



# Countywide Planning Authority Countywide Plan Map Amendment

Case CW 25-03 – St. Petersburg

August 5, 2025

# Local Government Request

## Subject Property

- 3.29-acres m.o.l
- Site 1: 4th Street N, east of 110th Ave. N.
- Site 2: NE corner of 4th St. N. and 108th Ave. N.
- Site 3: NE corner of 3rd St. N. & Gandy Blvd.

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

- Residential Medium, and Preservation

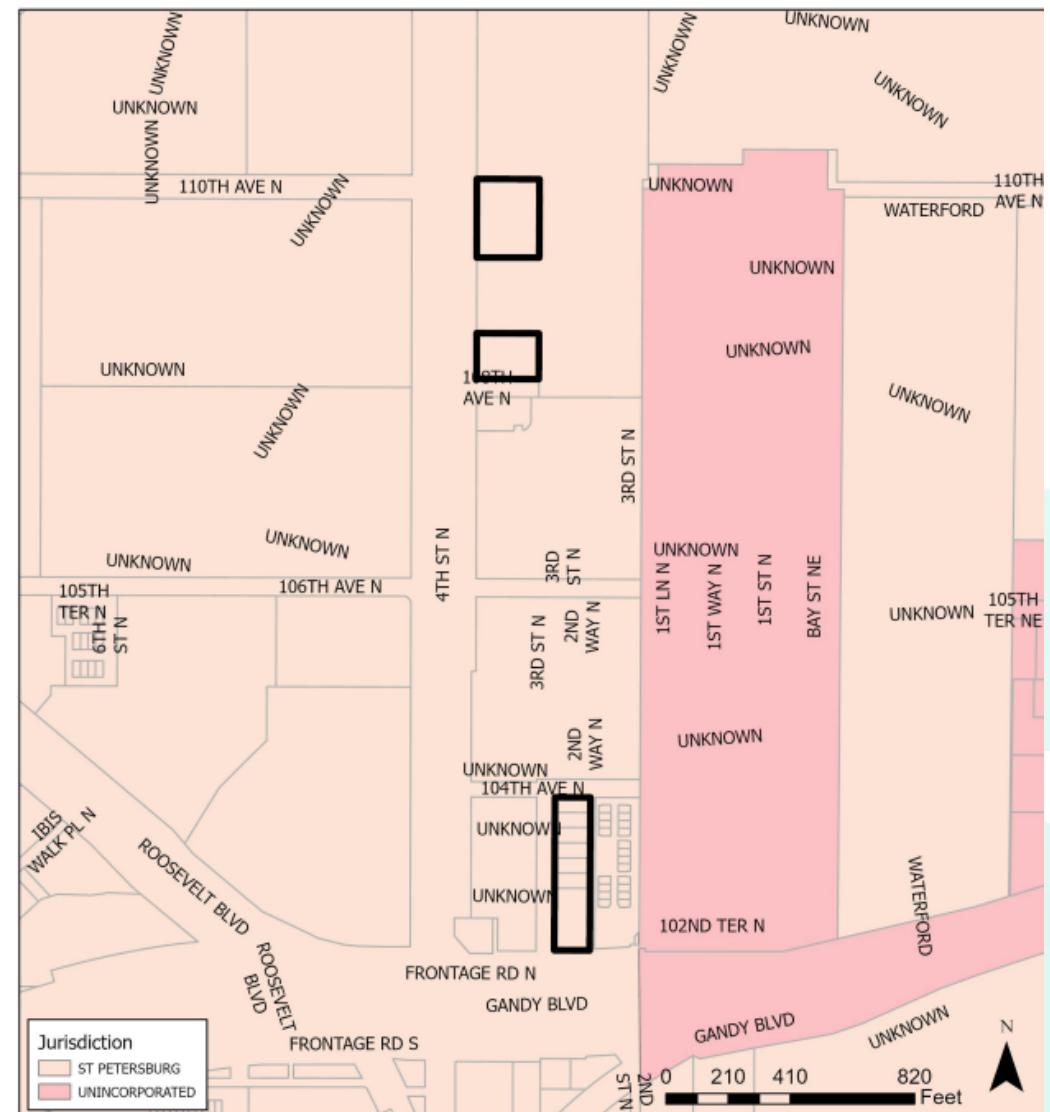
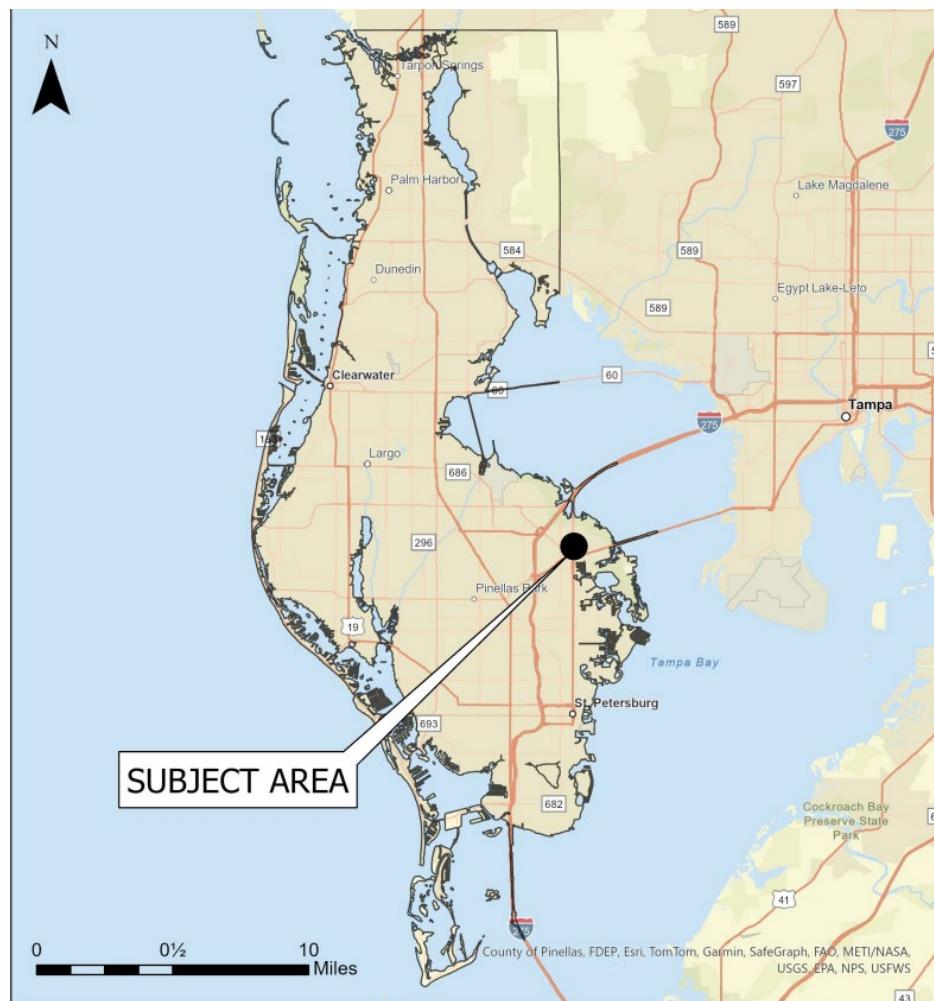
## Proposed Countywide Plan Map Category (future land use)

