



# Pinellas County

## Legislation Details (With Text)

**File #:** 16-2227A      **Version:** 1

**Type:** Zoning / Land Use and Related Item      **Status:** Passed

**File created:** 12/19/2016      **In control:** Countywide Planning Authority

**On agenda:** 1/10/2017      **Final action:** 1/10/2017

**Title:** Case No. CW 16-28 - City of St. Petersburg  
Countywide Plan Map amendment from Residential Medium to Residential Low Medium, regarding 20.3 acres more or less, in a portion of the Monticello Park Subdivision, generally bounded by 12th Street North to the east, those properties fronting onto 15th Street North to the west, 42nd Avenue North to the south, and those properties fronting onto 45th Avenue North to the north (subthreshold amendment).

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. State-filed ORD 17-02, 2. Adopted ORD 17-02, 3. Comment Card Submitted by BCC Meeting Attendee, 4. Forward Pinellas Staff Report, 5. Forward Pinellas Cover Memo, 6. Ordinance, 7. Affidavit of Publication, 8. Draft PAC Minutes, 9. Case Maps

Date	Ver.	Action By	Action	Result
1/10/2017	1	Board of County Commissioners	approved	Pass

**Subject:**

Case No. CW 16-28 - City of St. Petersburg  
Countywide Plan Map amendment from Residential Medium to Residential Low Medium, regarding 20.3 acres more or less, in a portion of the Monticello Park Subdivision, generally bounded by 12th Street North to the east, those properties fronting onto 15th Street North to the west, 42nd Avenue North to the south, and those properties fronting onto 45th Avenue North to the north (subthreshold amendment).

**Recommended Action:**

Sitting as the Countywide Planning Authority, adopt an ordinance approving Case No. CW 16-28, a proposal by the City of St. Petersburg to amend the Countywide Plan Map from Residential Medium to Residential Low Medium, regarding 20.3 acres more or less, in a portion of the Monticello Park Subdivision, generally bounded by 12th Street North to the east, those properties fronting onto 15th Street North to the west, 42nd Avenue North to the south, and those properties fronting onto 34th Avenue North to the north (subthreshold amendment).

**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 12-0 to recommend approval of the proposal and staff concurs with this recommendation. The Planners Advisory Committee recommended approval of this case by a vote of 14-0.

**Background Information:**

This amendment qualifies as a Type C subthreshold amendment because it is changing from a higher-density residential category to a lower-density residential category and meets the balancing criteria.

The subject amendment area was originally developed for residential purposes only. The proposed amendment is intended to improve compatibility between zoning regulation and existing development in the subject area, which generally features wide parcels, residential buildings with large setbacks, parking and garages that are accessed from the street over driveways in the front yard, and the lack of pedestrian sidewalks. It is intended to preserve the original intent for single-family residential development. The proposed amendment is consistent with the City of St. Petersburg's Comprehensive Plan.

Additional Forward Pinellas documentation is attached.

**Fiscal Impact:**

N/A

**Staff Member Responsible:**

Renea Vincent, Director, Planning Department

**Partners:**

City of St. Petersburg

**Attachments:**

Forward Pinellas Cover Memo  
Ordinance  
Forward Pinellas Staff Report  
Case Maps  
Draft PAC Minutes  
Affidavit of Publication