



**FORWARD  
PINELLAS**  
Integrating Land Use & Transportation

# Countywide Planning Authority Subthreshold Countywide Plan Map Amendment

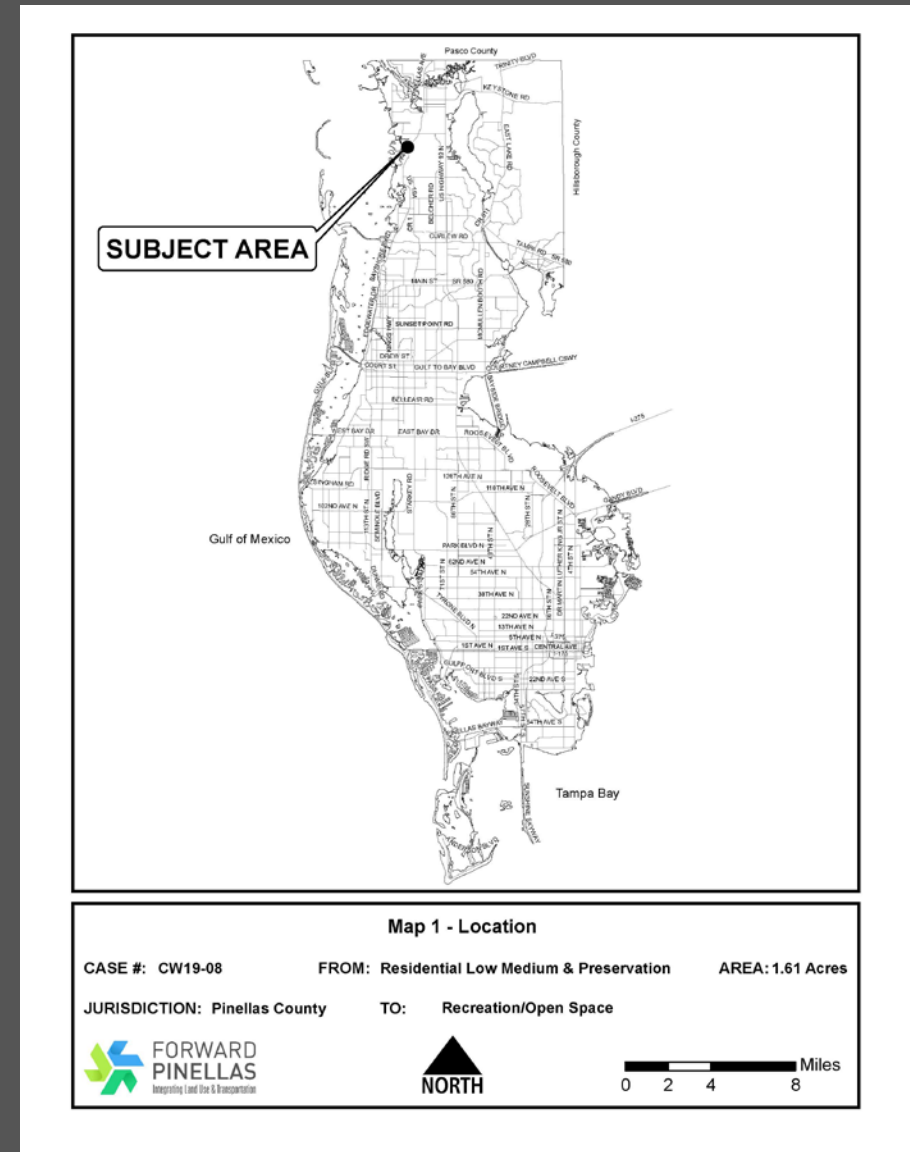
CW19-08

Pinellas County

May 7, 2019

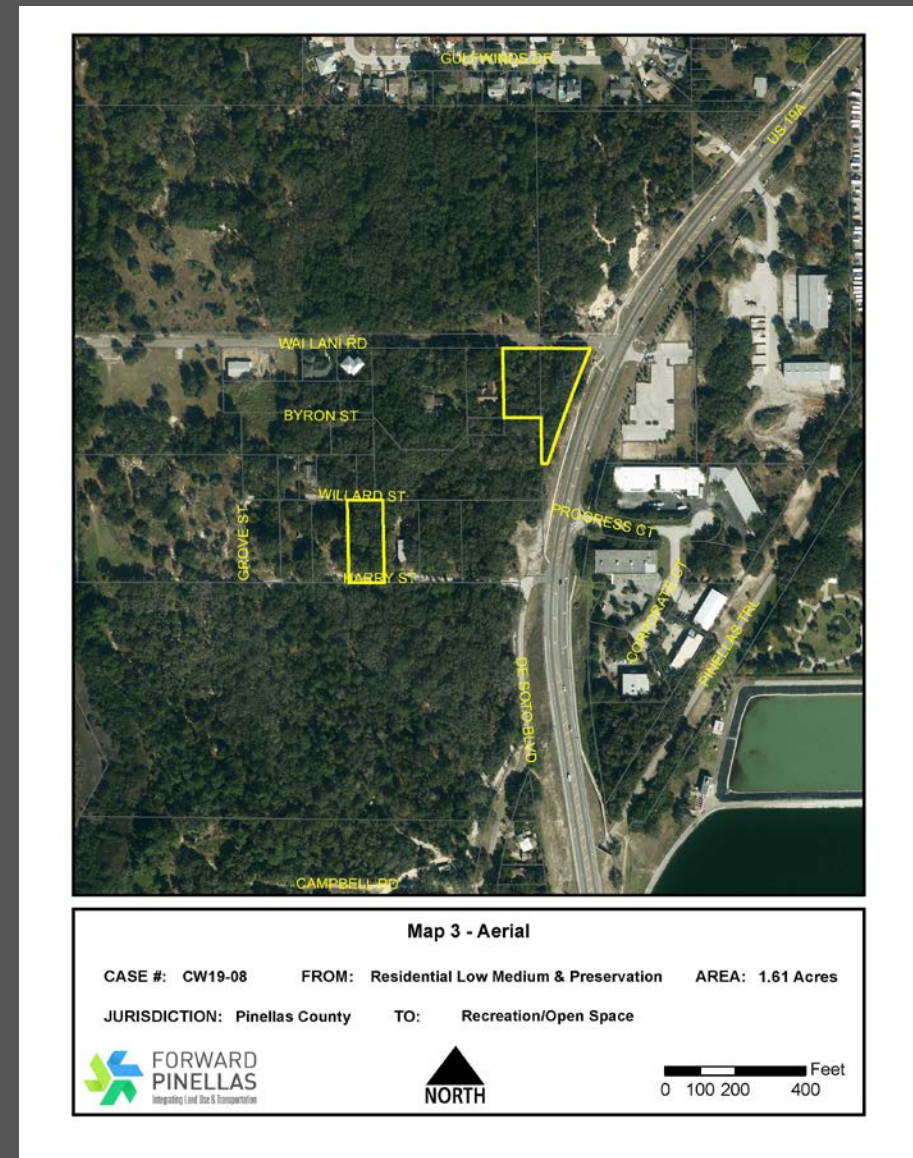
## Pinellas County Requested Action

- Pinellas County seeks to amend property from Preservation and Residential Low Medium to Recreation/Open Space
- The purpose of the amendment is to provide for consistency between the local future land use and zoning



## Site Description

- **Location:** Southwest corner of Alternate US 19 and Wai Lani Road; approximately 400 ft. west of Alternate US 19 and Harry Street
- **Area Size:** 1.61 acres
- **Existing Uses:** Vacant
- **Surrounding Uses:** Recreation, Preservation, Residential, Employment



