# Countywide Planning Authority
# Countywide Plan Map Amendment

Case CW 26-14 – St. Petersburg

November 17, 2026

# Local Government Request

**Subject Property**

- 3.89-acre site
- 3010 58th Avenue South

**Existing Countywide Plan Map Category (future land use)**

- Residential Low Medium

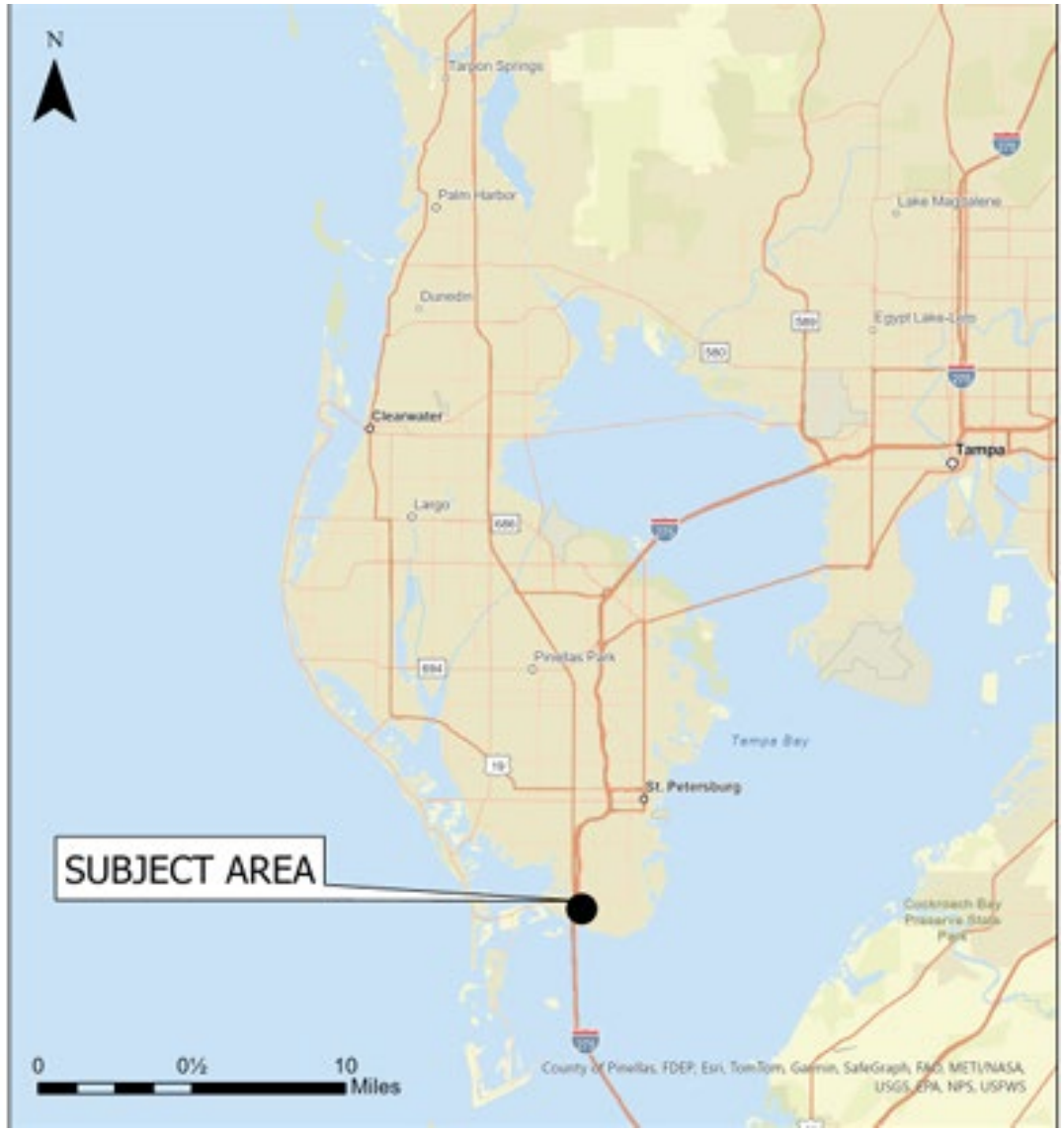
**Proposed Countywide Plan Map Category (future land use)**

