



FORWARD
PINELLAS

Integrating Land Use & Transportation

Pinellas Planning Council Countywide Plan Map Amendment

CW 23-02

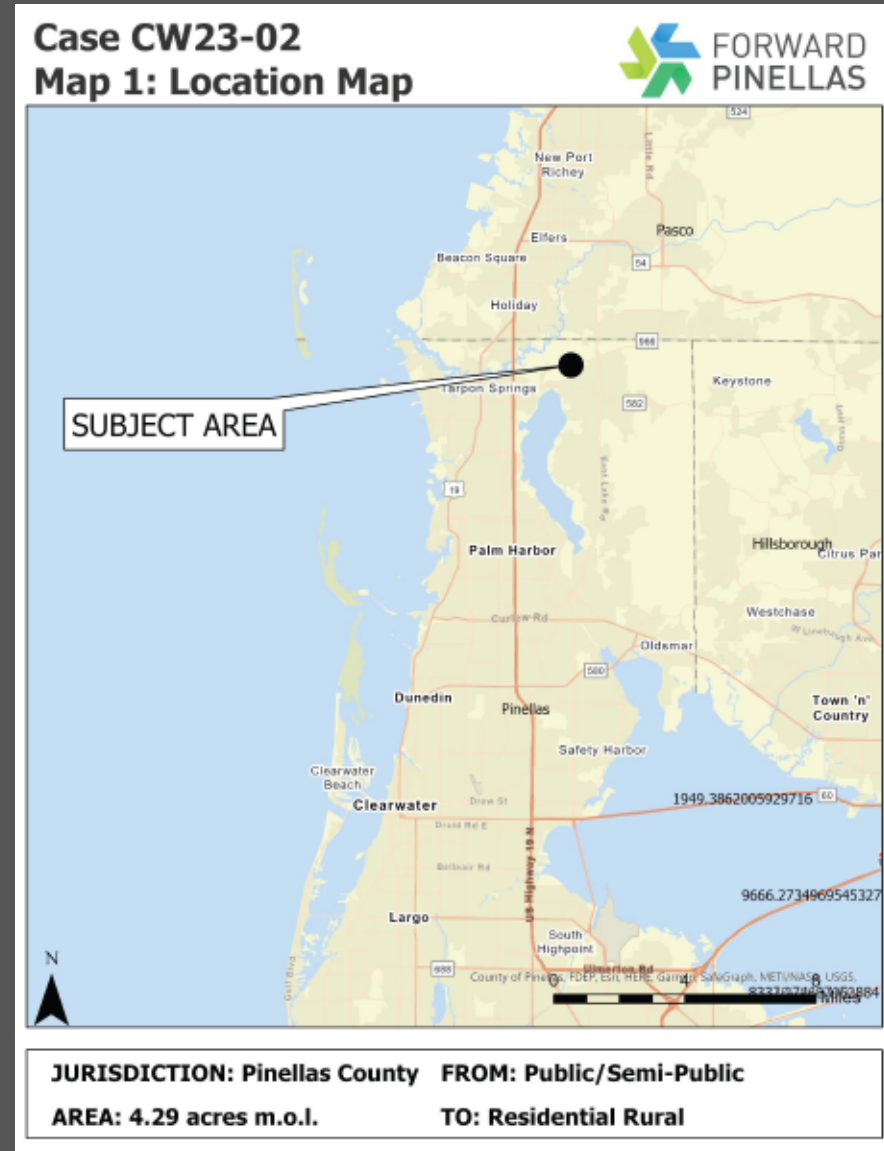
Pinellas County

February 8, 2023



Pinellas County Requested Action

- Pinellas County seeks to amend a property from Public/Semi-Public to Residential Rural
- The purpose of the proposed amendment is to allow for the development of three single-family homes on the property



Site Description

- **Location:** 2669 St. Andrews Blvd
- **Area Size:** 4.29 acres m.o.l.
- **Existing Uses:** Golf course maintenance facility
- **Surrounding Uses:** Low-density single-family homes



Case CW23-02 Map 3: Aerial Map



JURISDICTION: Pinellas County **FROM:** Public/Semi-Public
AREA: 4.29 acres m.o.l. **TO:** Residential Rural

