



FORWARD  
PINELLAS

Integrating Land Use & Transportation

# Pinellas Planning Council Countywide Plan Map Amendment

CW 21-11

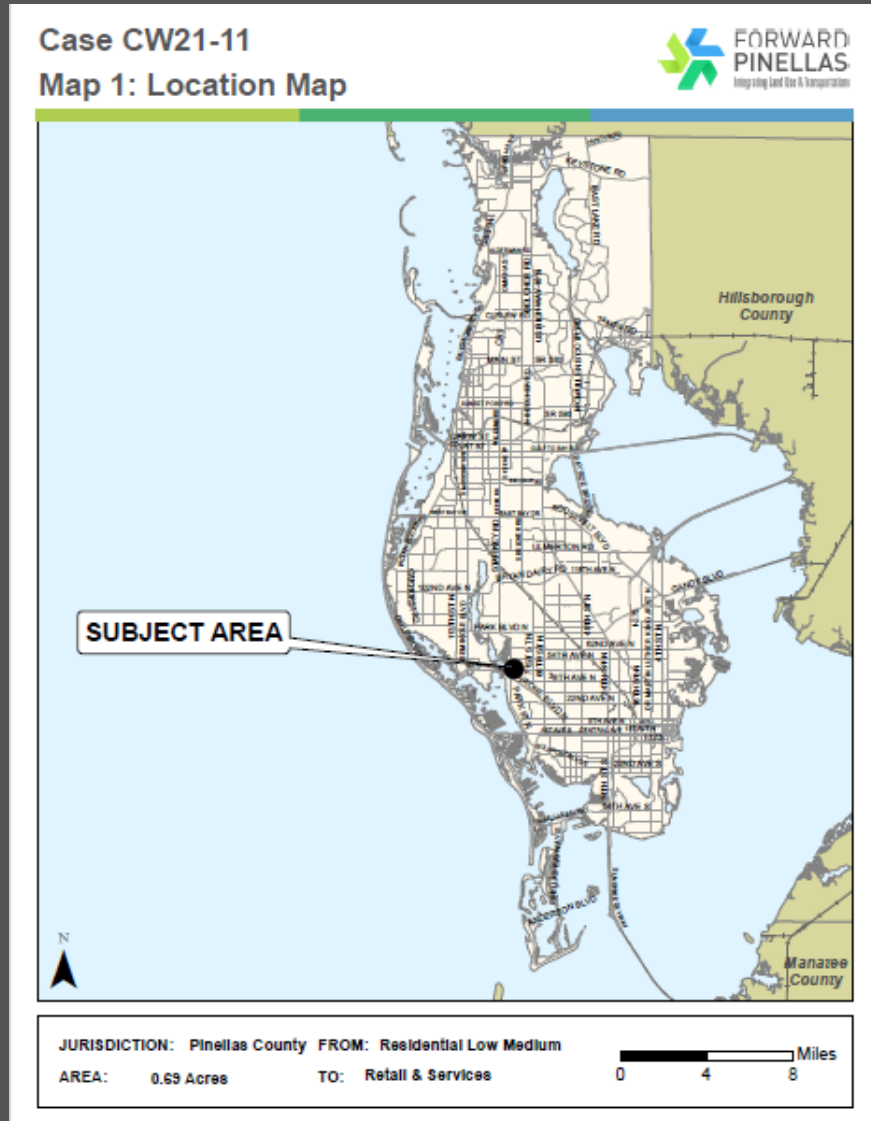
Pinellas County

September 8, 2021



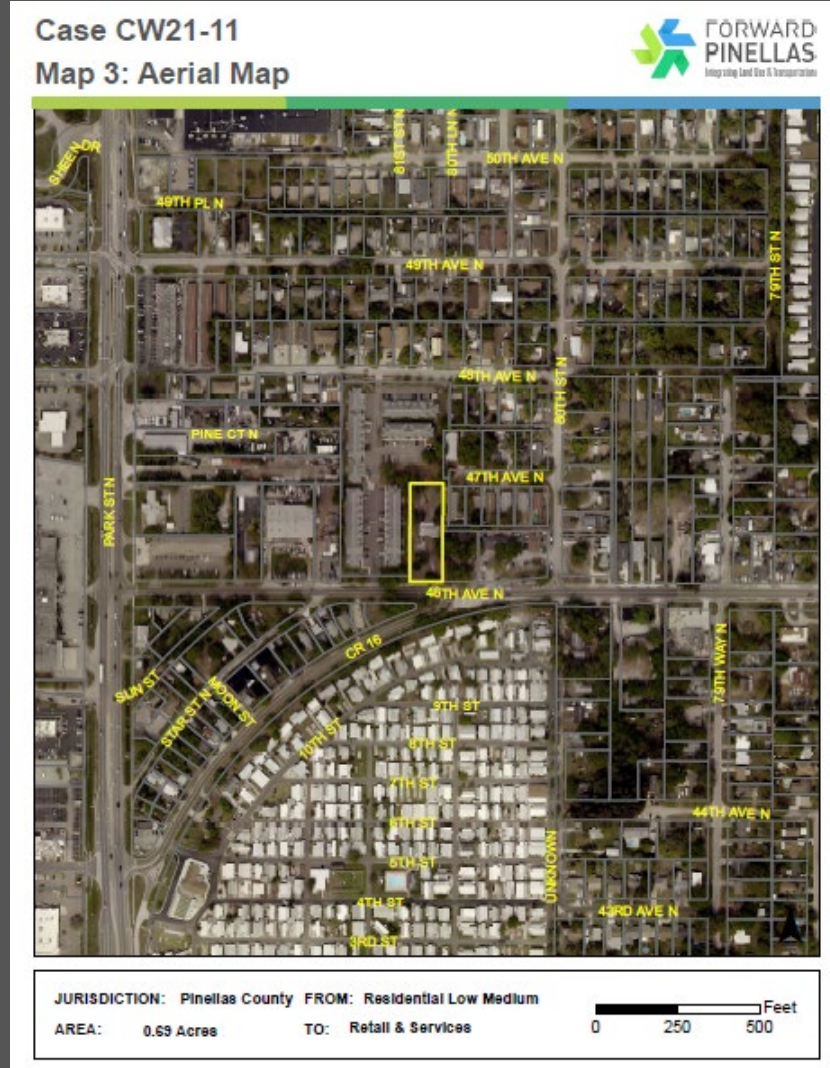
## Pinellas County Requested Action

- Pinellas County seeks to amend a property from Residential Low Medium to Retail & Services
- The purpose of the proposed amendment is to allow for the development of a pool contractor office and warehouse



## Site Description

- **Location:** 8119 46<sup>th</sup> Ave N
- **Area Size:** Approximately 0.69 Acres
- **Existing Uses:** Vacant single-family home in disrepair
- **Surrounding Uses:** single-family residential, mobile home park



