

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

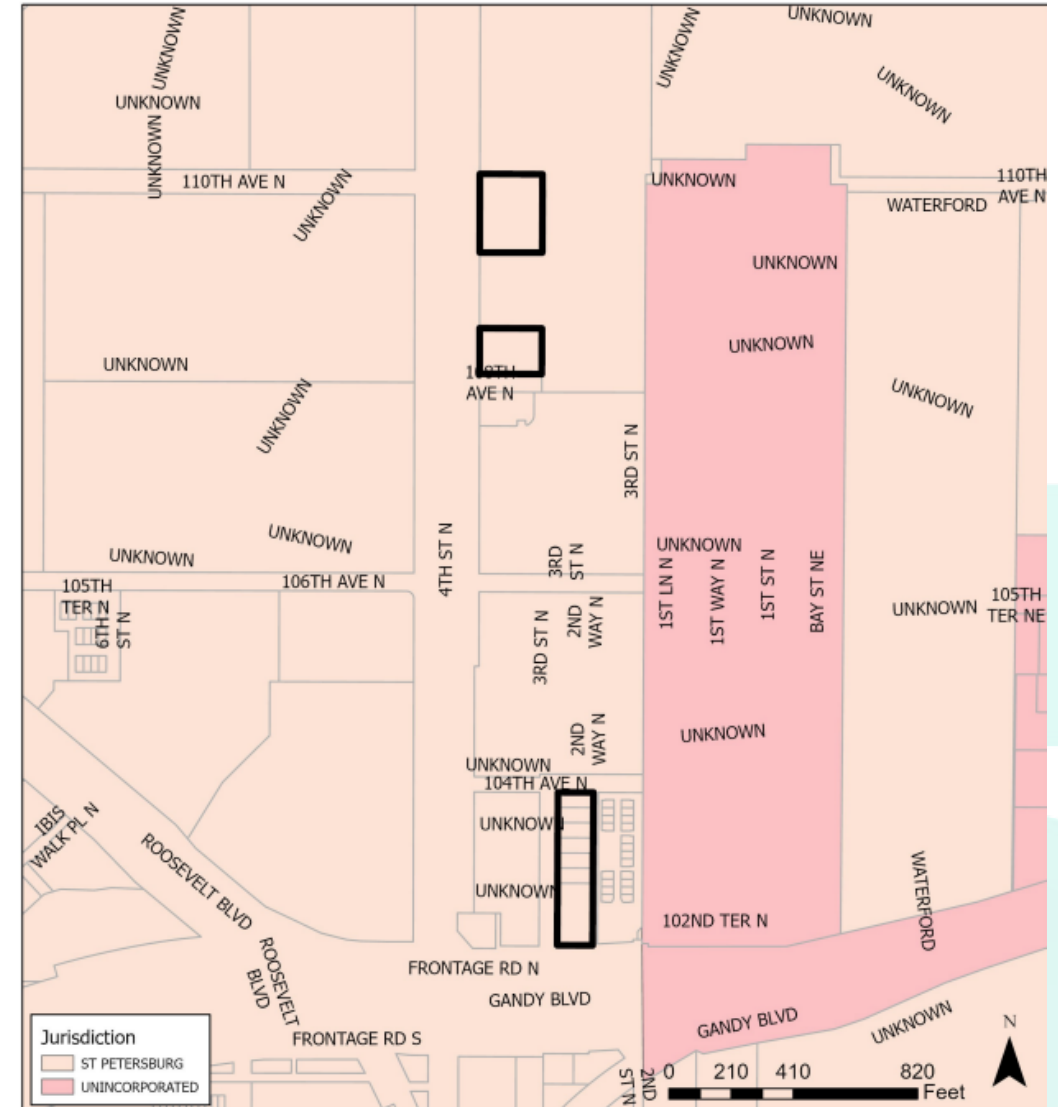
