



FORWARD  
PINELLAS

Integrating Land Use & Transportation

# Pinellas Planning Council Countywide Plan Map Amendment

CW 21-10

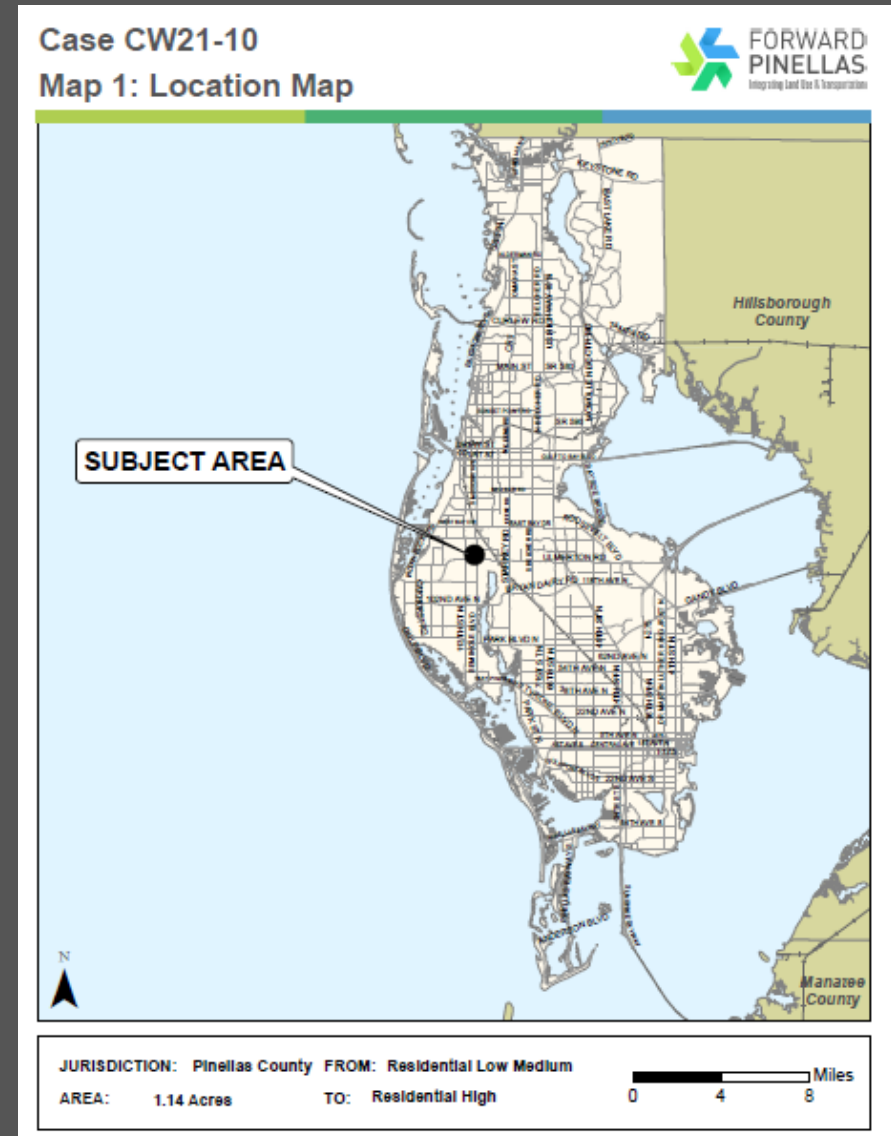
Pinellas County

September 8, 2021



## Pinellas County Requested Action

- Pinellas County seeks to amend a property from Residential Low Medium to Residential High
- The purpose of the proposed amendment is to allow for a single-family attached residential subdivision



## Site Description

- **Location:** 20<sup>th</sup> Terrace SW
- **Area Size:** Approximately 1.14 acres
- **Existing Uses:** Vacant
- **Surrounding Uses:** Mobile home park, single-family residential, Largo Mall Activity Center



