



**FORWARD
PINELLAS**
Integrating Land Use & Transportation

COUNTYWIDE RULES AMENDMENT RESIDENTIAL RURAL CATEGORY

1st Public Hearing of the Countywide Planning Authority
July 21, 2020

Pinellas County's Request to Amend the Countywide Rules

RESOLUTION NO. 20-9

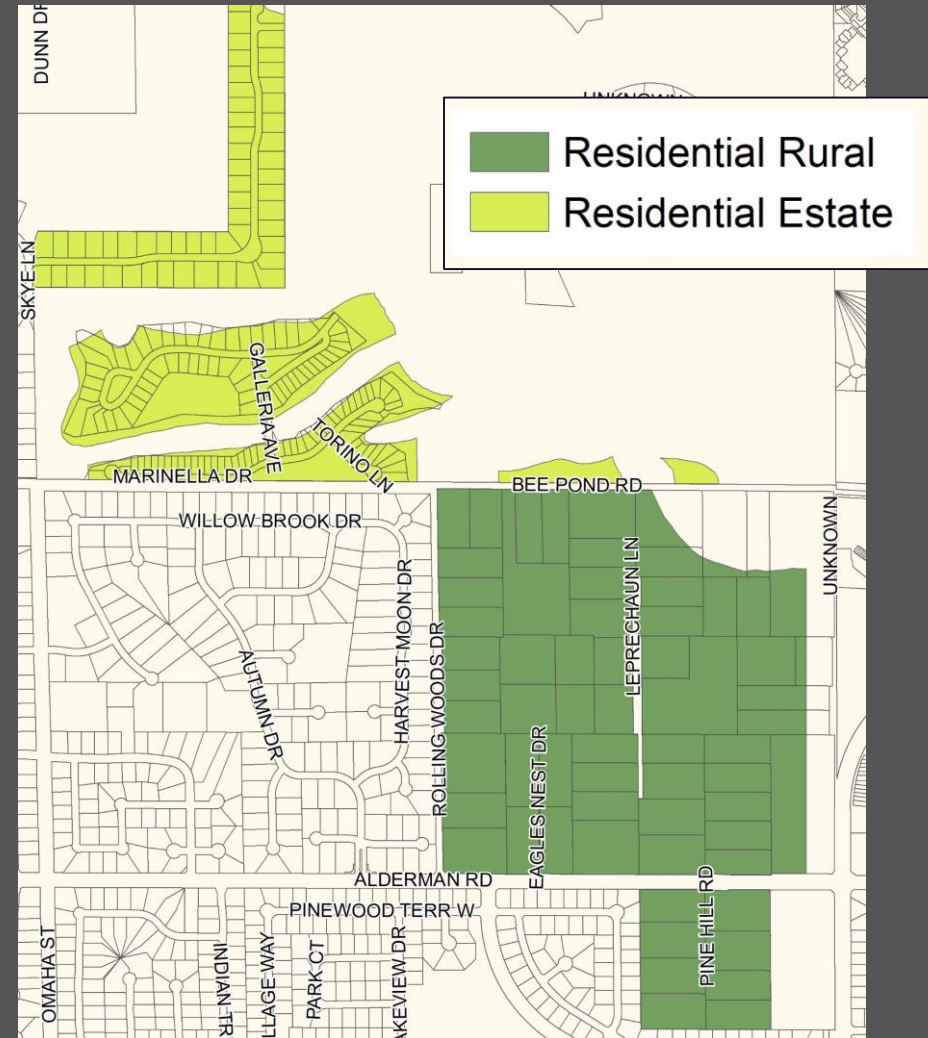
RESOLUTION REAFFIRMING THE INTENT OF THE EAST LAKE OVERLAY AND SPECIFIC POLICIES OF THE PINELLAS COUNTY COMPREHENSIVE PLAN RESTRICTING DENSITY TO .5 UNITS PER ACRE IN THE NORTH PORTION OF PLANNING SECTOR TWO; REQUESTING THAT THE PINELLAS PLANNING COUNCIL AMEND THE COUNTYWIDE PLAN RULES TO ESTABLISH A RESIDENTIAL RURAL LAND USE MAP CATEGORY LIMITING DENSITY TO .5 UNITS PER ACRE; AND REQUESTING THAT UPON COMPLETION OF THE AMENDMENT TO THE COUNTYWIDE PLAN RULES THAT THE COUNTYWIDE PLAN MAP FOR THE AREA IDENTIFIED IN ATTACHMENT "A" BE AMENDED FROM 1 UNIT PER ACRE TO .5 UNITS PER ACRE