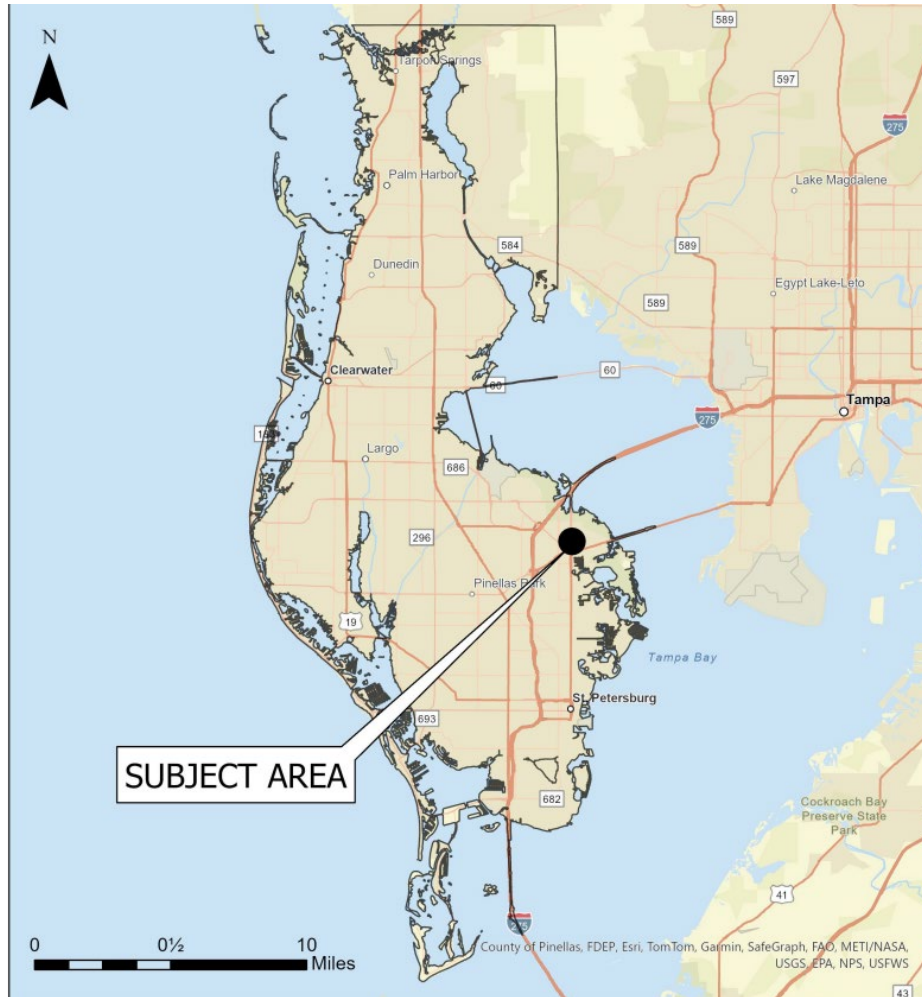
Proposed Countywide Plan Map Category (future land use)