- Office, Residential Medium and Preservation

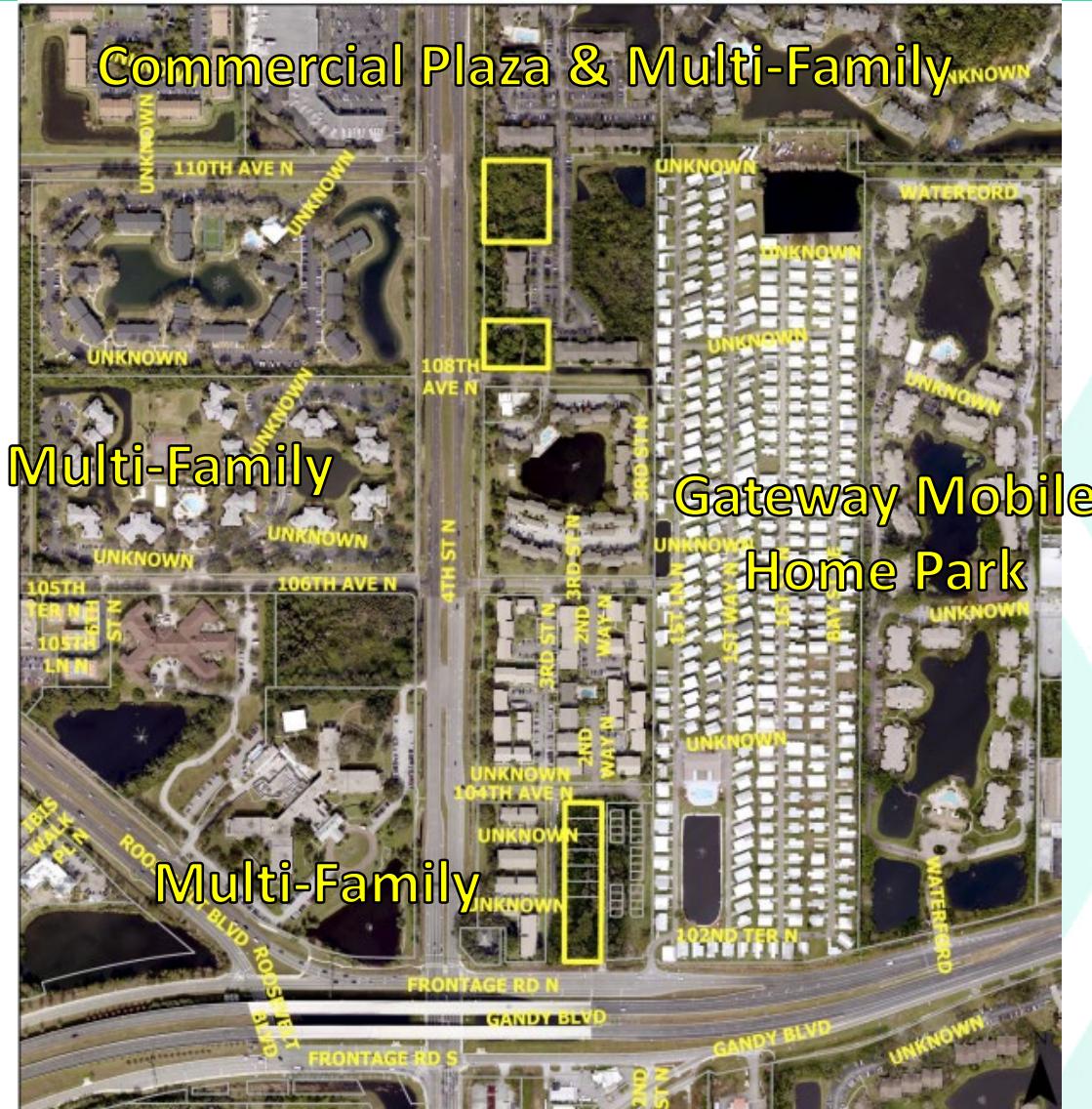
**Existing Use(s):** The sites are currently vacant or partially developed, including a wireless communications tower and fragmented preservation areas.

**Proposed Use(s):** The proposal includes preservation of natural areas, new residential development on one site, and limited office use on another.