Background – 2015 Countywide Plan Update

Categories prior to 2015:

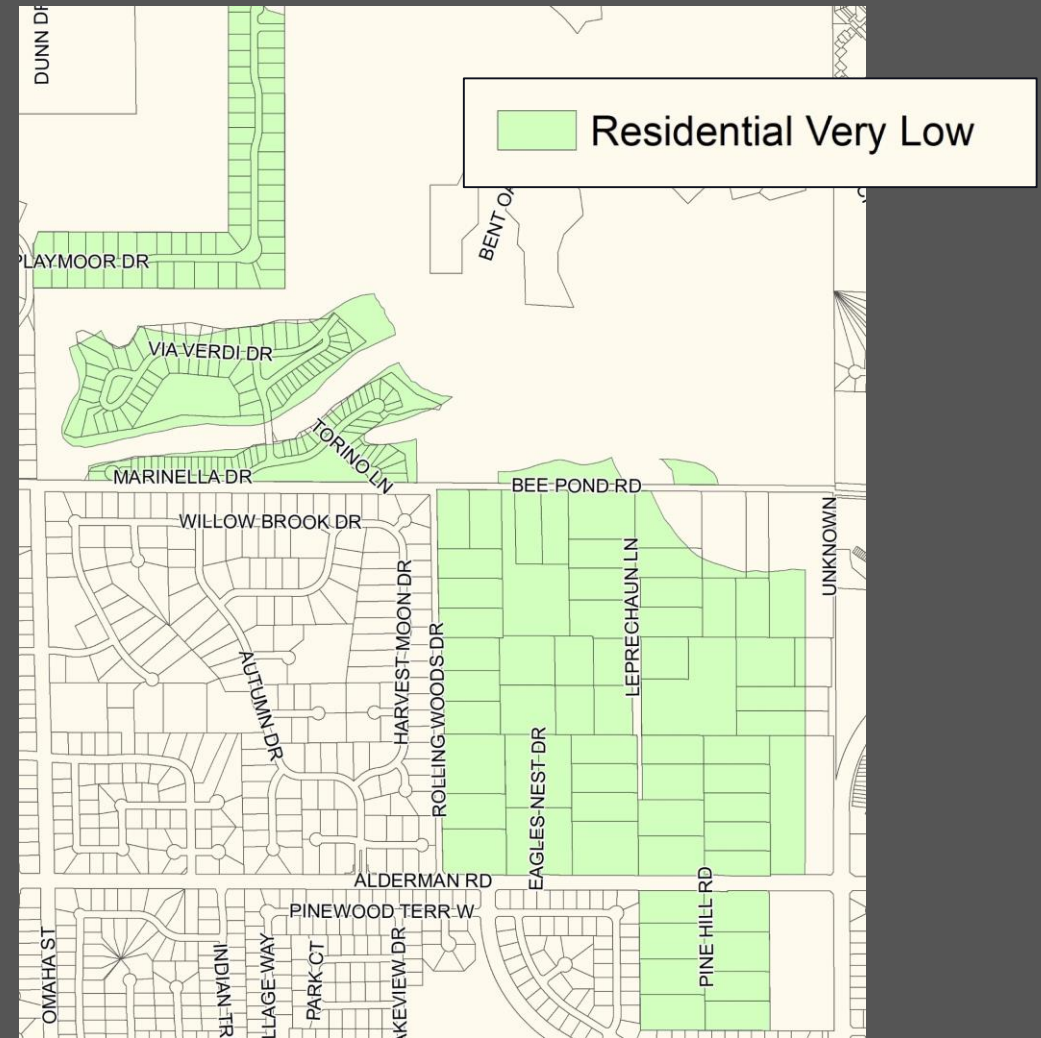
- Residential Rural with maximum .5 unit per acre
- Residential Estate with maximum 1 unit per acre



Background – 2015 Countywide Plan Update

In 2015:

