



FORWARD
PINELLAS

Integrating Land Use & Transportation

Countywide Planning Authority Countywide Plan Map Amendment

CW 22-07

Pinellas County

May 10, 2022



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 retail uses



Case CW22-07
Map 1: Location Map



JURISDICTION: Pinellas County FROM: Residential Low Medium
AREA: 0.33 Acres TO: Retail & Services



Site Description

- **Location:** 90 20th Terrace SW
- **Area Size:** 0.33 acres m.o.l.
- **Existing Uses:** Vacant
- **Surrounding Uses:** Single-family residential, multi-family residential, retail



Case CW22-07
Map 3: Aerial Map



JURISDICTION: Pinellas County FROM: Residential Low Medium

AREA: 0.33 Acres

TO: Retail & Services

0 250 500 Feet

Front of the subject property



West of the subject property



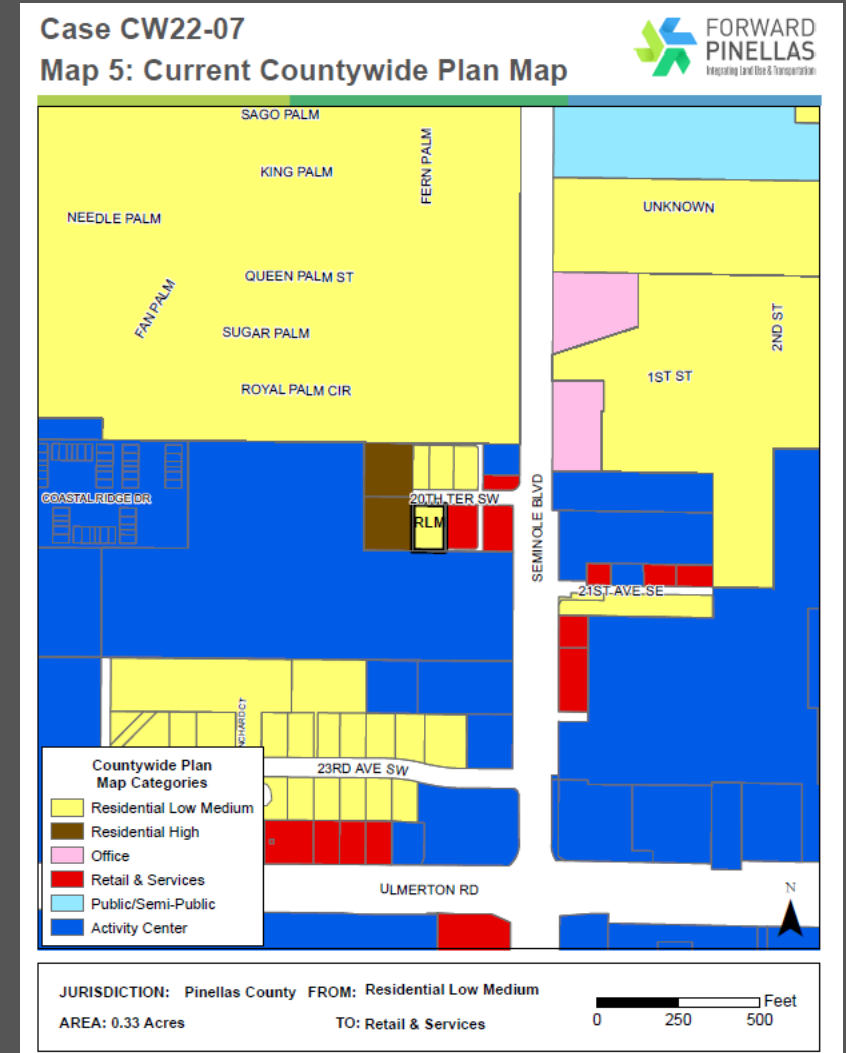
North of the subject property



Current Countywide Plan Map Category

- Category: Residential Low Medium**

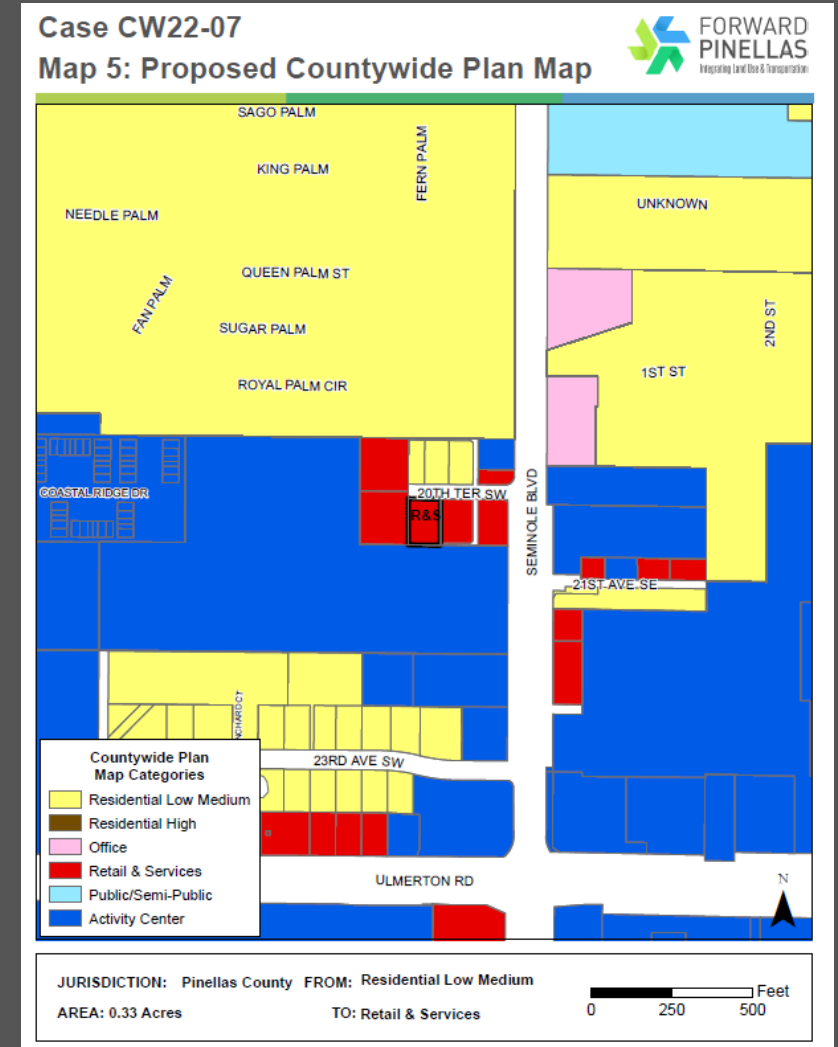
Permitted Uses Not Subject to Acreage Threshold	Permitted Uses Subject to One Acre Maximum	Permitted Uses Subject to Three Acre Maximum	Permitted Uses Subject to Five Acre Maximum
<ul style="list-style-type: none"> Residential Residential Equivalent Vacation Rental pursuant to the provisions of Section 509.242(1)(c), Florida Statutes Accessory Dwelling Unit Public Educational Facility Recreation/Open Space Community Garden Agricultural Light Agricultural 	<ul style="list-style-type: none"> Office Personal Service/Office Support Retail Commercial 	<ul style="list-style-type: none"> Ancillary Nonresidential 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 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: 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"> Office Personal Service/Office Support Retail Commercial Commercial/Business Service Commercial Recreation Residential Equivalent Vacation Rental pursuant to provisions of Section 500.242(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 	<ul style="list-style-type: none"> Manufacturing- Medium 	<ul style="list-style-type: none"> Institutional Transportation/Utility Agricultural Ancillary Nonresidential
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.
- 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 on a CHHA; therefore, those policies are not applicable.
5. Activity Center and Multimodal Corridor Plan Categories: The amendment area is not located in an AC or MMC; therefore, those policies are not applicable.
6. Adjacent to or Impacting an Adjoining Jurisdiction or Public Educational Facility: The amendment area is not adjacent to a public educational facility. The amendment area is adjacent to the City of Largo to its south; however, city staff have been contacted and had no concerns with the proposed amendment.
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 22-07.

