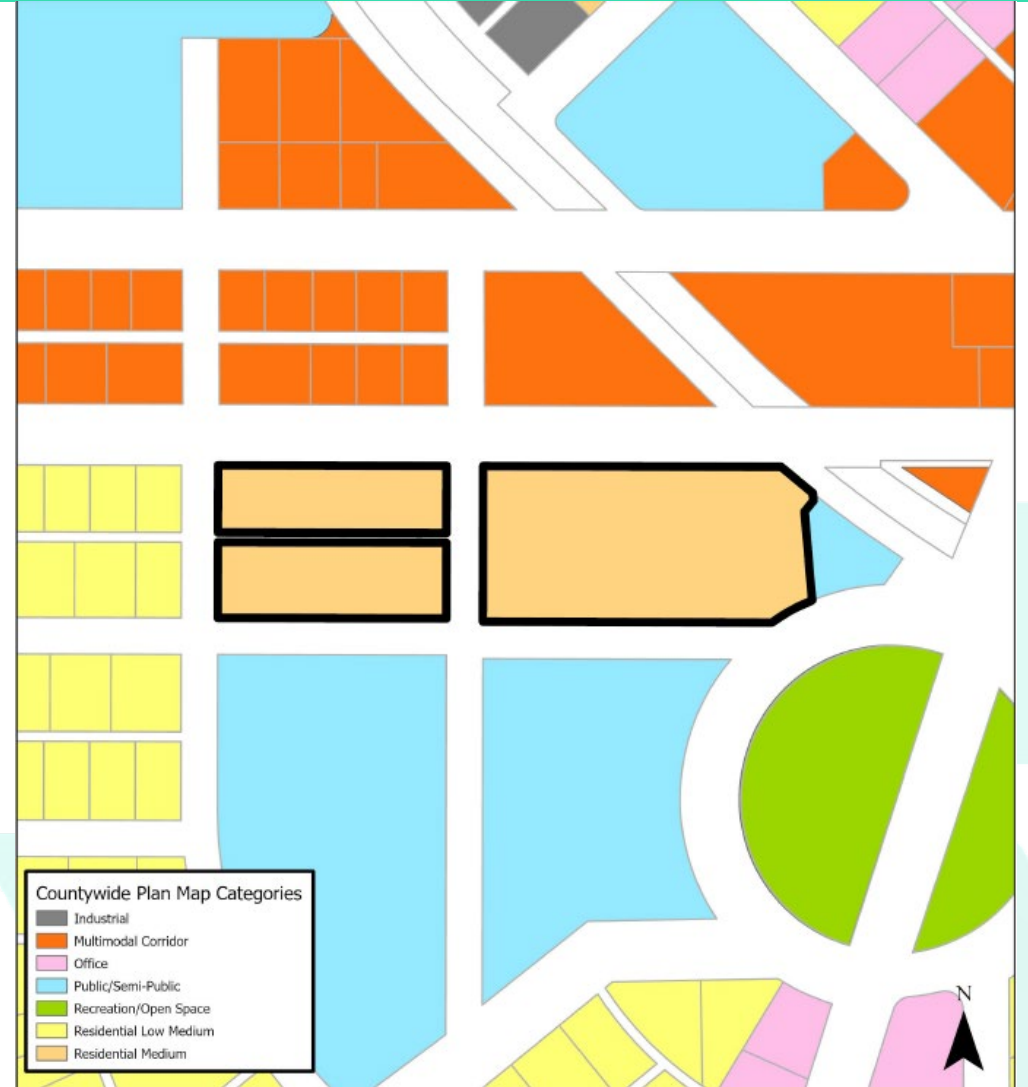
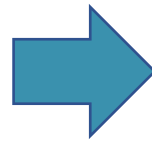
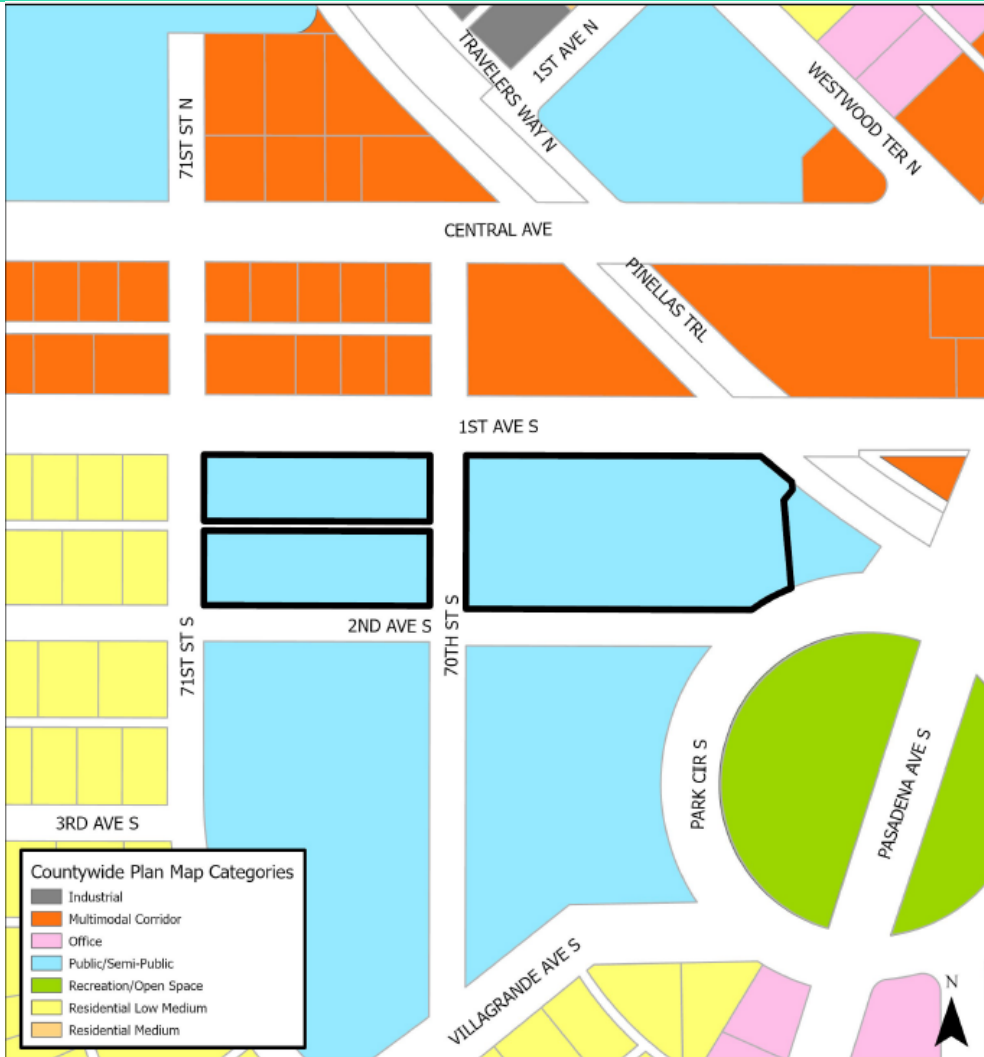
# Location