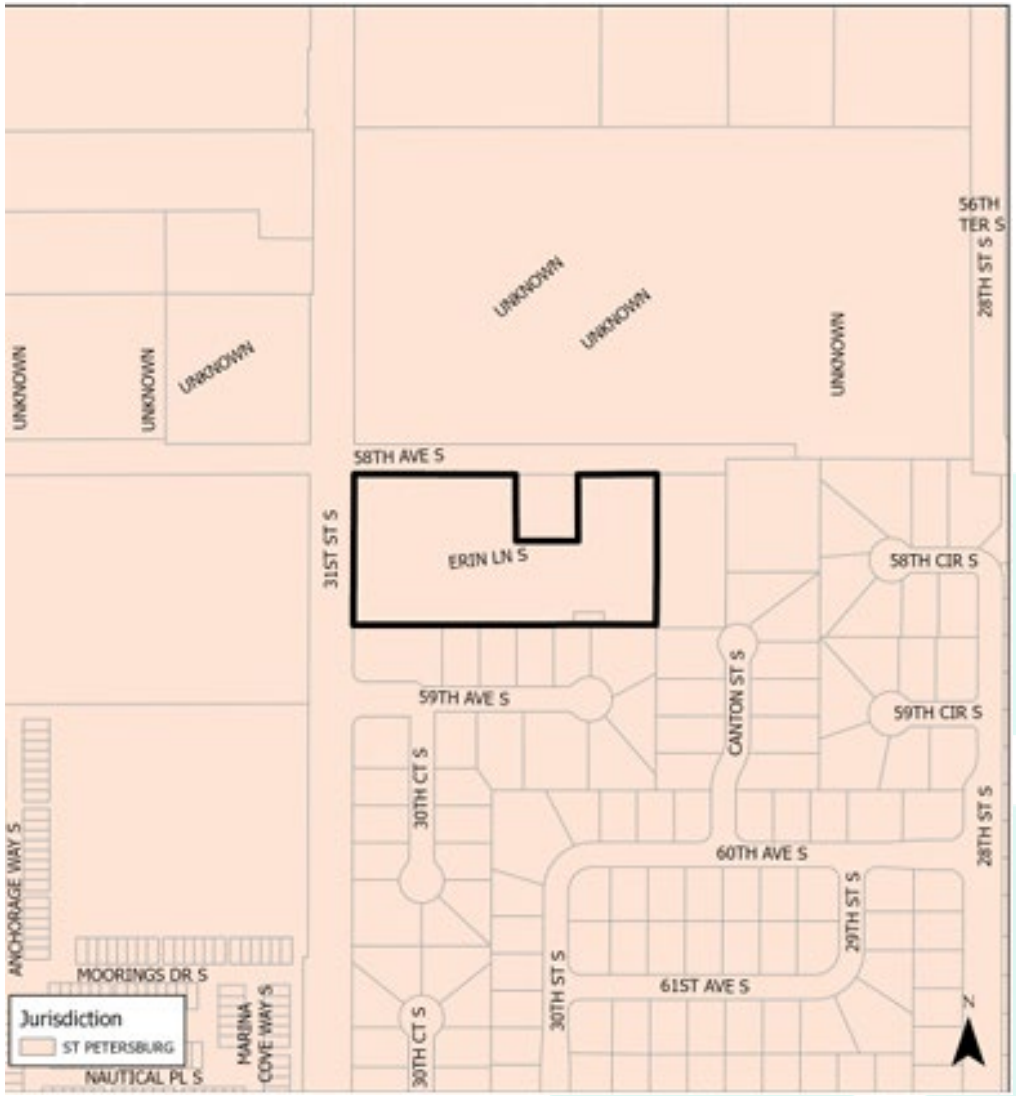
- Residential Medium

**Existing Use(s):** Maximo Apartments

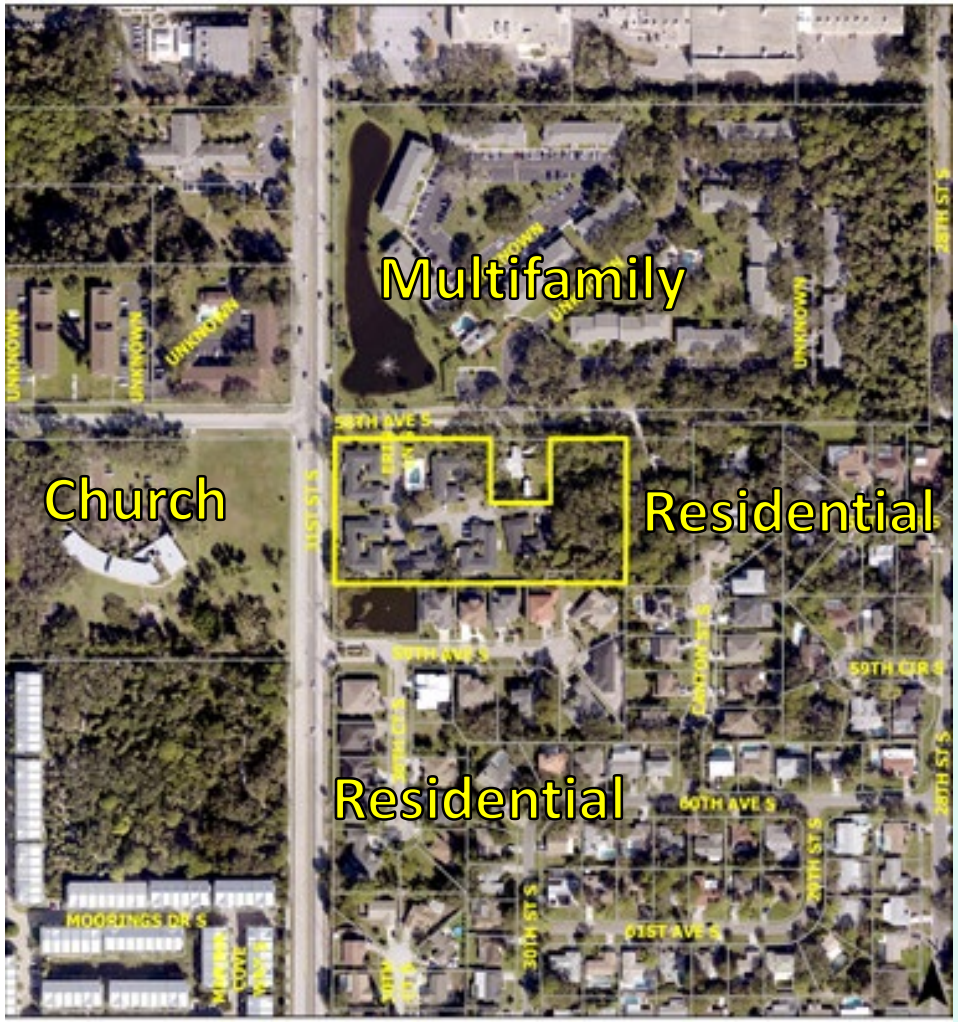
**Proposed Use(s):** No change in the existing multifamily use

# Location


N
Tarpon Springs
Palm Harbor
Dunedin
Clearwater
Largo
Pinellas Park
Tampa
St. Petersburg
Tampa Bay
SUBJECT AREA
0
0½
10
Miles