0 100 200 500
Feet

Aerial view of amendment area



Current Countywide Plan Map Category

- Category: Public/Semi-Public**

Permitted Uses Not Subject to Acreage Threshold	Permitted Uses Subject to Three Acre Maximum	Permitted Uses Subject to Five Acre Maximum
<ul style="list-style-type: none"> Institutional Transportation/Utility Residential Residential Equivalent Vacation Rental pursuant to the provisions of Section 509.242(1)(c), Florida Statutes Storage/Warehouse/Distribution-Light Garden Agricultural-Light Ancillary Nonresidential 	N/A	N/A
Use	Density/Intensity Standard	
Residential and Vacation Rental Use	Shall not exceed 12.5 units per acre (UPA)	
Residential Equivalent Use	Shall not exceed an equivalent of 3.0 beds per permitted dwelling unit at 12.5 UPA	
Nonresidential Use	Institutional uses shall not exceed a floor area ratio of (FAR) of .65, nor an impervious surface ratio (ISR) of .85. Transportation/utility uses shall not exceed an FAR of .70, nor an ISR of .90	
Mixed-use	Shall not exceed, in combination, the respective number of UPA and FAR permitted, when allocated in their respective proportion to the net land area of the property.	



Case CW23-02

Map 4: Current Countywide Plan Map



JURISDICTION: Pinellas County **FROM:** Public/Semi-Public **AREA:** 4.29 acres m.o.i. **TO:** Residential Rural

Proposed Countywide Plan Map Category

- Category: Residential Rural**

Permitted Uses Not Subject to Acreage Threshold	Permitted Uses Subject to Three Acre Maximum	Permitted Uses Subject to Five Acre Maximum
<ul style="list-style-type: none"> Residential Residential Equivalent Vacation Rental pursuant to the provisions of Section 509.242(1), Florida Statutes Accessory Dwelling Unit Public Educational Facility Recreation/Open Space Community Garden Agricultural- Light; Agricultural 	<ul style="list-style-type: none"> Ancillary Nonresidential; Transportation Utility 	<ul style="list-style-type: none"> Institutional (except Public Educational Facilities which are not subject to this threshold pursuant to the provisions of Section 6.5.4.2.
Use	Density/Intensity Standard	
Residential and Vacation Use	Shall not exceed 0.5 dwelling unit per acre (UPA)	
Residential Equivalent Use	Shall not exceed an equivalent of 3 beds per permitted dwelling unit at 0.5 UPA	
Nonresidential Use	Shall not exceed a floor area ratio (FAR) of .30, nor an impervious surface ratio (ISR) of .60.	
Mixed-Use	Shall not exceed, in combination, the respective number of UPA and FAR permitted, when allocated in their respective proportion to the net land area of the property. In the alternative, the mixed-use bonus provisions of Section 4.2.3.6 may be used.	



Conclusion:

- The proposed amendment is appropriate for the intended purpose, and is consistent with the locational characteristics of the Residential Rural category.
- On balance, it can be concluded that the proposed amendment is consistent with the Relevant Countywide Considerations contained in Section 6.5.3.1 of the Countywide Rules.



Analysis of the Relevant Countywide Considerations

Relevant Countywide Considerations

1. Consistency with the Countywide Rules: Consistent with Rules and locational characteristics.
2. Adopted Roadway Level of Service (LOS) Standard: The amendment area is located on a roadway segment operating at an LOS “D” or above; therefore, those policies are not applicable.
3. Location on a Scenic/Noncommercial Corridor (SNCC): The amendment area is not located on an SNCC; therefore, those policies are not applicable.
4. Coastal High Hazard Areas (CHHA): The amendment area is not located in the CHHA; therefore, those policies are not applicable.
5. Activity Center and Multimodal Corridor Plan Categories: The amendment area does not involve an AC or MMC.
6. Adjacent to or Impacting an Adjoining Jurisdiction or Public Educational Facility: The amendment area is not adjacent to an adjoining jurisdiction or public educational facility.
7. Reservation of Industrial Land: The amendment area does not involve industrial land.



Public Comments

- There were no public comments received for Case CW 23-02

