



Pinellas County

Staff Report

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

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