FORWARD PINELLAS STAFF ANALYSIS

APPLICATION NO.:	Case CW 26-14
STAFF:	Emma Wennick, Program Planner
APPLICANT:	City of St. Petersburg
PROPERTY SIZE:	3.89 acres m.o.l.
CURRENT COUNTYWIDE PLAN MAP CATEGORY:	Residential Low Medium
PROPOSED COUNTYWIDE PLAN MAP CATEGORY:	Residential Medium
CURRENT LOCAL FUTURE LAND USE PLAN MAP CATEGORY:	City of St. Petersburg – Residential Urban
PROPOSED LOCAL FUTURE LAND USE PLAN MAP CATEGORY:	City of St. Petersburg – Residential Medium
LOCATION / PARCEL ID:	3010 58th Avenue South / 11-32-16-56359-001-0010

BACKGROUND SUMMARY:

The City of St. Petersburg requests a Countywide Plan Map amendment for a 3.89-acre site at 3010 58th Avenue South to reclassify the property from Residential Low Medium to Residential Medium. The site currently operates as Maximo Apartments, a 20-unit, single-story multifamily complex originally built in 1985 that became a legal nonconforming use after citywide rezoning in 2007. The applicant proposes this land use change alongside a companion rezoning to Neighborhood Suburban Multifamily – 1 and a binding Restrictive Covenant. This covenant caps density at 7.5 dwelling units per acre, aligning the land use designation with the existing multifamily building form without increasing allowed development capacity within the Coastal High Hazard Area (CHHA).

STAFF RECOMMENDATION:
Staff recommends approval of an amendment to the Countywide Plan Map from Residential Low Medium to Residential Medium.

PLANNERS ADVISORY COMMITTEE RECOMMENDATION:
The Planners Advisory Committee met on October 5, 2026 and voted 14-0 to recommend approval.

LOCAL GOVERNMENT COUNCIL/COMMISSION ACTION:
The St. Petersburg City Council held a public hearing on this local future land use map amendment on August 27, 2026. The City Council approved the ordinance by unanimous vote.

CURRENT PROPERTY INFORMATION:

Property Use(s):	Single-story apartments
Site Features:	This subject parcel is currently developed as a low-density multifamily apartment complex. The eastern portion of the parcel contains mature hardwood trees, and any tree canopy removal must follow the City's Tree Protection Ordinance.

PLANNING CONSIDERATIONS:
When considering this application, the following general site conditions, planning concepts, and other facts should be noted:

1. The amendment brings a long-standing 20-unit multifamily apartment complex into legal conformity, matching the land use designation with the actual single-story residential form present on site since 1985.

2. The inclusion of a binding Restrictive Covenant limits residential density to 7.5 units per acre and FAR to 0.35, ensuring the amendment causes no net increase in density or intensity in the CHHA.

3. The property borders 31st Street South, a designated City Collector and future major transit corridor, providing appropriate multimodal infrastructure and serving as a transitional buffer between commercial uses to the north and single-family homes to the south.

RELEVANT COUNTYWIDE CONSIDERATIONS:
The proposed amendment to the Countywide Plan Map is a legislative decision. The standards for the current and proposed Countywide Plan Map categories are summarized below:

	Current Countywide Plan Map Category: Residential Low Medium	**Proposed Countywide Plan Category:** Residential Medium
Purpose:	Intended to depict areas that are now developed, or appropriate to be developed, in a suburban, low density or moderately dense residential manner; and to recognize such areas as primarily well-suited for residential uses that are consistent with the suburban qualities, transportation facilities, including transit, and natural resources of such areas.	Intended to depict those areas of the county that are now developed, or appropriate to be developed, in a medium-density residential manner; and to recognize such areas as primarily well-suited for residential uses that are consistent with the urban qualities, transportation facilities, including transit, and natural resources of such areas.
Permitted Uses:	Residential; Residential Equivalent; Vacation Rental pursuant to the provisions of Section 509.242(1)(c), Florida Statutes; Accessory Dwelling Unit; Public Educational Facility; Recreation/Open Space; Community Garden; Agricultural-Light; Agricultural. Office; Personal Service/Office Support; Retail Commercial are Subject to One Acre Maximum Ancillary Nonresidential; Transportation/Utility are subject to a three-acre maximum. Institutional (except Public Educational Facilities which are not subject to this threshold, pursuant to the provisions of Section 6.5.4.2) are subject to a five-acre maximum.	Residential; Residential Equivalent; Vacation Rental pursuant to the provisions of Section 509.242(1)(c), Florida Statutes; Accessory Dwelling Unit; Public Educational Facility; Recreation/Open Space; Community Garden; Agricultural-Light. Ancillary Nonresidential; Office; Personal Service/Office Support; Retail Commercial; Transportation/Utility are subject to a three-acre maximum. Institutional (except Public Educational Facilities which are not subject to this threshold pursuant to Section 6.5.4.2) are subject to a five-acre maximum.
Max. Density:	10 units per acre	15 units per acre
Max. Floor Area Ratio (FAR):	0.50	0.50
Max. Impervious Surface Ratio (ISR):	0.75	0.75