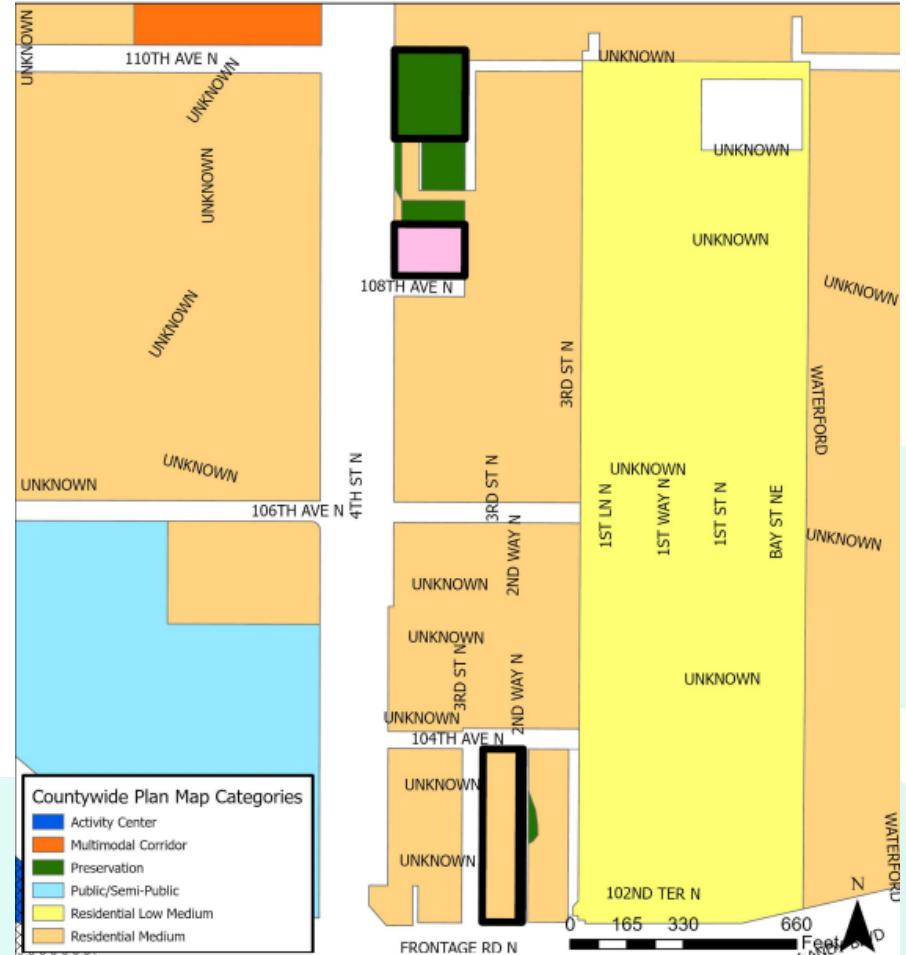
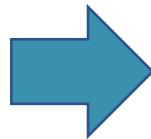
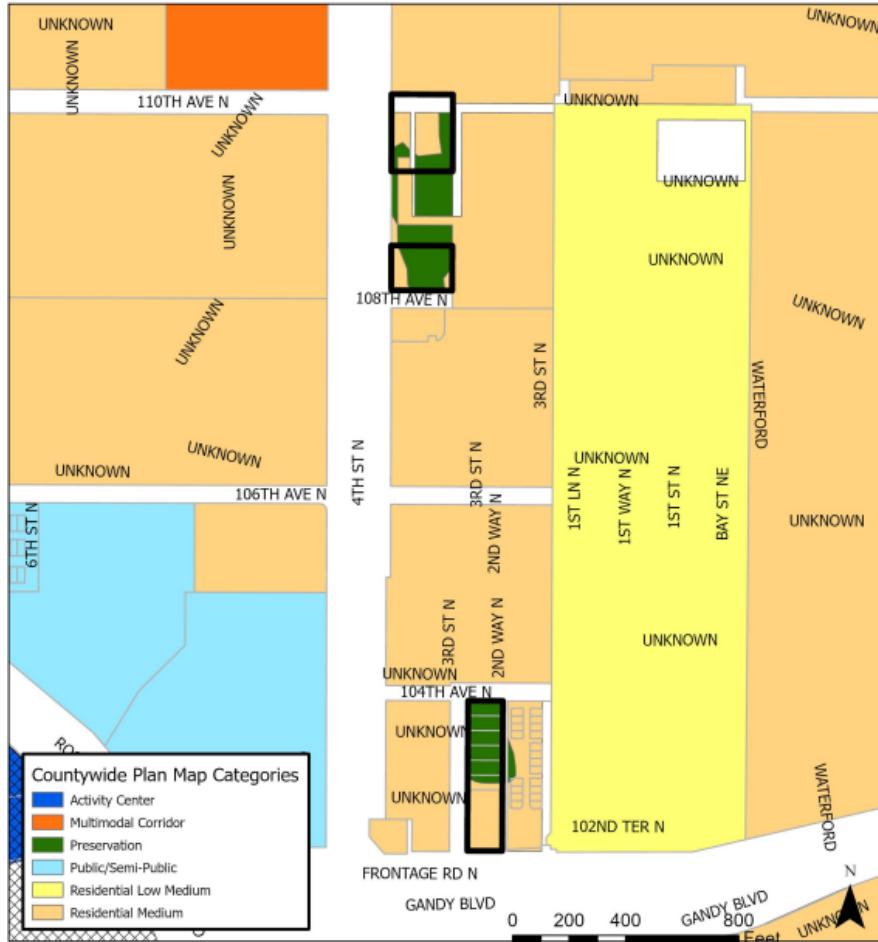
# Location