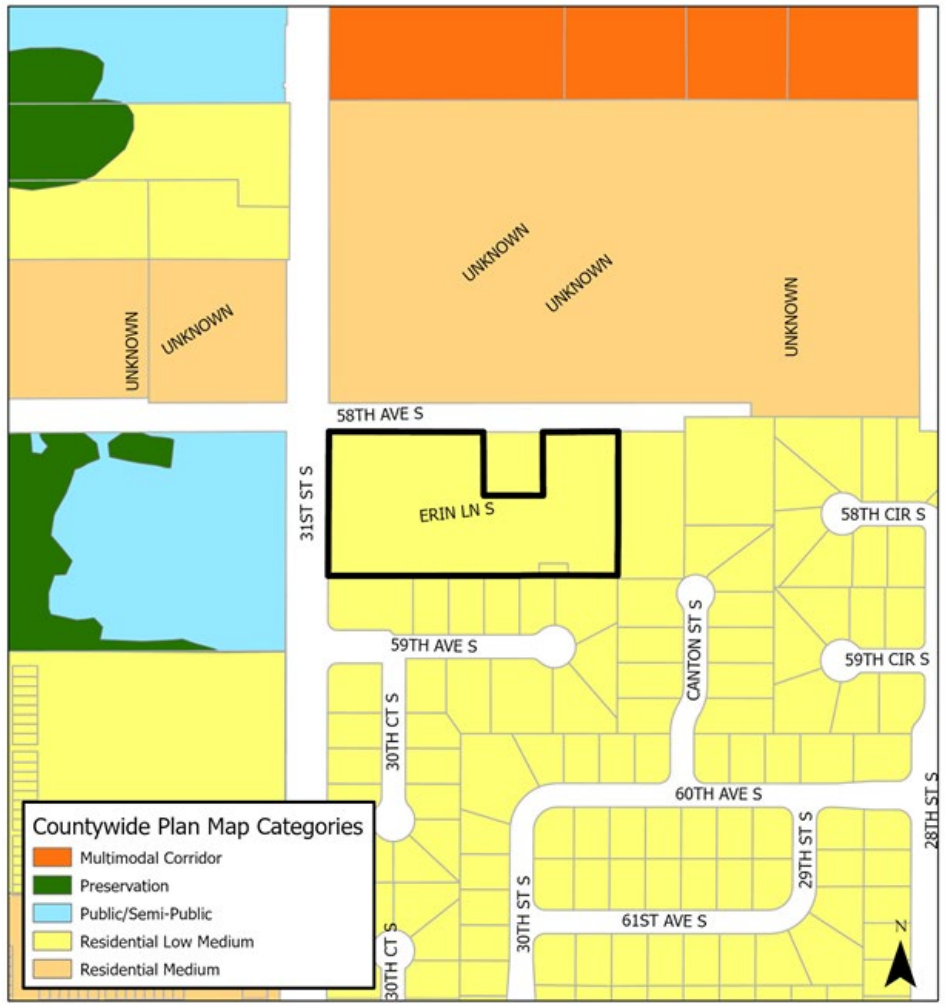

UNKNOWN
UNKNOWN
UNKNOWN
UNKNOWN
UNKNOWN
56TH TER S
28TH ST S
58TH AVE S
31ST ST S
ERIN LN S
58TH CIR S
59TH AVE S
CANTON ST S
59TH CIR S
30TH CT S
60TH AVE S
28TH ST S
29TH ST S
30TH ST S
61ST AVE S
ANCHORAGE WAY S
MOORINGS DR S
HARINA COVE WAY S
NAUTICAL PL S
Jurisdiction
ST PETERSBURG
N