- Office, Residential Medium and Preservation

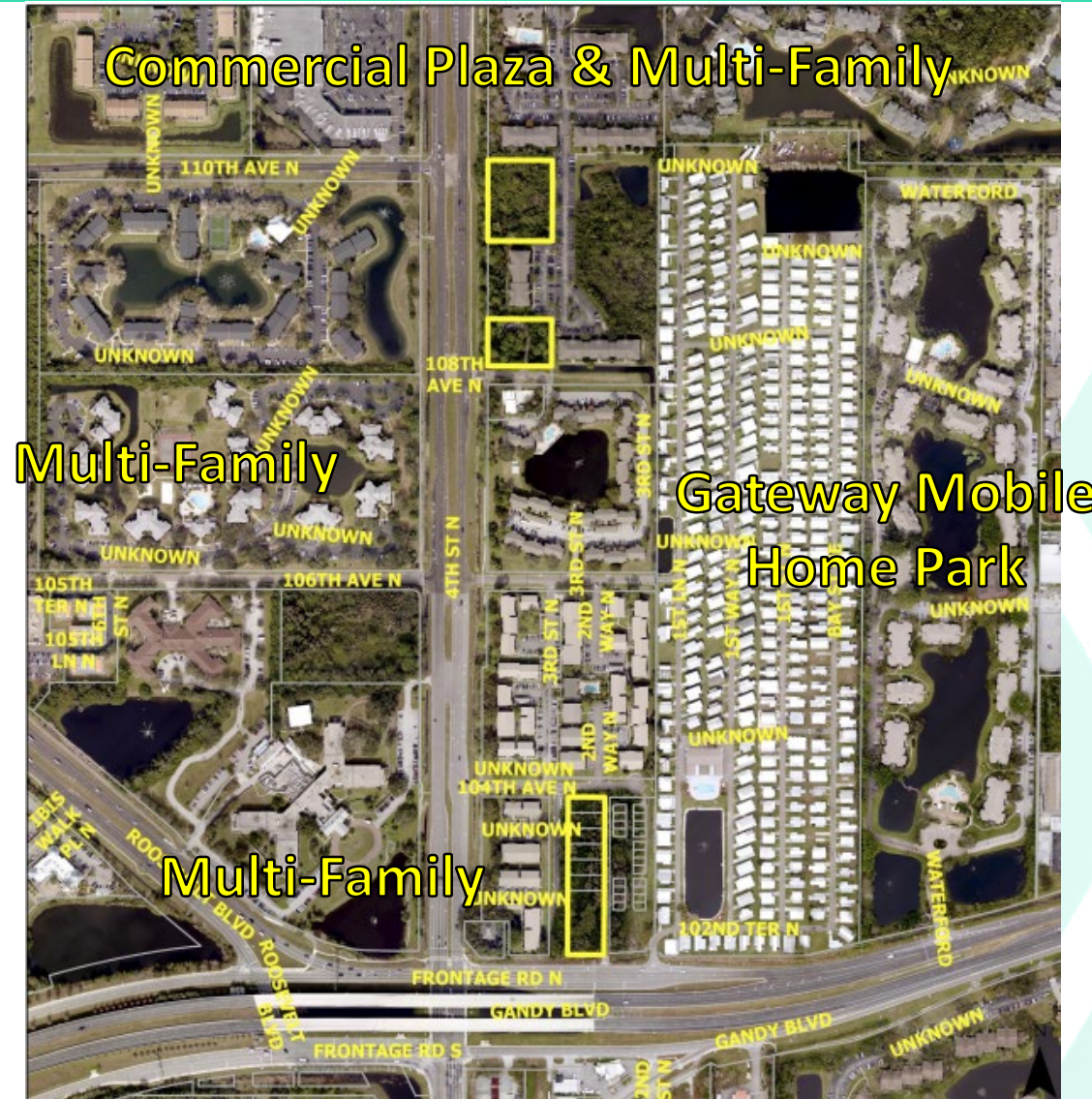
Existing Use(s): The sites are currently vacant or partially developed, including a wireless communications tower and fragmented preservation areas.

