

## FORWARD PINELLAS STAFF ANALYSIS



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<b>APPLICATION NO.:</b>	Case CW 26-02
<b>STAFF:</b>	Emma Wennick, Program Planner
<b>APPLICANT:</b>	Pinellas County
<b>PROPERTY SIZE:</b>	4.02 acres m.o.l.
<b>CURRENT COUNTYWIDE PLAN MAP CATEGORY:</b>	Public/Semi-Public and Preservation
<b>PROPOSED COUNTYWIDE PLAN MAP CATEGORY:</b>	Residential Rural and Preservation
<b>CURRENT LOCAL FUTURE LAND USE PLAN MAP CATEGORY:</b>	Pinellas County – Institutional and Preservation
<b>PROPOSED LOCAL FUTURE LAND USE PLAN MAP CATEGORY:</b>	Pinellas County – Residential Rural and Preservation
<b>LOCATION / PARCEL ID:</b>	Southwest corner of Keystone Road and Woodfield Boulevard in East Lake / 10-27-16-00000-430-0100

### BACKGROUND SUMMARY:

Pinellas County has applied to amend the Countywide Plan Map for an approximate 4.02 acre site from Public/Semi-Public to Residential Rural, while the remaining Preservation area will be unchanged. The reversion responds to the expiration of a Development Agreement that previously allowed an institutional use and companion zoning change. The property owner has confirmed they do not intend to extend the agreement. The site lies along a Scenic/Noncommercial Corridor with a rural/open space subclassification, and the amendment brings the future land use category into consistency with the surrounding rural residential character. Currently vacant and bordered by low-density residential and conservation areas, the site could accommodate one or two single-family homes under the Residential Rural designation, maintaining compatibility with the surrounding rural context.

**STAFF RECOMMENDATION:**

Staff recommends approval of an amendment to the Countywide Plan Map from Public/Semi-Public to Residential Rural, while retaining the Preservation designation.

**PLANNERS ADVISORY COMMITTEE RECOMMENDATION:**

The Planners Advisory Committee met on January 5, 2026 and voted unanimously to recommend approval.

**LOCAL GOVERNMENT COUNCIL/COMMISSION ACTION:**

The Pinellas County Board of County Commissioners held a public hearing on the local future land use map amendment on October 21, 2025. The Board approved the first reading with a vote of 5-0 and there were no public comments.

**CURRENT PROPERTY INFORMATION:**

<b>Property Use(s):</b>	Vacant
<b>Site Features:</b>	The site includes a vacant buildable area, a Preservation wetland, and a portion within Flood Zone A, and it is bordered by single-family homes, vacant parcels, and community conservation areas.

**PLANNING CONSIDERATIONS:**

When considering this application, the following general site conditions, planning concepts, and other facts should be noted:

1. The amendment aligns the site's future land use category with the surrounding low-density residential character, adjacent Preservation areas, and the Pinellas County Comprehensive Plan's guidance for rural, exurban development.
2. The site is located outside the Coastal High Hazard Area, and the amendment preserves environmental features while maintaining the rural/open space character of the Scenic/Noncommercial Corridor.
3. Reverting to Residential Rural enables the potential construction of one or two single-family homes, ensuring compatibility with neighboring residential, conservation, and community infrastructure uses, including wetlands and nearby vacant parcels.

**RELEVANT COUNTYWIDE CONSIDERATIONS:**

The proposed amendment to the Countywide Plan Map is a legislative decision. The standards for the current and proposed Countywide Plan Map categories are summarized below:

	<b>Proposed Countywide Plan Map Category:</b> Residential Rural	<b>Current Countywide Plan Map Category:</b> Public/Semi-Public
<b>Purpose:</b>	Intended to depict areas 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, non-intensive qualities and natural resources of these areas.	Intended to recognize institutional, and transportation/utility uses that serve the community or region, especially larger facilities having acreage exceeding the thresholds established in other plan categories, which are consistent with the need, character, and scale of such uses relative to the surrounding uses, transportation facilities, and natural resource features, and may include residential as part of the mix of uses.
<b>Permitted Uses:</b>	<p>Residential; Residential Equivalent; Vacation Rental pursuant to the provisions of Section 509.242(1)(c), Florida Statutes; Accessory Dwelling Unit; Public Educational Facility; Recreation/Open Space; Community Garden; Agricultural-Light; Agricultural.</p> <p>Ancillary Nonresidential; Transportation/Utility are subject to a three-acre maximum.</p> <p>Institutional (except Public Educational Facilities which are not subject to this threshold, pursuant to the provisions of Section 6.5.4.2) are subject to a five-acre maximum.</p>	<p>Institutional; Transportation/Utility; Residential; Residential Equivalent; Vacation Rental pursuant to the provisions of Section 509.242(1)(c), Florida Statutes; Storage/Warehouse/Distribution-Light; Storage/Warehouse/Distribution-Heavy; Recreation/Open Space; Community Garden; Agricultural-Light; Ancillary Nonresidential.</p>
<b>Max. Density:</b>	0.5 units per acre	12.5 units per acre
<b>Max. Floor Area Ratio (FAR):</b>	0.30	Institutional uses shall not exceed 0.65 (except for hospital uses which shall not exceed an FAR of 1.0 within any single jurisdiction) /