Section 6.5.3. of the Countywide Rules provides the review criteria for amendments to the Countywide Plan Map. An analysis of these criteria are provided below:

1. **The manner in, and extent to, which the amendment is consistent with the Countywide Rules and with the Countywide Plan Strategies as implemented through the Countywide Rules.**

   Staff Analysis: The proposed amendment directly aligns with the Countywide Rules and supports the Countywide Plan Strategies by bringing an established 20-unit, single-story residential development into full land use conformance along a designated future major transit corridor on 31st Street South. Transitioning the 3.89-acre site from Residential Low Medium to Residential Medium preserves existing rental housing diversity in an urban infill location supported by excess public facility capacity. The map modification establishes a logical land use transition between higher-intensity commercial uses to the north and lower-density single-family neighborhoods to the south. By directing infill residential redevelopment into an established urban service area with existing infrastructure, the amendment advances countywide growth management objectives and maintains the structural integrity of the Countywide Plan Map framework.

2. **Forward Pinellas has developed a multimodal accessibility index (MAX index). Proposed amendments will need to maintain a MAX score equal to or better than the Countywide Average MAX score. The Current Countywide Average MAX score: 8.1; if that score is not reached, balancing criteria will be required. An amendment adopting or amending the Activity Center (AC), Multimodal Corridor (MMC) and Planned Redevelopment District (PRD) categories and affecting fewer than 10 acres shall be subject to the Multimodal Accessibility Index (MAX Index).**

   Staff Analysis: The subject property falls within two grid cells featuring MAX scores of 9 and 12.5, yielding an average that exceeds the current countywide average score of 8.1. Consequently, the amendment area satisfies the multimodal accessibility requirements without requiring additional balancing criteria.

3. **If located within a Scenic/Noncommercial Corridor, the manner in, and extent to, which the amendment conforms to the criteria and standards contained in Section 6.5.4.1 of these Countywide Rules.**

   Staff Analysis: The amendment area is not located on a Scenic/Noncommercial Corridor; therefore, those policies are not applicable.

4. **If located within a Coastal High Hazard Area, the manner in, and extent to, which the amendment conforms to the terms set forth in Section 4.2.7.**

   Staff Analysis: The amendment fully conforms to Section 4.2.7 of the Countywide Rules by executing a binding Declaration of Restrictive Covenants that restricts residential density to 7.5 dwelling units per acre and non-residential intensity to a 0.35 FAR. Because the property lies within the CHHA, this legal restriction ensures the map change to Residential Medium brings the existing 20-unit apartment complex into land use conformance without increasing overall density or placing additional population at risk. By maintaining the current baseline development cap, the proposal satisfies coastal planning requirements and avoids triggering the additional hurricane evacuation balancing criteria required for density expansions.

5. **If the amendment involves the creation, expansion, contraction of, or substantive change to the Activity Center, Multimodal Corridor, or Planned Redevelopment District category, the manner in, and extent to, which the amendment conforms to the purpose and requirements of the applicable category, and addresses the relevant Planning and Urban Design Principles described in Section 6.2.6 and Land Use Goal 16.0 of the Countywide Plan Strategies.**

   Staff Analysis: The amendment area does not involve the creation, expansion, contraction of, or substantive change to the Activity Center, Multimodal Corridor, or Planned Redevelopment District category.

6. **The manner in, and extent to, which the amendment significantly impacts a public educational facility or an adjoining jurisdiction.**

   Staff Analysis: The proposed amendment does not significantly impact a public educational facility or an adjoining jurisdiction.

7. **If the amendment involves the conversion from the Employment (E), Industrial (I), or Target Employment Center (TEC) category, the extent to which the amendment area can continue to provide for target employment opportunities as evaluated and set forth in Section 6.5.4.5.**

   Staff Analysis: The amendment area does not involve the conversion of Employment, Industrial, or Target Employment Center designated land.

PUBLIC CORRESPONDENCE

The proposed Countywide Plan Map amendment was publicly advertised as required by Section 7.8.4. of the Countywide Rules. No public correspondence has been received to date.

CONCLUSION

Staff finds the proposed amendment is consistent with the Relevant Countywide Considerations found in Section 6.5.3.1 of the Countywide Rules.