



FORWARD  
PINELLAS

Integrating Land Use & Transportation

# Countywide Planning Authority Countywide Plan Map Amendment

CW 22-05

Pinellas County

May 10, 2022



## Pinellas County Requested Action

- Pinellas County seeks to amend a property from Residential Low Medium to Residential Medium
- The purpose of the proposed amendment is to allow for higher density residential development than is permitted under the current category



Case CW22-05

Map 1: Location Map



JURISDICTION: Pinellas County FROM: Residential Low Medium

AREA: 0.71 Acres

TO: Residential Medium



## Site Description

- **Location:** 5173 28<sup>th</sup> St N and 2786 & 2782 52<sup>nd</sup> Ave N
- **Area Size:** 0.71 acres m.o.l.
- **Existing Uses:** Vacant (former single-family homes)
- **Surrounding Uses:** Single-family residential, multi-family residential



# Subject property from 52<sup>nd</sup> Ave



East of subject property



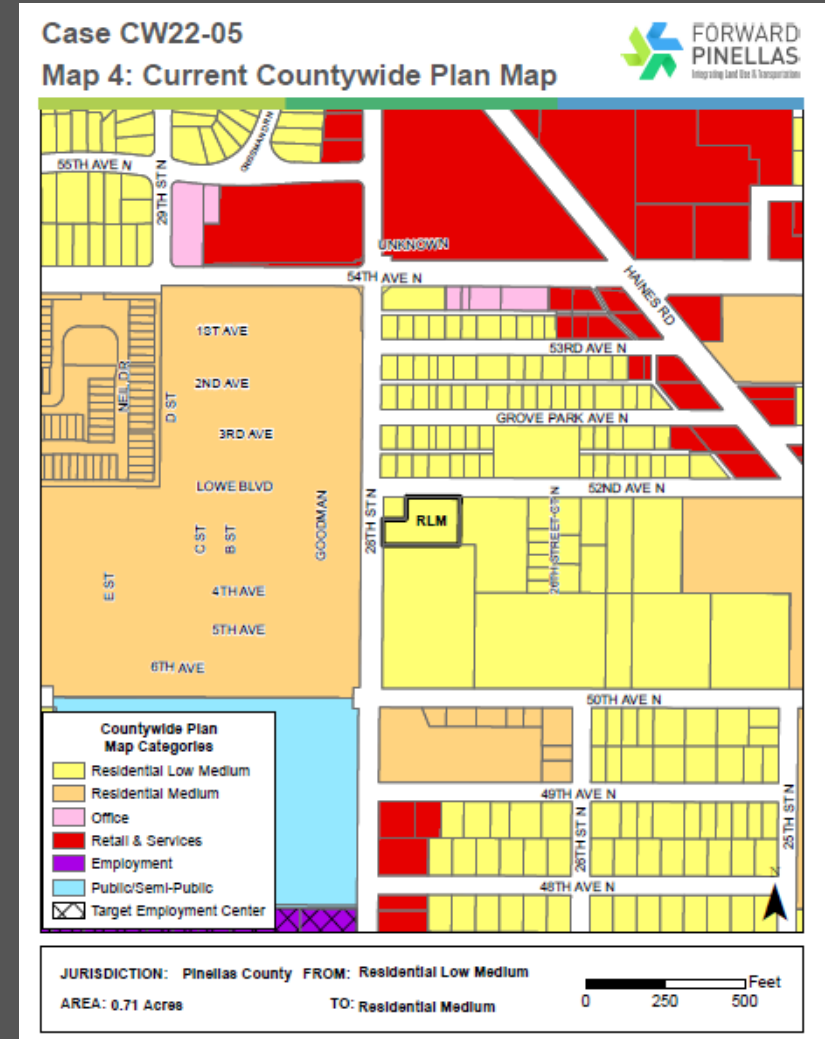
Subject property from 28<sup>th</sup> Street N