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

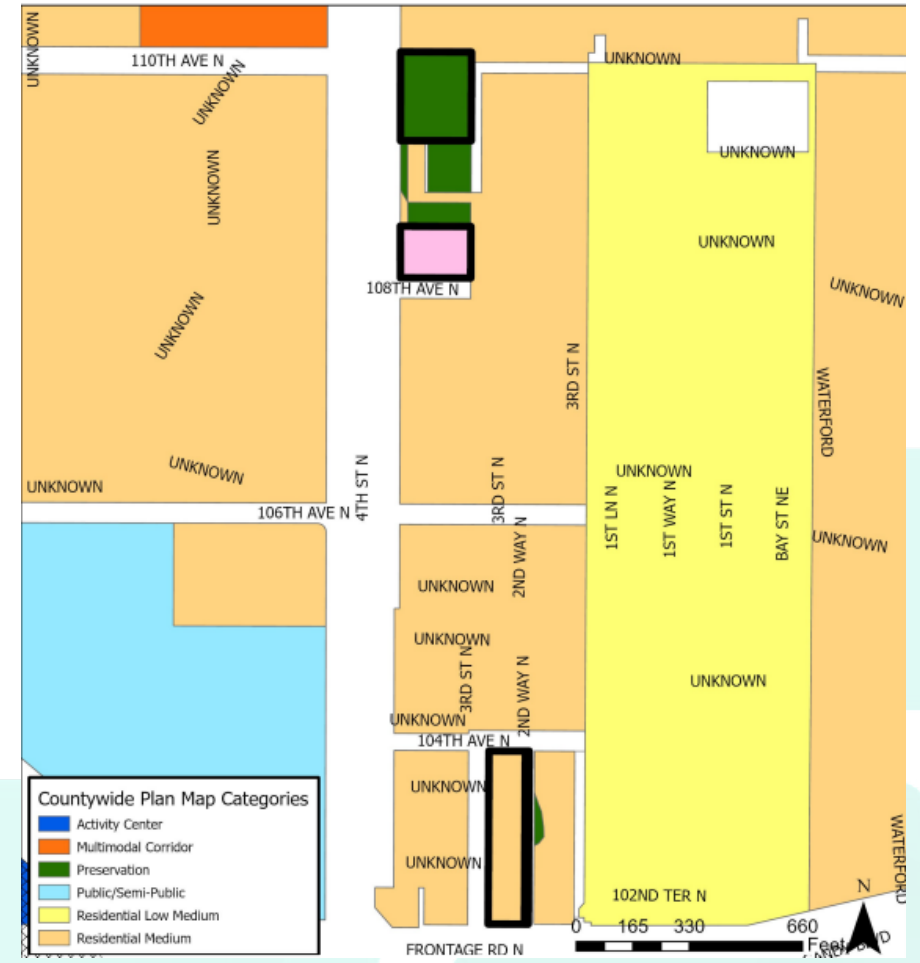
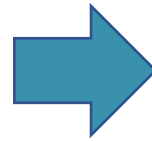
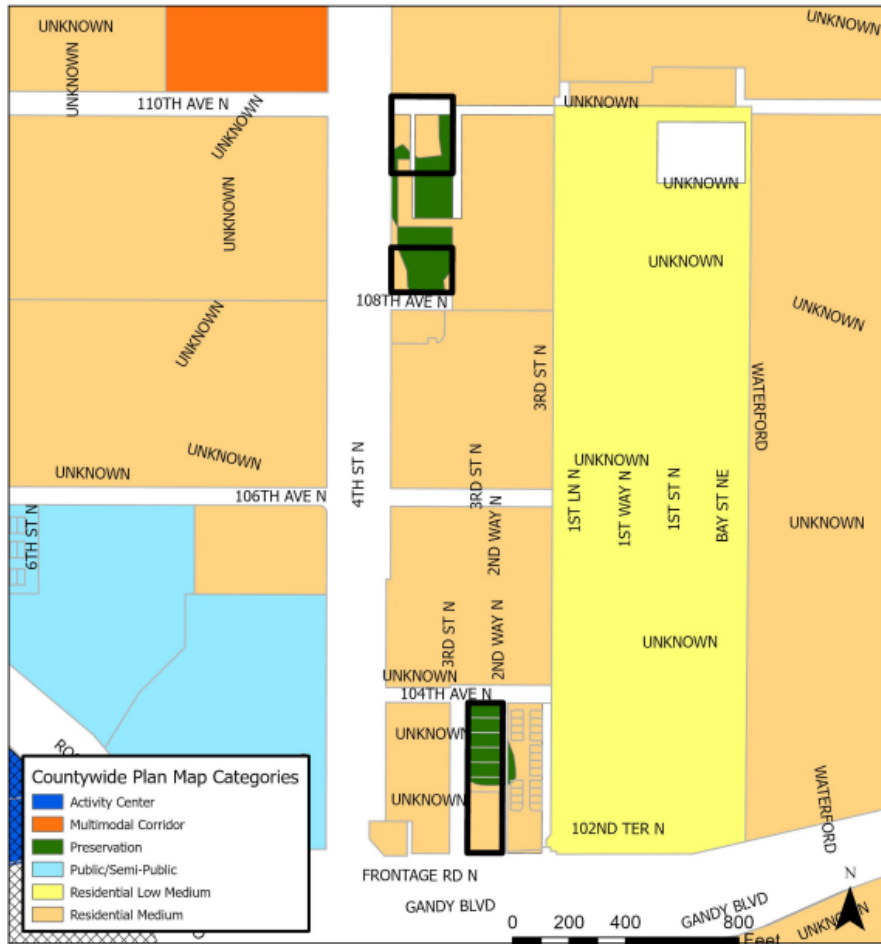
Location