## Front of the subject property



## East of the subject property



## South of the subject property

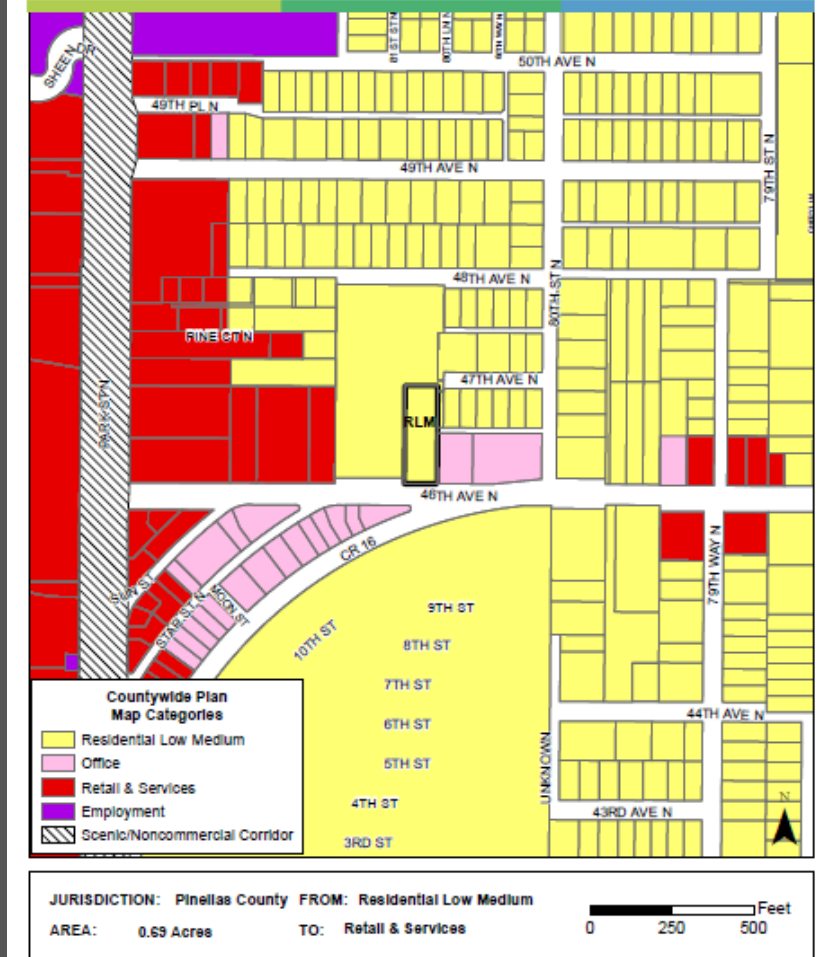


# Current Countywide Plan Map Category

- Category: Residential Low Medium**

Permitted Uses Not Subject to Acreage Threshold	Permitted Uses Subject to One Acre Maximum	Permitted Uses Subject to Three Acre Maximum	Permitted Uses Subject to Five Acre Maximum
<ul style="list-style-type: none"> <li>Residential</li> <li>Residential Equivalent</li> <li>Vacation Rental pursuant to the provisions of Section 509.242(1)(c), Florida Statutes</li> <li>Accessory Dwelling Unit</li> <li>Public Educational Facility</li> <li>Recreation/Open Space</li> <li>Community Garden</li> <li>Agricultural Light</li> <li>Agricultural</li> </ul>	<ul style="list-style-type: none"> <li>Office</li> <li>Personal Service/Office Support</li> <li>Retail Commercial</li> </ul>	<ul style="list-style-type: none"> <li>Ancillary Nonresidential</li> <li>Transportation/Utility</li> </ul>	<ul style="list-style-type: none"> <li>Institutional (except Public Educational Facilities which are not subject to this threshold, pursuant to the provisions of Section 6.5.4.2)</li> </ul>
Use		Density/Intensity Standard	
Residential and Vacation Rental Use		Shall not exceed 10 units per acre (UPA)	
Residential Equivalent Use		Shall not exceed 3 beds per permitted dwelling unit at 10 UPA	
Nonresidential Use		Shall not exceed a floor area ratio (FAR) of .50 nor an impervious surface ratio (ISR) of .75	

