



FORWARD
PINELLAS

Integrating Land Use & Transportation

Countywide Planning Authority Countywide Plan Map Amendment

CW 22-18

Pinellas County

October 25, 2022



Pinellas County Requested Action

- Pinellas County seeks to amend a parcel from Residential Medium to Residential High
- The purpose of the proposed amendment is to construct additional multifamily dwelling units in an existing apartment complex



Site Description

- **Location:** 6464 54th Ave. N.
- **Area Size:** 4.3 acres m.o.l.
- **Existing Uses:** Multifamily apartment complex
- **Surrounding Uses:** Multi and single-family residential, retail commercial, public school



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Map 3: Aerial Map



JURISDICTION: Pinellas County FROM: Residential Medium
AREA: 4.3 acres TO: Residential High 0 200 300 600 Feet

Front of subject property



East of subject property



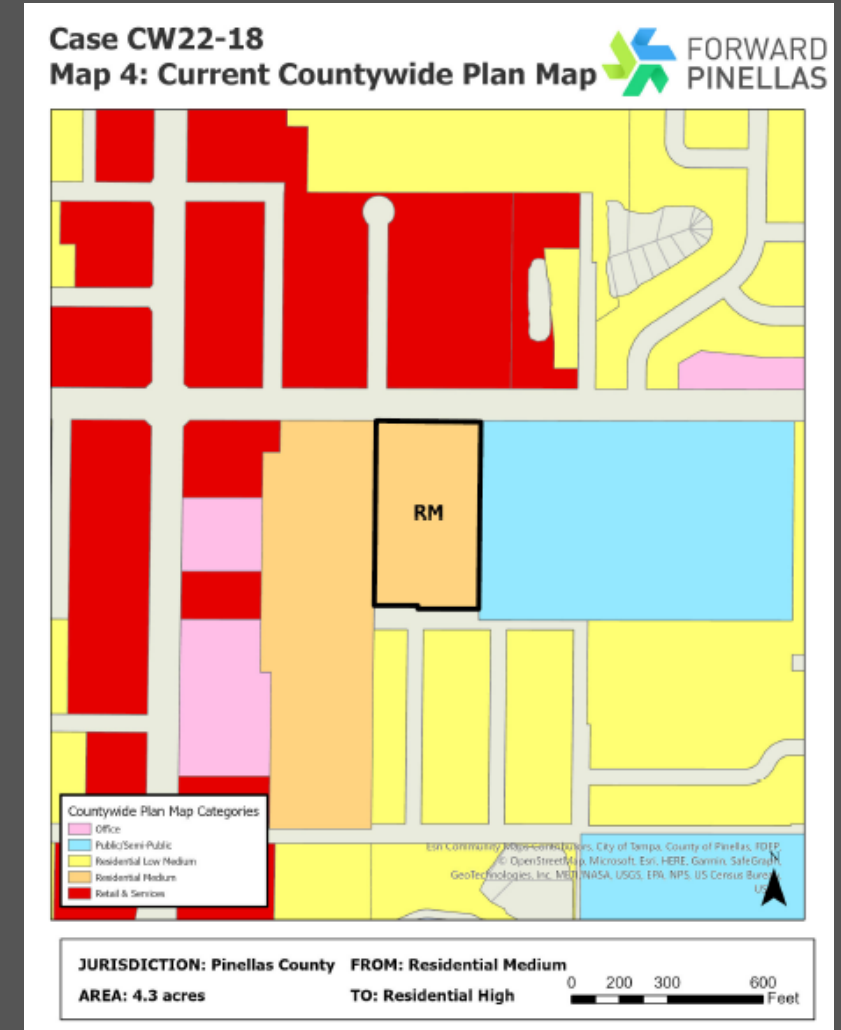
South of subject property



Current Countywide Plan Map Category

Category: Residential Medium

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)(c), Florida Statutes Accessory Dwelling Unit Public Educational Facility Recreation/Open Space Community Garden Agricultural Light 	<ul style="list-style-type: none"> Ancillary Nonresidential Office Personal Service/Office Support Retail Commercial 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
Density/Intensity Standard		
Shall not exceed 15 units per acre (UPA)		
Shall not exceed an equivalent of 3.0 beds per permitted dwelling unit at 15 UPA		
Shall not exceed a floor area ratio (FAR) of .50, nor an impervious surface ratio (ISR) of .75		