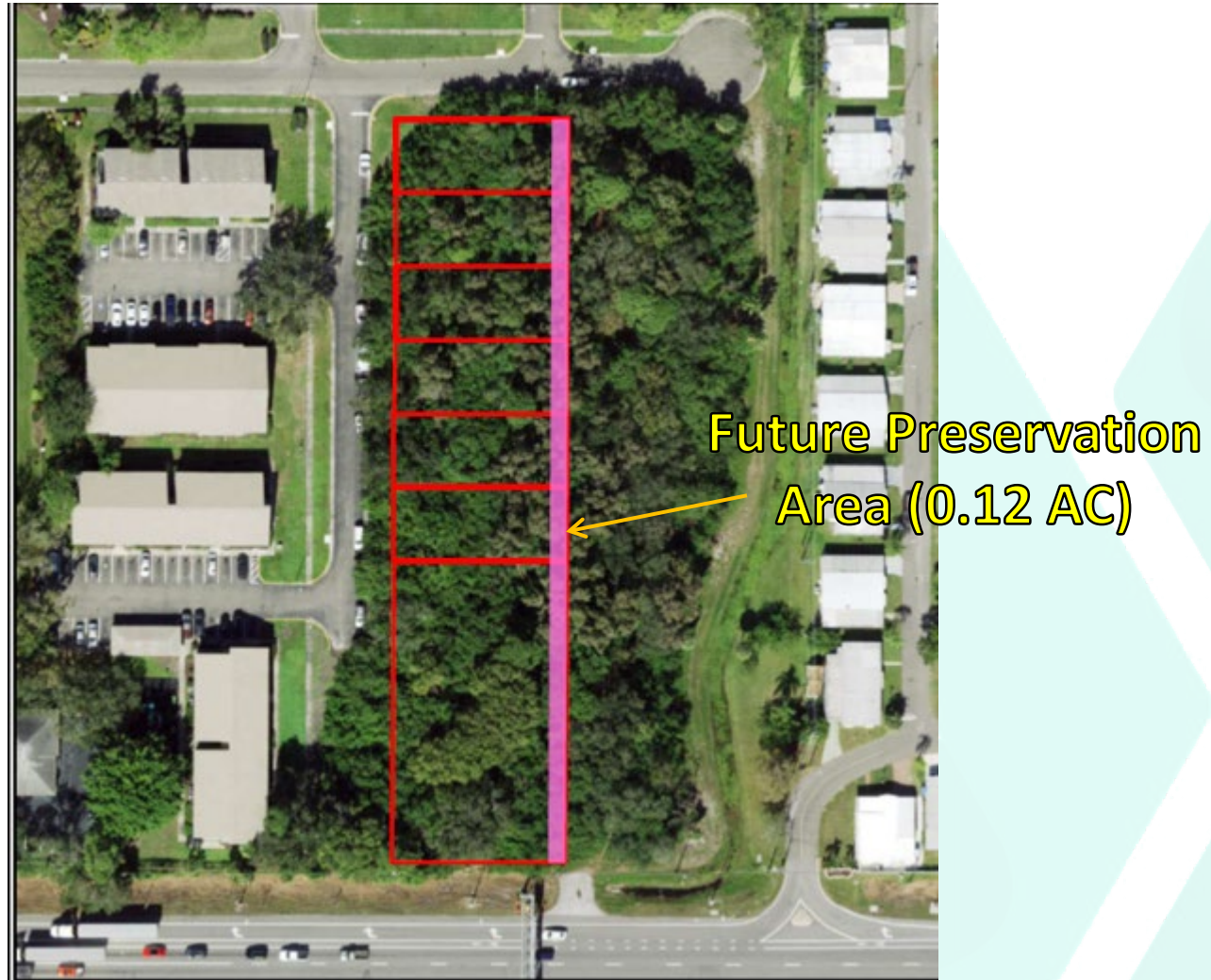
Surrounding Uses



Countywide Plan Map Designation



Site 3 Preservation