# North of the Preservation Parcels



# West of the Preservation Parcels



# East of the Residential Parcels



# Southeast of the Residential Parcels

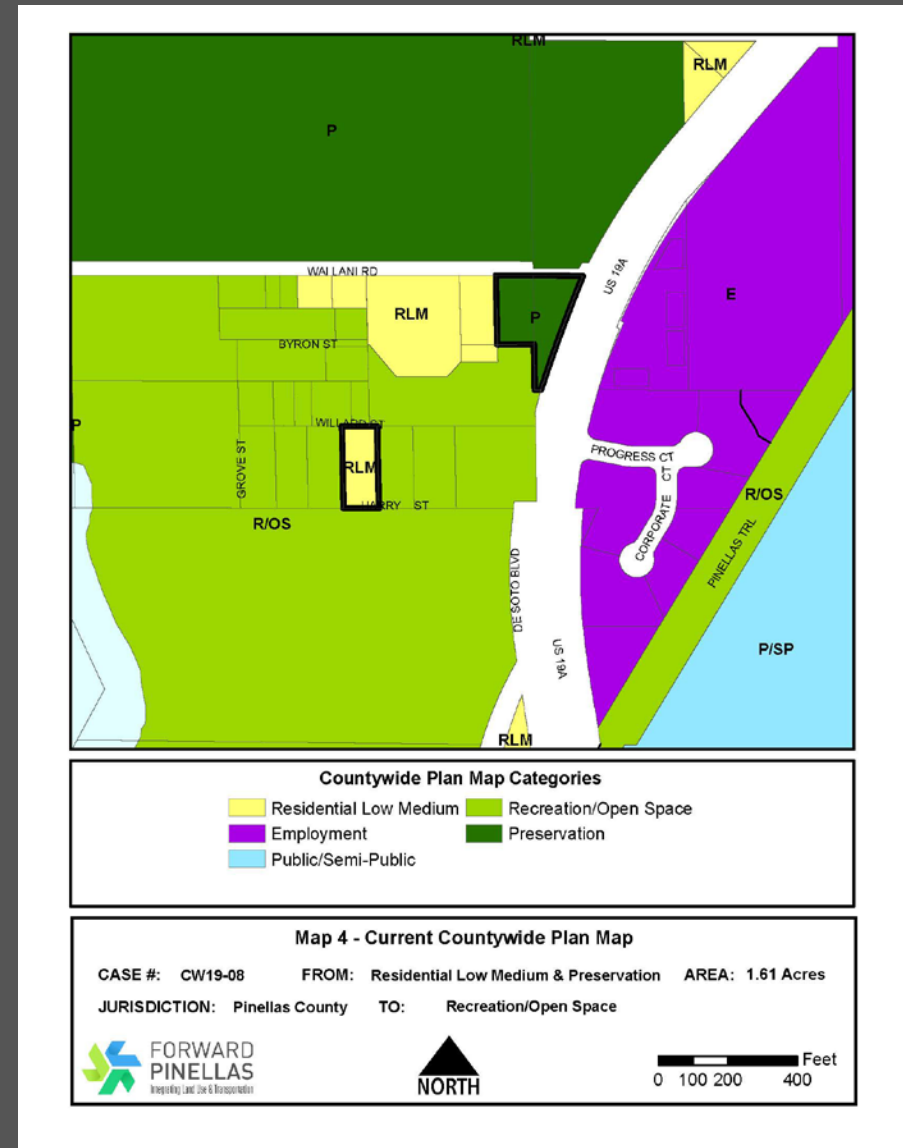


# Current Countywide Plan Map Category

- **Category:** Residential Low Medium and Preservation
- **Permitted Uses (Residential Low Medium):** Residential; Residential Equivalent; Accessory Dwelling Unit; Public Educational Facility; Recreation/Open Space; Community Garden; Agricultural; Office\*; Personal Service/Office Support\*; Retail Commercial\*; Ancillary Nonresidential\*; Transportation/Utility\*; Institutional\*
- **Permitted Uses (Preservation):** Preservation; Environmental Education/Research; Wellfield Protection, and Groundwater Monitoring and Recharge; Resource-Based Recreation; Replacement/Repair of Water Infrastructure; Site Alterations as Permitted by a Management Plan Approved by a Local Government; Wellfield Development\*\*; Water Supply Infrastructure and Facilities\*\*
- **Density/Intensity Standards:** Shall not exceed a floor area ratio (FAR) of .50, nor an impervious surface ratio (ISR) of .75; Shall not exceed a floor area ratio (FAR) of .10, nor an impervious surface ratio (ISR) of .20