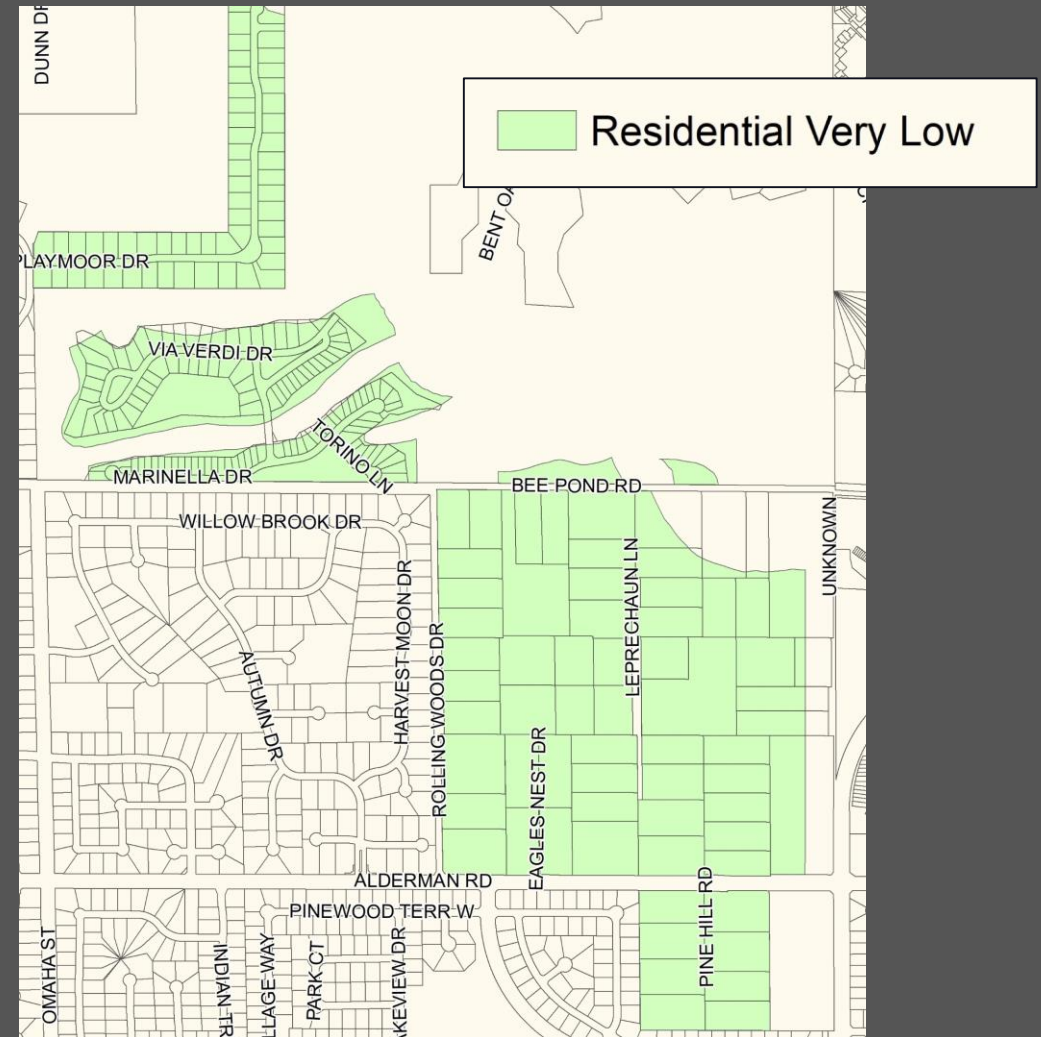
- Nine residential categories were consolidated into four
- Residential Rural and Residential Estate were replaced by Residential Very Low with maximum 1 unit per acre