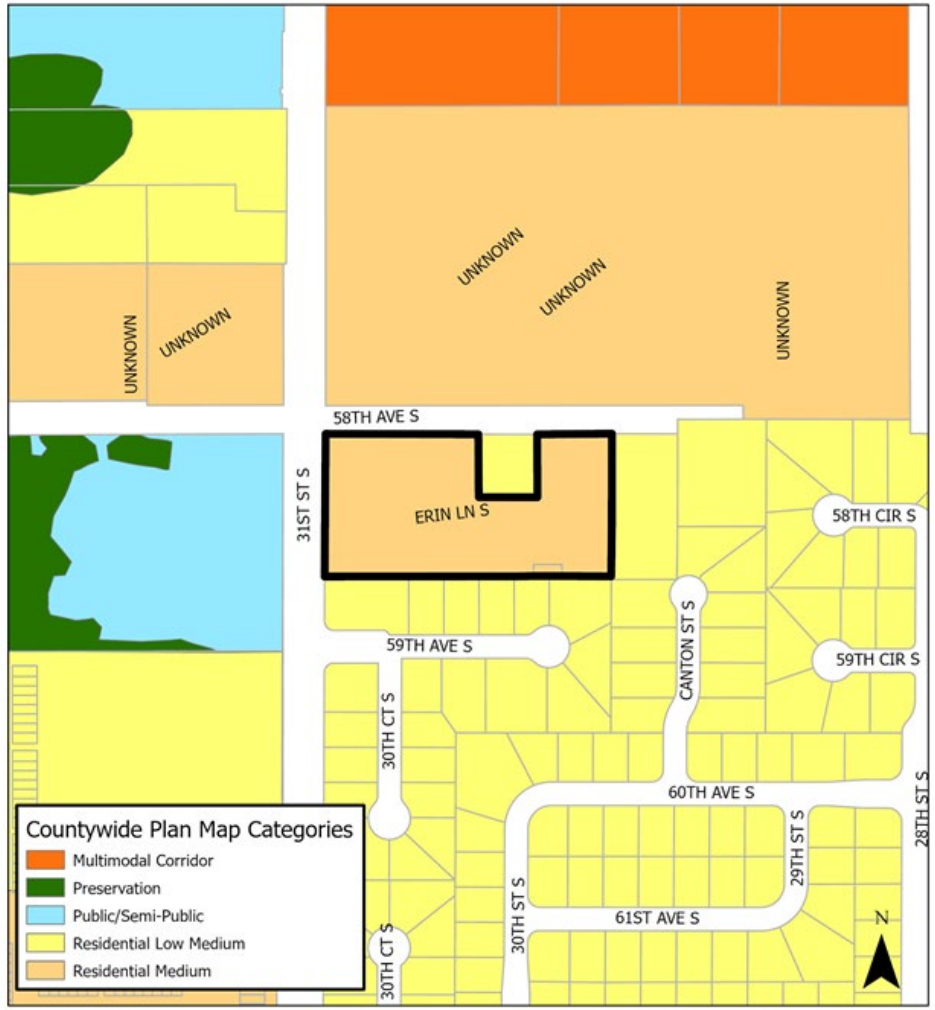
# Surrounding Uses




FORWARD PINELLAS

# Countywide Plan Map Designation

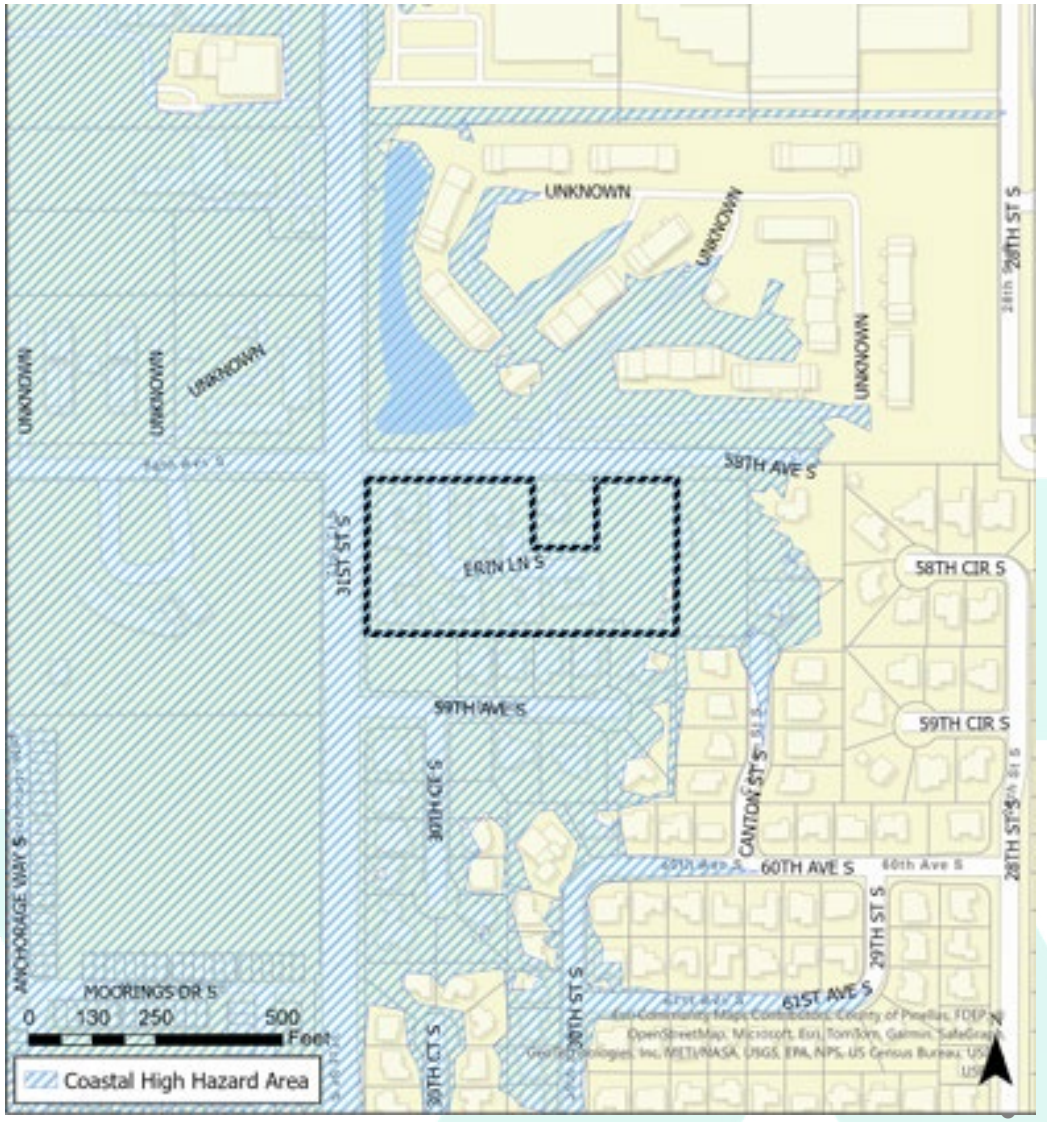



FORWARD PINELLAS

# Coastal High Hazard Area (CHHA) Consistency

- Site is located within the Coastal High Hazard Area
- The application includes a Declaration of Restrictive Covenants stipulating that the residential density and development intensity will not exceed what is currently allowed
- Consistent with Countywide Rules Section 4.2.7




FORWARD PINELLAS

# Recommendation

## Proposed Countywide Plan Map Amendment Findings

- The Residential Medium category is appropriate for the proposed use of the property and is consistent with the criteria for utilization of this category.
- Although the property is located within the Coastal High Hazard Area, the inclusion of a binding Restrictive Covenant ensures the amendment will not increase residential density, transient accommodations, or development intensity, maintaining compliance with the applicable balancing considerations in Section 4.2.7 of the Countywide Rules.
- The proposed amendment either does not involve, or will not significantly impact, the remaining relevant countywide considerations.

**Staff finds the proposed amendment consistent with the Relevant Countywide Considerations and recommends approval**

**Forward Pinellas Board and Planners Advisory Committee recommends approval**