Proposed Countywide Plan Map Category

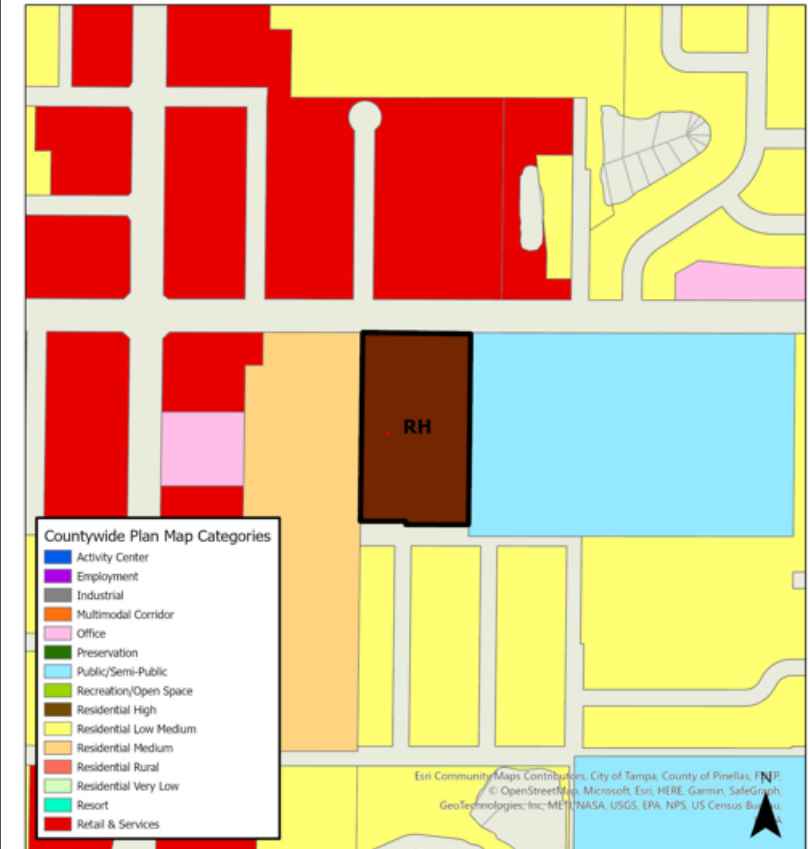
Category: Residential High

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"> 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 	<ul style="list-style-type: none"> Ancillary Nonresidential Office Personal Service/Office Support Retail Commercial 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 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	



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Map 5: Proposed Countywide Plan Map

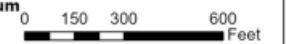


JURISDICTION: Pinellas County

FROM: Residential Medium

AREA: 4.3 acres

TO: Residential High

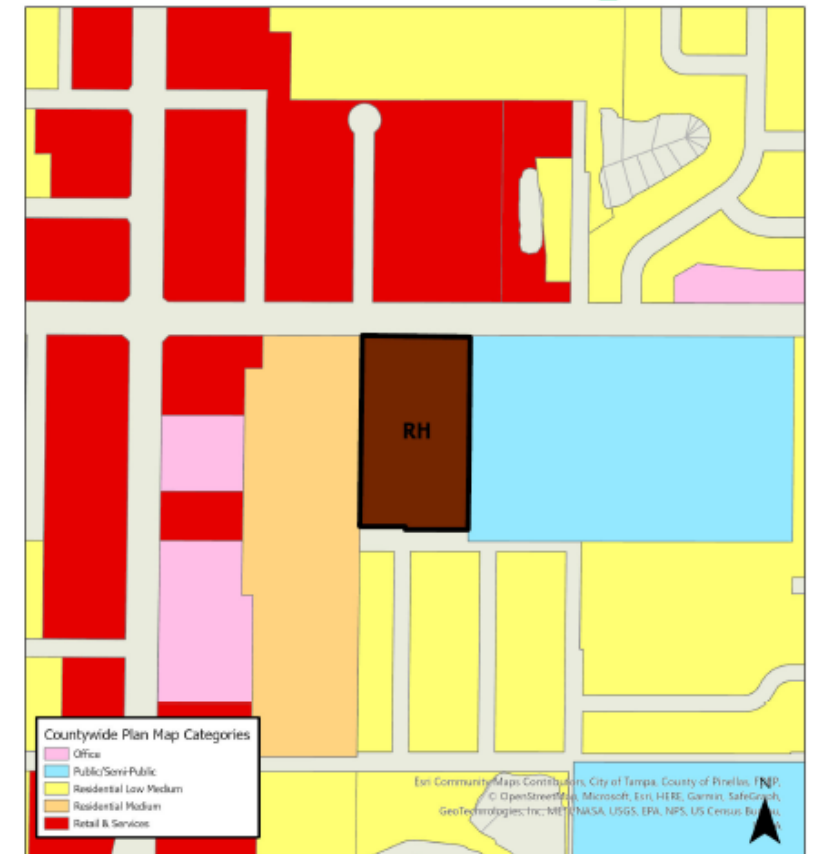


Adjacency to Public Educational Facility

- The amendment area is adjacent to Blanton Elementary School
- Pinellas County School District representative was contacted regarding this amendment
- Blanton Elementary currently has sufficient capacity for enrolled population, as well as additional unused capacity
- The proposed amendment is unlikely to strain the capacity of the public educational facility (campus has also seen declining enrollment over the past 5 years)



Case CW22-18 Map 5: Proposed Countywide Plan Map



JURISDICTION: Pinellas County **FROM:** Residential Medium
AREA: 4.3 acres **TO:** Residential High

0 150 300 600 Feet

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 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 located adjacent to an adjoining jurisdiction. The amendment area is located adjacent to a public educational facility but will not significantly impact the facility
7. Reservation of Industrial Land: The amendment area does not involve Employment or Industrial designated land; therefore, those policies are not applicable.



Public Comments

- There were no public comments received for Case CW 22-18