\* Uses subject to acreage thresholds

\*\* Subject to requirements per the local government management plan

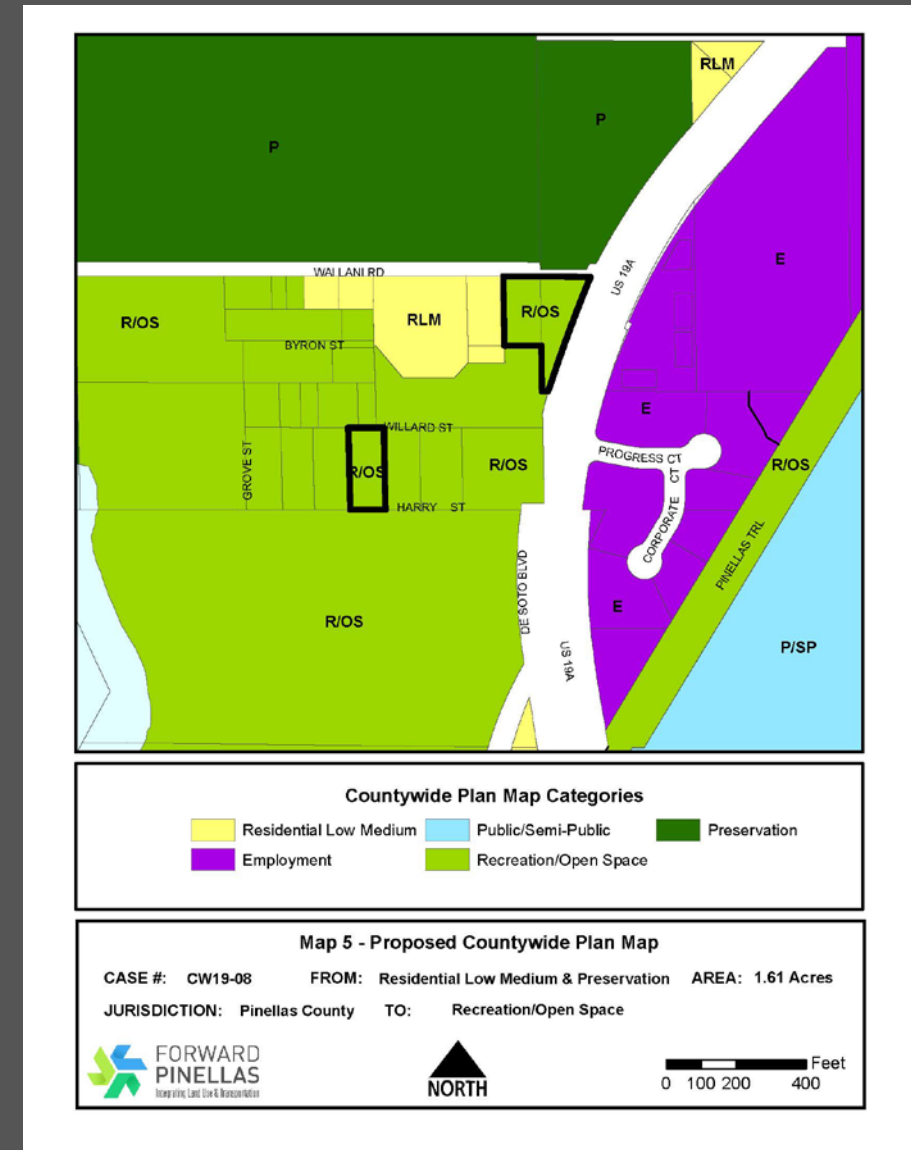




## Proposed Countywide Plan Map Category

- **Category:** Recreation/Open Space
- **Permitted Uses:** Recreation/Open Space; Community Garden; Electric Substations; Transportation/Utility\*
- **Density/Intensity Standards:** No use shall exceed a floor area ratio (FAR) of .25 nor an impervious surface ratio (ISR) of .60

\* Uses subject to acreage thresholds



### **Conclusion:**

- The proposed amendment is appropriate for the intended purpose, and is consistent with the locational characteristics for the Recreation/Open Space 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.