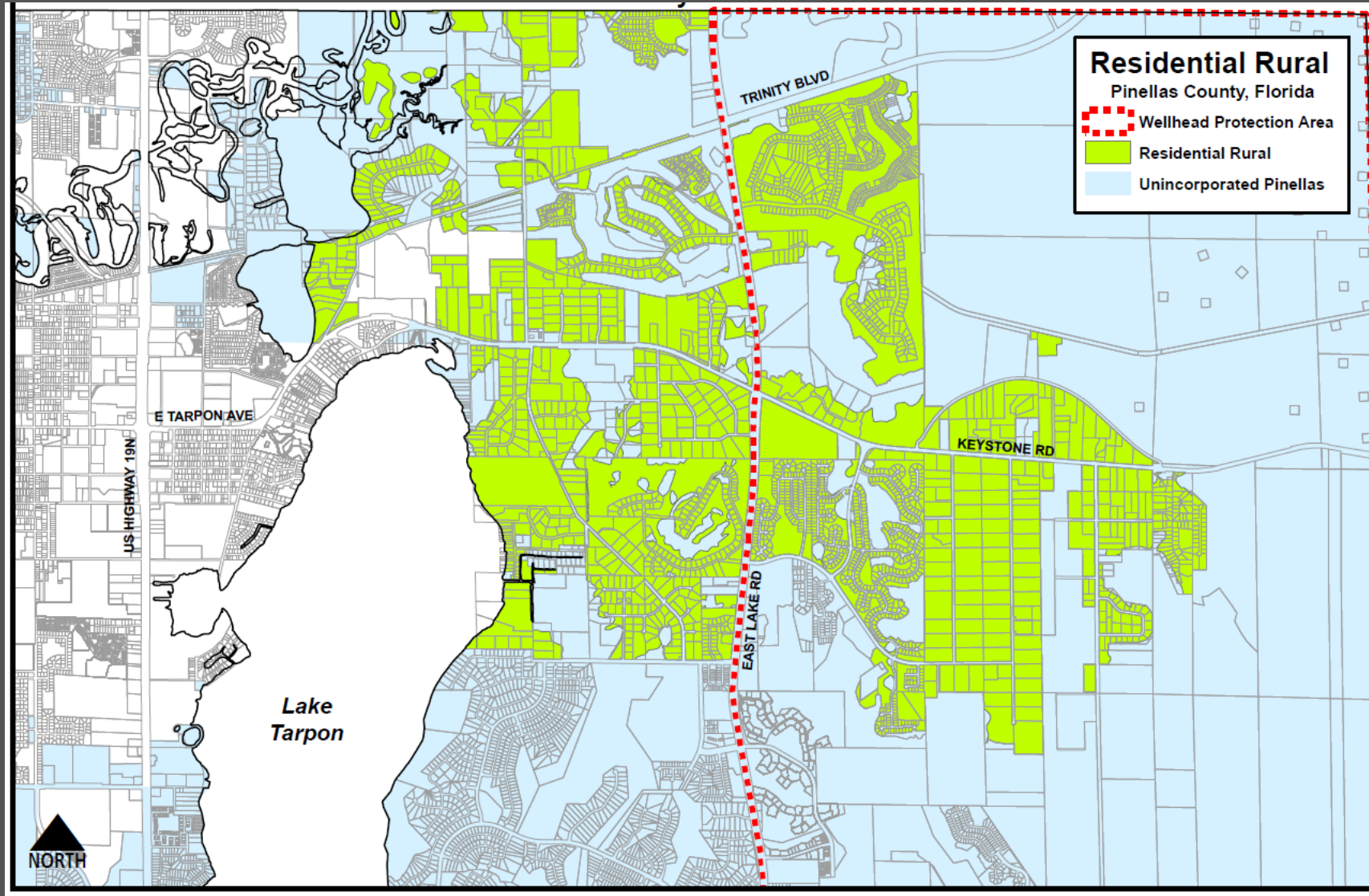
Background – 2015 Countywide Plan Update

Purpose:

- Streamline minor amendments that do not impact countywide issues
- Approval by local government only

