



Pinellas County

Staff Report

File #: 21-970A, Version: 1

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