Case CW21-11  
Map 4: Current Countywide Plan Map

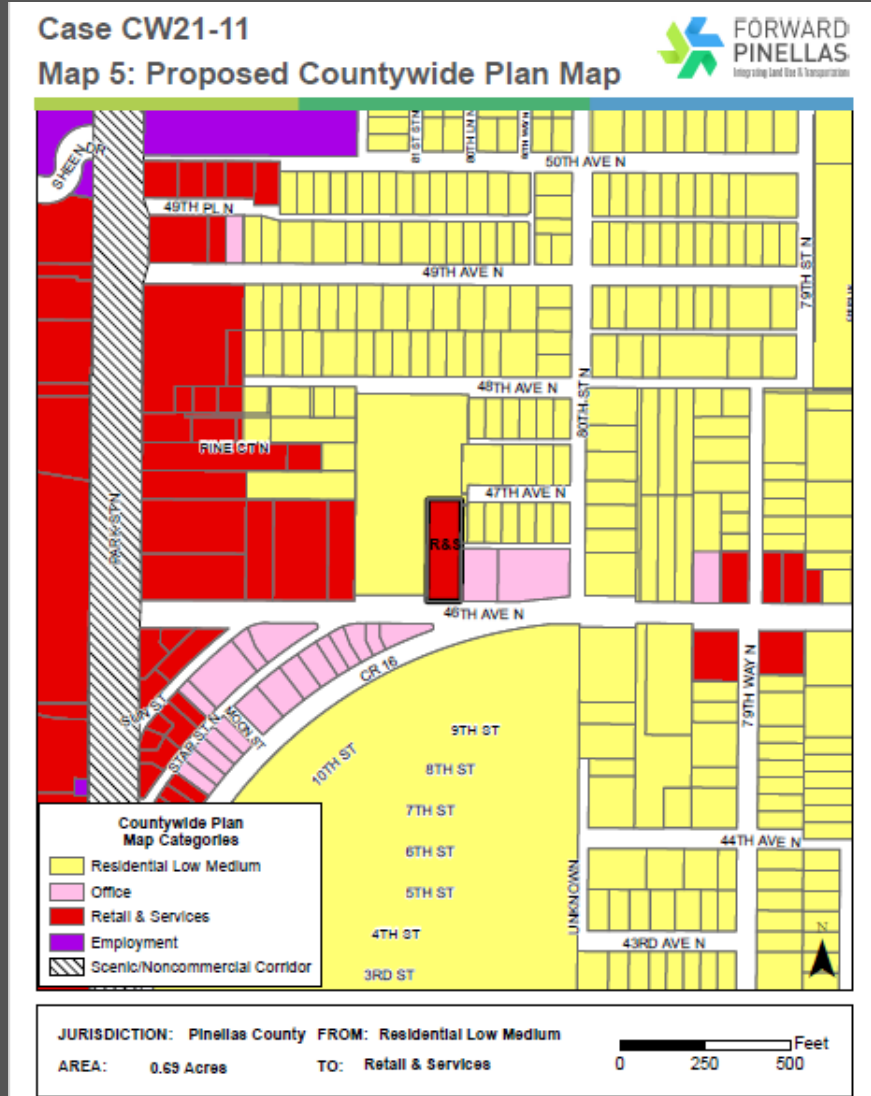


# Proposed Countywide Plan Map Category

- Category: Retail & Services**

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"> <li>Office</li> <li>Personal Service/Office Support</li> <li>Retail Commercial</li> <li>Commercial/Business Service</li> <li>Commercial Recreation</li> <li>Residential Equivalent</li> <li>Vacation Rental pursuant to provisions of Section 500.242(1)(c), Florida Statutes</li> <li>Recreational Vehicle Park</li> <li>Temporary Lodging</li> <li>Research/Development-Light</li> <li>Storage/Warehouse/Distribution-Light</li> <li>Manufacturing-Light</li> <li>Recreation/Open Space</li> <li>Community Garden</li> <li>Agricultural-Light</li> </ul>	<ul style="list-style-type: none"> <li>Manufacturing- Medium</li> </ul>	<ul style="list-style-type: none"> <li>Institutional</li> <li>Transportation/Utility</li> <li>Agricultural</li> <li>Ancillary Nonresidential</li> </ul>

Use	Density/Intensity Standard
Residential and Vacation Rental Use	Shall not exceed 24 units per acre (UPA)
Residential Equivalent Use	Shall not exceed an equivalent of 3.0 beds per permitted dwelling unit at 24 UPA
Recreational Vehicle Use	Shall not exceed 24 UPA
Temporary Lodging Use	Shall not exceed 1) 40 UPA; or 2) in the alternative, upon adoption of provisions for compliance with Section 5.2.1.3 of the Countywide Rules, the density and intensity standards set forth in Table 6 therein; or 3) in the alternative, the nonresidential intensity standards may be used
Nonresidential use	Shall not exceed a floor area ratio (FAR) of 0.55, nor an impervious surface ratio (ISR) of .90





### **Conclusion:**

- The proposed amendment is appropriate for the intended purpose, and is consistent with the locational characteristics for the Retail & Services 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 purpose and locational characteristics.
2. Adopted Roadway Level of Service (LOS) Standard: The amendment area is located near a roadway segment where the existing Level of Service is operating at a LOS “D” or better; therefore, those policies are not applicable.
3. Location on a Scenic/Noncommercial Corridor (SNCC): The amendment area is not located within a SNCC; therefore, those policies are not applicable.
4. Coastal High Hazard Areas (CHHA): The amendment area is not located on a CHHA; therefore, those policies are not applicable.
5. Activity Center and Multimodal Corridor Plan Categories: Does not involve AC or MMC.
6. Adjacent to or Impacting an Adjoining Jurisdiction or Public Educational Facility: The proposed amendment is not adjacent to an adjoining jurisdiction or a public educational facility.
7. Reservation of Industrial Land: The proposed amendment does not involve the reduction of Industrial land.



# Public Comments

- County staff received one letter in opposition to this proposed amendment, citing concerns of incompatibility with the surrounding area.