		Transportation/utility uses shall not exceed an FAR of 0.70
<b>Max. Impervious Surface Ratio (ISR):</b>	0.60	Institutional uses shall not exceed 0.85 / Transportation/utility uses shall not exceed 0.90

Section 6.5.3. of the Countywide Rules provides the review criteria for amendments to the Countywide Plan Map. An analysis of these criteria are provided below:

- 1. The manner in, and extent to, which the amendment is consistent with the Countywide Rules and with the Countywide Plan Strategies as implemented through the Countywide Rules.**

*Staff Analysis:* The proposed amendment is consistent with the Countywide Rules because it reverts a portion of the site from Public/Semi-Public to Residential Rural, aligning future use with the surrounding low-density residential character and adjacent Preservation areas. The amendment adheres to Countywide density and intensity standards, supporting low-density residential development with limits on dwelling units, floor area ratio, and impervious surface ratio appropriate to the site's rural context and partial location in Flood Zone A. By converting the site to Residential Rural, the amendment implements Countywide Plan strategies to maintain compatible, low-intensity development, protect natural resources, and support residential and agricultural uses that respect the environmental and community characteristics of the area.

- 2. Forward Pinellas has developed a multimodal accessibility index (MAX index). Proposed amendments will need to maintain a MAX score equal to or better than the Countywide Average MAX score. The Current Countywide Average MAX score: 7.1; if that score is not reached, balancing criteria will be required. An amendment adopting or amending the Activity Center (AC), Multimodal Corridor (MMC) and Planned Redevelopment District (PRD) categories and affecting fewer than 10 acres shall be subject to the Multimodal Accessibility Index (MAX Index).**

*Staff Analysis:* Since the proposed amendment does not increase density or intensity and does not involve an Activity Center, Multimodal Corridor, or Planned Redevelopment District designation, the amendment does not trigger Multimodal Accessibility Index balancing criteria.

- 3. If located within a Scenic/Noncommercial Corridor, the manner in, and extent to, which the amendment conforms to the criteria and standards contained in Section 6.5.4.1 of these Countywide Rules.**

*Staff Analysis:* The site is located within a Scenic/Noncommercial Corridor with a Rural/Open Space subclassification, and the proposed amendment to Residential Rural is consistent with the criteria and standards in Section 6.5.4.1, as the designation maintains the corridor's low-intensity, rural character and preserves open space values.

- 4. If located within a Coastal High Hazard Area, the manner in, and extent to, which the amendment conforms to the terms set forth in Section 4.2.7.**

*Staff Analysis:* The amendment area is not located within the Coastal High Hazard Area.

- 5. If the amendment involves the creation, expansion, contraction of, or substantive change to the Activity Center, Multimodal Corridor, or Planned Redevelopment District category, the manner in, and extent to, which the amendment conforms to the purpose and requirements of the applicable category, and addresses the relevant Planning and Urban Design Principles described in Section 6.2.6 and Land Use Goal 16.0 of the Countywide Plan Strategies.**

*Staff Analysis:* The amendment area does not involve the creation, expansion, contraction of, or substantive change to the Activity Center, Multimodal Corridor, or Planned Redevelopment District category.

- 6. The manner in, and extent to, which the amendment significantly impacts a public educational facility or an adjoining jurisdiction.**

*Staff Analysis:* The amendment area is not located adjacent to an adjoining jurisdiction and if approved, the amendment would not significantly impact a public educational facility.

- 7. If the amendment involves the conversion from the Employment (E), Industrial (I), or Target Employment Center (TEC) category, the extent to which the amendment area can continue to provide for target employment opportunities as evaluated and set forth in Section 6.5.4.5.**

*Staff Analysis:* The amendment area does not involve the conversion of Employment, Industrial, or Target Employment Center designated land.

**PUBLIC CORRESPONDENCE**

The proposed Countywide Plan Map amendment was publicly advertised as required by Section 7.8.4. of the Countywide Rules. No public correspondence has been received to date.

**CONCLUSION**

Staff finds the proposed amendment is consistent with the Relevant Countywide Considerations found in Section 6.5.3.1 of the Countywide Rules.