# Surrounding Uses



# Countywide Plan Map Designation



# Local Actions

- **Initial Vote:**  
**Community Planning and Preservation Commission Vote:** 0-7 to deny
- **Key Concerns:**
  - Preservation of single-family character and neighborhood "sense of place."
  - Street pattern concerns.
- **Appeal Vote**  
**City Council Vote:** 5-2 to approve
- **Supportive Points:**
  - **Housing Need:** Increased demand within St. Petersburg.
  - **Transit Proximity:** Importance of density near the SunRunner Bus Rapid Transit Station.
  - **Comparable Areas:** Similar developments in Snell Isle and Coquina Key.
  - **Existing Zoning:** Higher intensity developments already permitted nearby.
- **Public Opposition:** 17 public speakers, 86 emails of concern
  - Concerns about increased density and potential impacts on neighborhood character, increasing parking, traffic, and stormwater issues.

# Recommendation

## **Proposed Countywide Plan Map Amendment Findings**

- A. The Residential Medium category is appropriate for the proposed use of the property and is consistent with the criteria for utilization of this category.
- B. Despite initial opposition and a denial by the Community Planning and Preservation Commission, the City Council approved the amendment with a 5-2 vote, balancing community feedback with planning objectives.
- C. The proposed amendment either does not involve, or will not significantly impact, the remaining relevant countywide considerations.

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

**Forward Pinellas and Planners Advisory Committee recommends approval**