# Surrounding Uses



# Countywide Plan Map Designation



# Site 3 Preservation



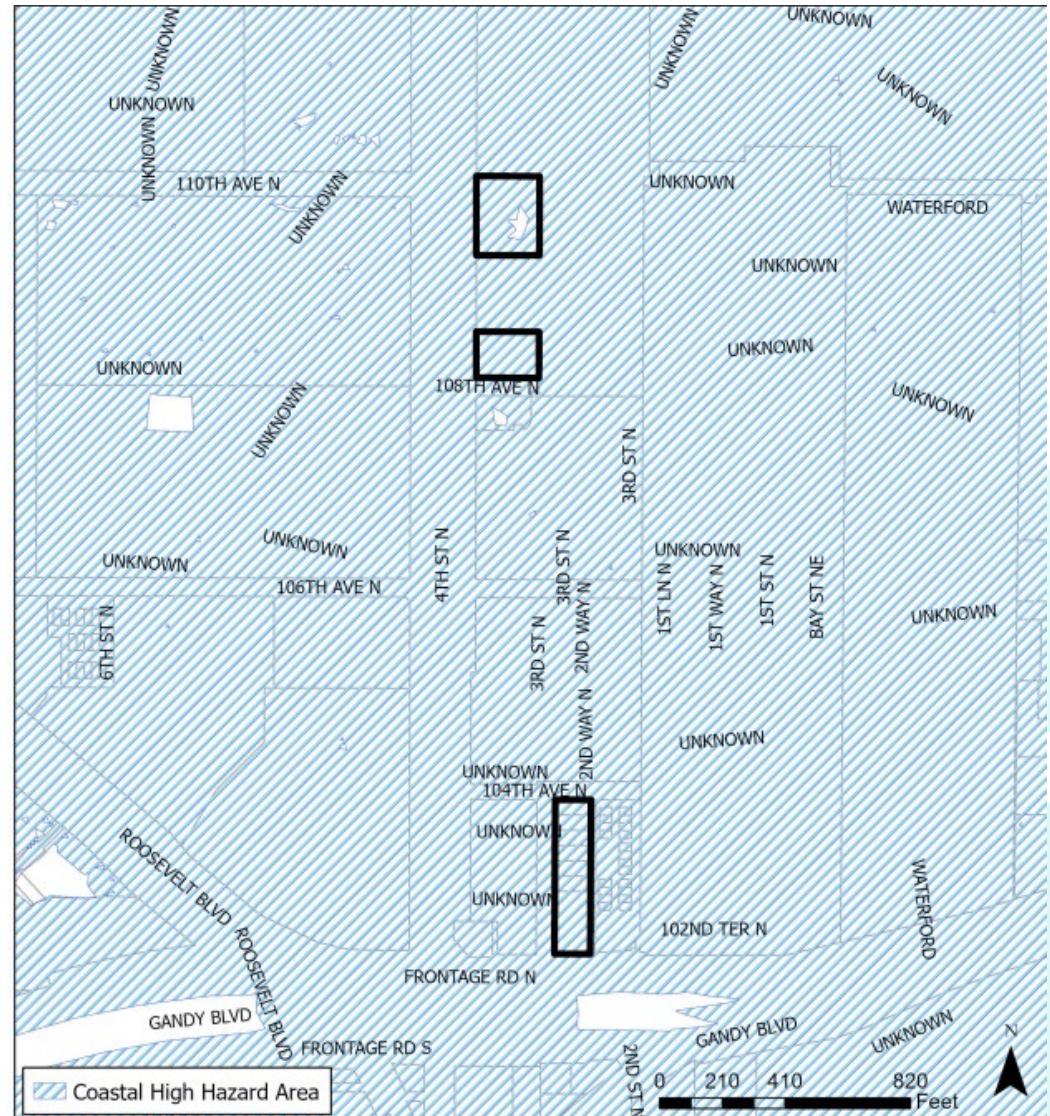
Future Preservation  
Area (0.12 AC)

# Development Agreement Overview

- 15-year term governs use across all three sites
- Caps residential development at 20 units on Site 3
- Limits Site 2 to 10,000 sq. ft. of office use
- Requires preservation, restoration, and long-term maintenance on Sites 1 & 3
- Includes financial guarantee and ties restoration to permit release

# Coastal High Hazard Area (CHHA)

- All sites are located within the CHHA
- Countywide Rules discourage increased density in these areas
- Amendment reduces net residential density
- Shifts development away from environmentally sensitive sites



# Recommendation

## Proposed Countywide Plan Map Amendment Findings

- A. The proposed categories are appropriate for the intended and existing uses and meet the criteria of the Countywide Rules.
- B. The amendment results in a net decrease in residential density within the CHHA and strengthens environmental protections.
- C. The amendment improves map accuracy, supports infill development, and preserves verified environmental features.
- D. The proposed amendment either does not involve, or will not significantly impact, the remaining relevant countywide considerations.

The City of St. Petersburg City Council held a public hearing on the local future land use map amendment and adopted the amendment on June 12, 2025.

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