Case CW21-10  
Map 3: Aerial Map



JURISDICTION: Pinellas County FROM: Residential Low Medium

AREA: 1.14 Acres

TO: Residential High

0 250 500 Feet



## Front of the subject property





North of the subject property



## East of the subject property

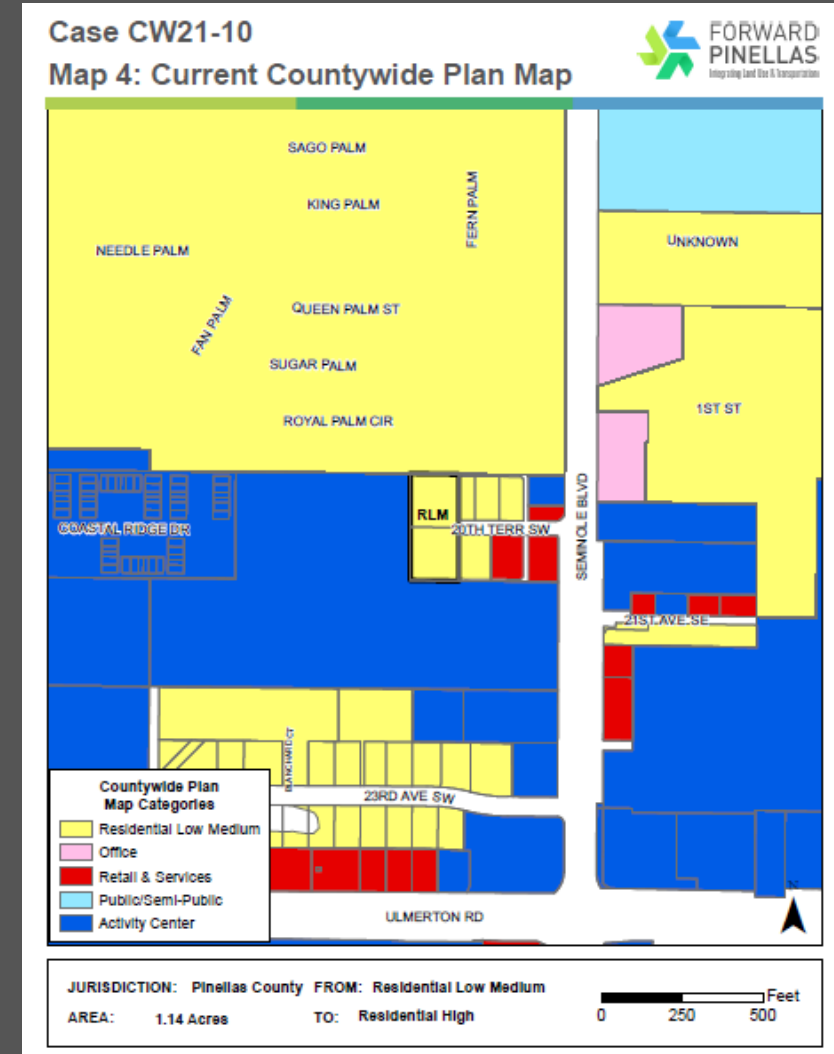




# Current Countywide Plan Map Category

- Category: Residential Low Medium**

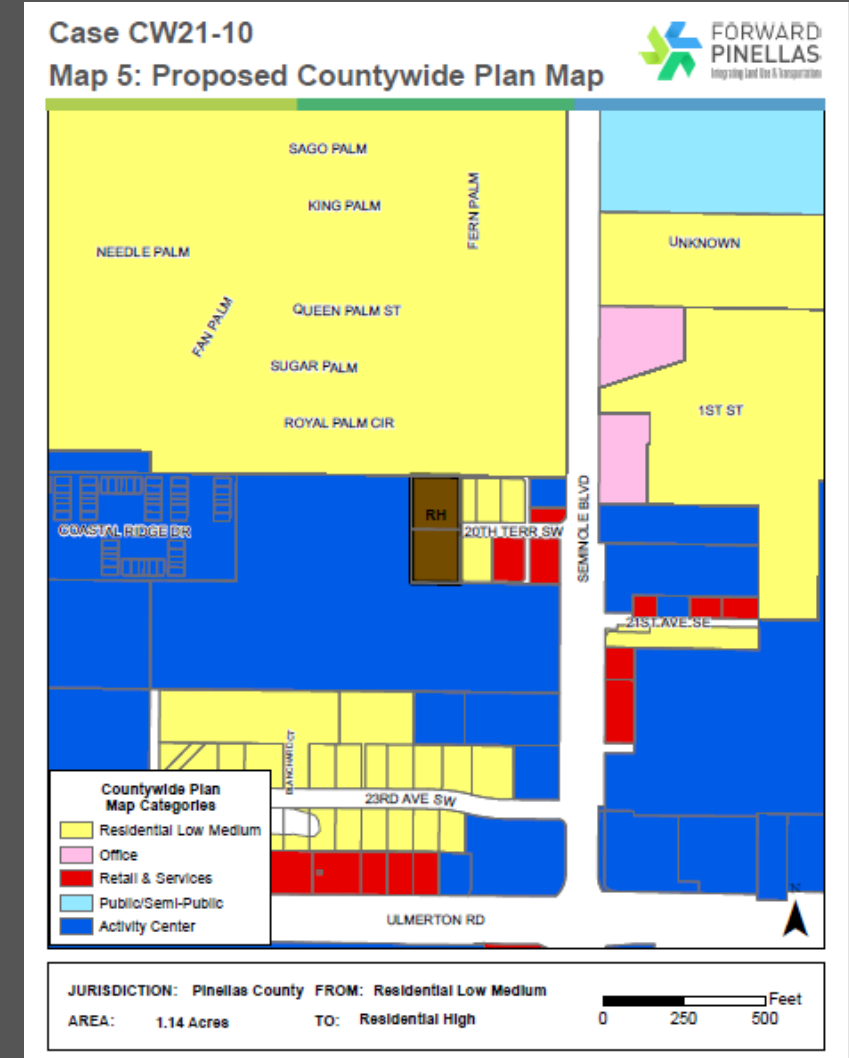
Permitted Uses Not Subject to Acreage Threshold	Permitted Uses Subject to One Acre Maximum	Permitted Uses Subject to Three Acre Maximum	Permitted Uses Subject to Five Acre Maximum
<ul style="list-style-type: none"> <li>Residential</li> <li>Residential Equivalent</li> <li>Vacation Rental pursuant to the 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	



# Proposed Countywide Plan Map Category

- Category: Residential High

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>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> </ul>	<ul style="list-style-type: none"> <li>Ancillary Nonresidential</li> <li>Office</li> <li>Personal Service/Office Support</li> <li>Retail Commercial</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 30 units per acre (UPA)	
Residential Equivalent Use	Shall not exceed an equivalent of 3.0 beds per permitted dwelling unit at 30 UPA	
Nonresidential Use	Shall not exceed a floor area ratio (FAR) of .60, nor an impervious surface ratio (ISR) of .85	





### **Conclusion:**

- The proposed amendment is appropriate for the intended purpose, and is consistent with the locational characteristics for the Residential High 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 a public education facility; the proposed amendment is adjacent to the City of Largo, who were contacted and found no issues with the amendment.
7. Reservation of Industrial Land: The proposed amendment does not involve the reduction of Industrial land.



# Public Comments

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- There were no public comments for Case CW 21-10.