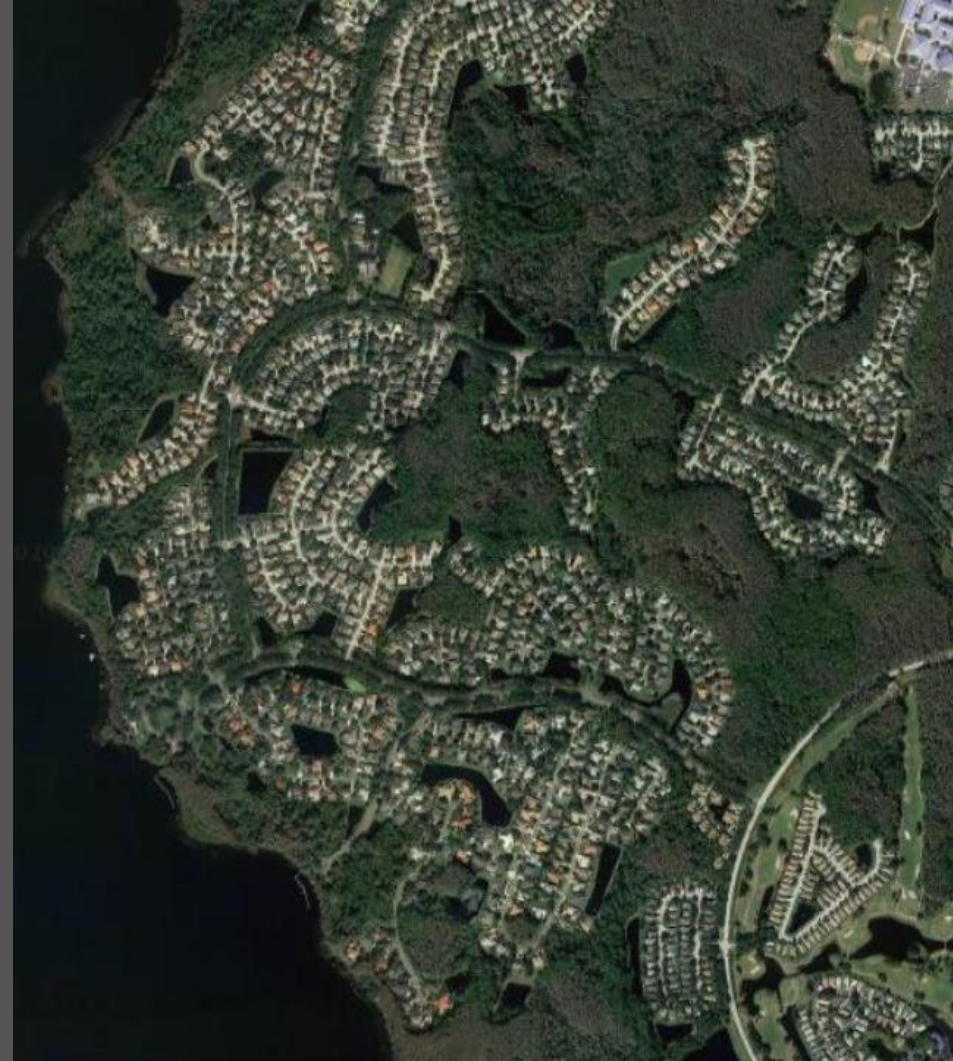


Request to Restore Residential Rural



Request to Restore Residential Rural

- Pinellas County found negative impacts on low-density communities
- BCC Resolution 20-9 requests that Residential Rural be restored
- The Countywide Plan Map will be amended after the Rules amendment is finalized



Amendments Needed to Meet Request

- Add Residential Rural category standards
- Clarify applicable Countywide Plan Map amendment process

2.3.3.1. Category/Symbol – Residential Rural (RR).

Purpose – It is the purpose of this category to depict those areas of the county that are now developed, or appropriate to be developed, in a rural, very low density residential manner; and to recognize such areas as primarily well-suited for residential and agricultural uses that are consistent with the rural, exurban, nonintensive qualities and natural resources of such areas.



Other Amendments in This Package

- Housekeeping amendments to update terminology and correct scrivener's errors

- Permitted Uses Not Subject to Acreage Thresholds – Office; Personal Service/Office Support; Retail Commercial; Commercial/Business Service; Commercial Recreation, Residential; Residential Equivalent; Vacation Rental pursuant to the provisions of Section 509.242(1)(c), Florida Statutes; Recreational Vehicle Park; Temporary Lodging; Research/Development- Light; Storage/Warehouse/[Distribution](#)-Light; Manufacturing-Light; Recreation/Open Space; Community Garden; Agricultural-Light.



Steps in the Process

Countywide Rules amendment

- Planners Advisory Committee – May 4, recommended approval 13-0
- Forward Pinellas Board – May 13, recommended approval 11-1
- Countywide Planning Authority – July 21 and August 11

Countywide Plan Map amendment

- Planners Advisory Committee – August 31
- Forward Pinellas Board – September 9
- Countywide Planning Authority – October 6





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Questions/Discussion

