



Pinellas County

Legislation Details (With Text)

File #: 21-970A **Version:** 1

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

File created: 5/6/2021 **In control:** Countywide Planning Authority

On agenda: 6/8/2021 **Final action:** 6/8/2021

Title: Case No. CW 20-16 - City of St. Petersburg
Countywide Plan Map amendment from Public/Semi-Public and Residential Low Medium to Residential Medium and Residential Low Medium, regarding 4.37 acres more or less, located at 635 64th Street South, St. Petersburg.

Sponsors:

Indexes:

Code sections:

Attachments: 1. State-Filed ORD 21-12, 2. Adopted ORD 21-12, 3. Ordinance, 4. Case Maps, 5. Forward Pinellas Staff Analysis, 6. Coastal High Hazard Area Map - submitted by City, 7. DEO FINAL ORDER SIGNED, 8. 10-5-2020 PAC Minutes Signed, 9. Draft PAC Minutes May 3 2021, 10. Application, 11. Presentaion/Site Visit Photos, 12. Electronic Affidavit of Publications, 13. Affidavit of Publication, 14. PGSP Neighbors United Email, 15. PGSP Neighbors United Email 2, 16. PGSP Neighbors United CC Report, 17. PGSP Neighbors United HLUT Agenda Appraisal Report, 18. PGSP Neighbors United Petitioner's Exceptions to RO, 19. PGSP Neighbors United Charles Gauthier FAICP Consistency of St. Petersburg Ord. No. 739-L Overview of Opinion, 20. PGSP Neighbors United Zoning Map, 21. PGSP Neighbors United Road Map, 22. Charles Gauthier Annotated Resume, 23. Letter with Documentation from John Bailey to Chairman Eggers - Pasadena Baptist Church Property, 24. Lisa Wright - Comment and Documents, 25. Citizen Comments - Opposed, 26. Citizen Postcards (256) Opposed, 27. Map of area for CW 20-16, 28. Voice Mail opposed 1, 29. Voice Mail opposed 2, 30. Voice Mail opposed 3, 31. Voice Mail opposed 4, 32. Voice Mail opposed 5, 33. Voice Mail opposed 6, 34. Public Comment Card - approve, 35. Public Comment Card - oppose, 36. Forward Pinellas-Affidavit of Mailing

Date	Ver.	Action By	Action	Result
6/8/2021	1	Board of County Commissioners	approved	Pass

Subject:

Case No. CW 20-16 - City of St. Petersburg
Countywide Plan Map amendment from Public/Semi-Public and Residential Low Medium to Residential Medium and Residential Low Medium, regarding 4.37 acres more or less, located at 635 64th Street South, St. Petersburg.

Recommended Action:

Sitting as the Countywide Planning Authority, adopt an ordinance approving Case No. CW 20-16, a proposal by the City of St. Petersburg to amend the Countywide Plan Map from Public/Semi-Public and Residential Low Medium to Residential Medium and Residential Low Medium, regarding 4.37 acres more or less, located at 635 64th Street South, St. Petersburg.

- The proposed amendment was originally brought to the Forward Pinellas Board in October 2020. However, the City asked to pause the case because an organized neighborhood group (PGSP Neighbors United, Inc.) filed a legal challenge at the local level. The City requested the proposed amendment to the Countywide Plan Map be put on hold pending a final ruling from

the Department of Economic Opportunity.

- In March 2021, the administrative law judge with the Department of Administrative Hearings issued a final order which found the amendment was in compliance with the relevant Florida Statutes.
- The amendment area is currently used for a church. The proposed amendment is to allow for multifamily residential development.
- As part of the City of St. Petersburg's StPete2050 visioning initiative, a market assessment was completed to assess projected population growth by land use type and identified an increasing demand for new development of residential units.
- Large consolidated lots commonly associated with churches are helping the community address a growing need for more housing.
- The portion of the amendment area located in the Coastal High Hazard Area will not be impacted by the proposed amendment and will remain Residential Low Medium.
- The Forward Pinellas Board unanimously recommended approval of the proposed amendment.
- [Public Comments St. Petersburg City Council Meeting <https://forwardpinellas.org/wp-content/uploads/2020/09/FLUM-58-Public-Comments-COMBINED-CC-Thru-0812-Reduced-Size.pdf>.](https://forwardpinellas.org/wp-content/uploads/2020/09/FLUM-58-Public-Comments-COMBINED-CC-Thru-0812-Reduced-Size.pdf)

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 on May 12, 2021 (vote: 13-0) to recommend approval of the proposal. The Planners Advisory Committee unanimously recommended approval of the case by a vote of 13-0 in October 2020. Additionally, the proposed amendment was reviewed again with the PAC in May 2021 without taking any formal action.

Background Information:

Forward Pinellas documentation is attached.

Fiscal Impact:

N/A

Staff Member Responsible:

Rodney Chatman, Planning Division Manager, Forward Pinellas

Nousheen Rahman, Planning Analyst, Forward Pinellas

Partners:

City of St. Petersburg

Attachments:

Ordinance

Case Maps

Forward Pinellas Staff Analysis

Coastal High Hazard Area Map - submitted by the City

DEO Final Order Signed

10-5-2020 PAC Minutes

5-3-2021 Draft PAC Minutes
Support Documents
Presentation/Site Visit Photos
Affidavit of Publication