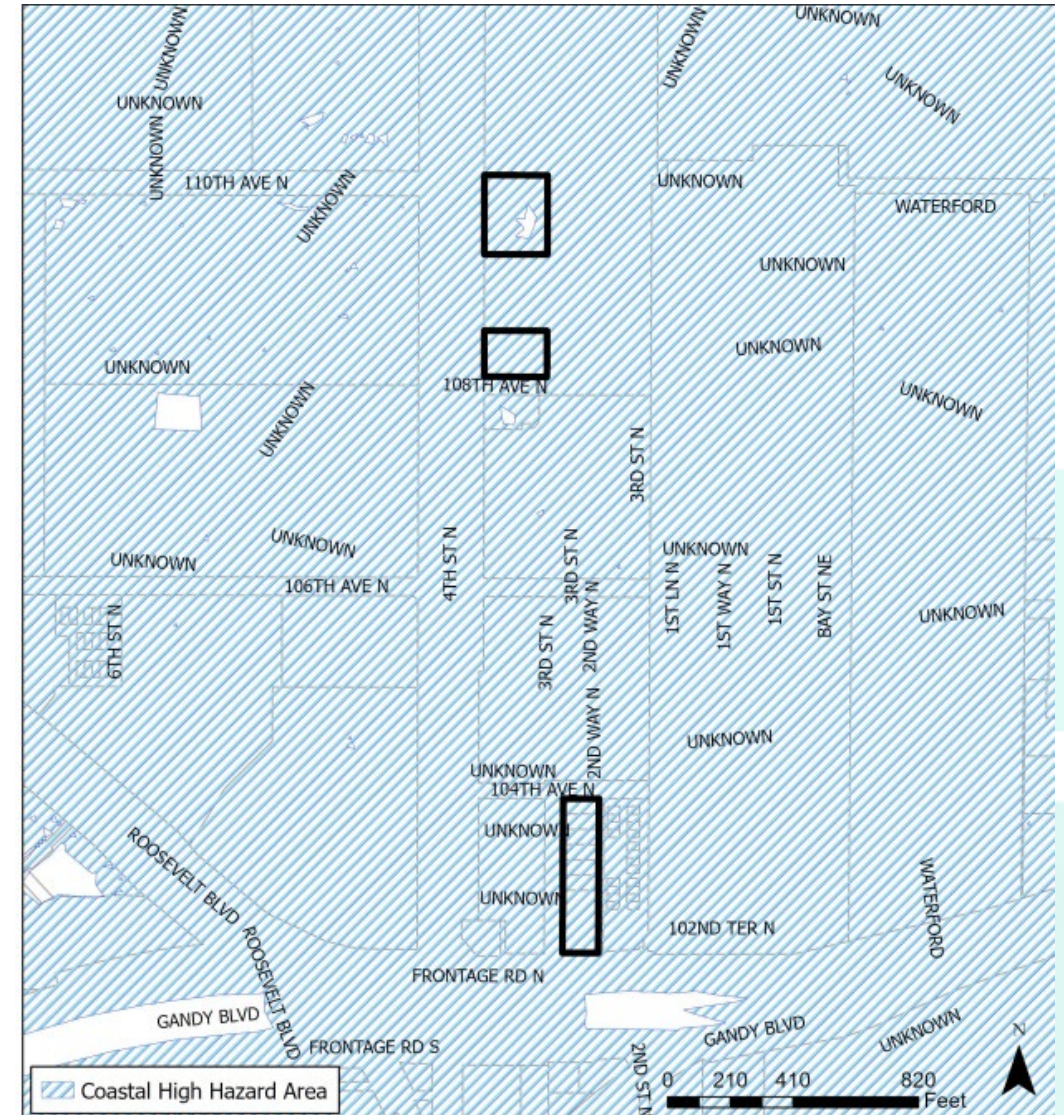


Development Agreement Overview

- 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