# Current Countywide Plan Map Category

- Category: Residential Low Medium**

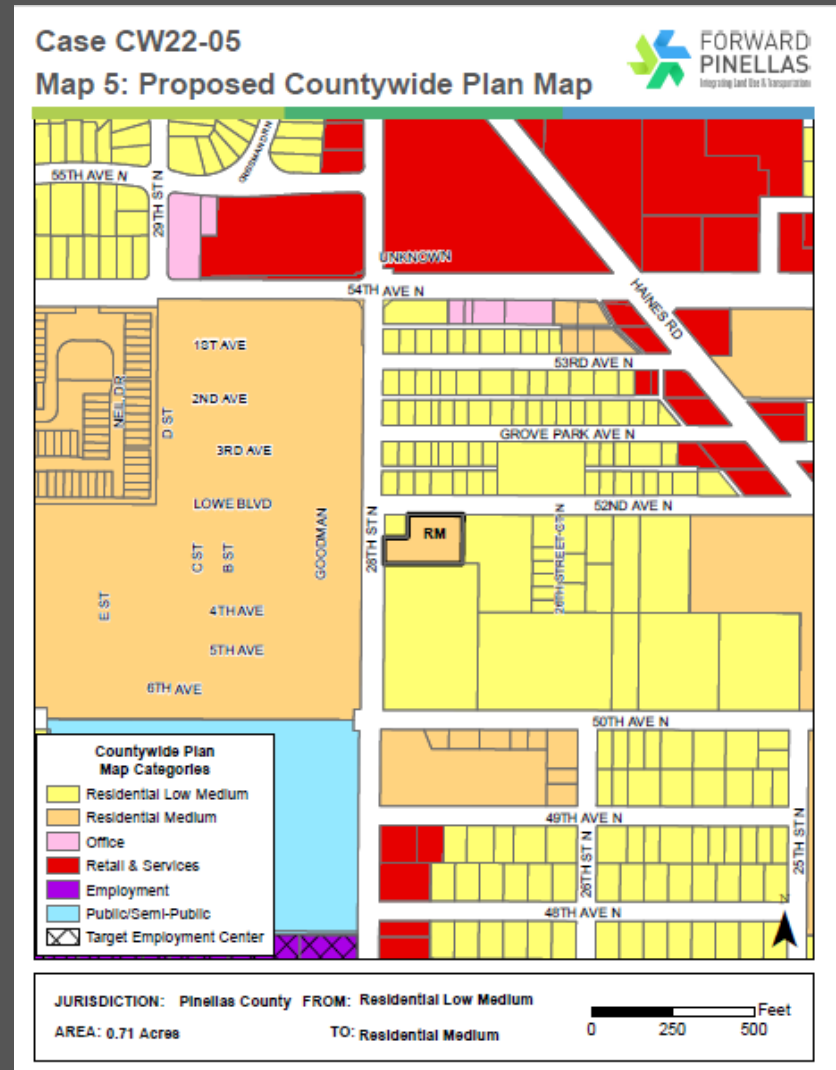
Permitted Uses Not Subject to Acreage Threshold	Permitted Uses Subject to One Acre Maximum	Permitted Uses Subject to Three Acre Maximum	Permitted Uses Subject to Five Acre Maximum
<ul style="list-style-type: none"> <li>Residential</li> <li>Residential Equivalent</li> <li>Vacation Rental pursuant to the provisions of Section 509.242(1)(c), Florida Statutes</li> <li>Accessory Dwelling Unit</li> <li>Public Educational Facility</li> <li>Recreation/Open Space</li> <li>Community Garden</li> <li>Agricultural Light</li> <li>Agricultural</li> </ul>	<ul style="list-style-type: none"> <li>Office</li> <li>Personal Service/Office Support</li> <li>Retail Commercial</li> </ul>	<ul style="list-style-type: none"> <li>Ancillary Nonresidential</li> <li>Transportation/Utility</li> </ul>	<ul style="list-style-type: none"> <li>Institutional (except Public Educational Facilities which are not subject to this threshold, pursuant to the provisions of Section 6.5.4.2)</li> </ul>
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: 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"> <li>Residential</li> <li>Residential Equivalent</li> <li>Vacation Rental pursuant to the provisions of Section 509.242(1)(c), Florida Statutes</li> <li>Accessory Dwelling Unit</li> <li>Public Educational Facility</li> <li>Recreation/Open Space</li> <li>Community Garden</li> <li>Agricultural Light</li> </ul>	<ul style="list-style-type: none"> <li>Ancillary Nonresidential</li> <li>Office</li> <li>Personal Service/Office Support</li> <li>Retail Commercial</li> <li>Transportation Utility</li> </ul>	<ul style="list-style-type: none"> <li>Institutional (except Public Educational Facilities which are not subject to this threshold, pursuant to the provisions of Section 6.5.4.2)</li> </ul>
Use	Density/Intensity Standard	
Residential and Vacation Rental Use	Shall not exceed 15 units per acre (UPA)	
Residential Equivalent Use	Shall not exceed an equivalent of 3.0 beds per permitted dwelling unit at 15 UPA	
<b>Nonresidential Use</b>	Shall not exceed a floor area ratio (FAR) of .50, nor an impervious surface ratio (ISR) of .75	





### **Conclusion:**

- The proposed amendment is appropriate for the intended purpose, and is consistent with the locational characteristics for the Residential Medium 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 LOS “D” or above.
3. Location on a Scenic/Noncommercial Corridor (SNCC): The amendment area is not located on an SNCC.
4. Coastal High Hazard Areas (CHHA): The amendment area is not located in the CHHA.
5. Activity Center and Multimodal Corridor Plan Categories: The amendment area is located in the Lealman CRA; however, the proposed amendment does not involve a substantive change in the CRA.
6. Adjacent to or Impacting an Adjoining Jurisdiction or Public Educational Facility: The amendment area is not located adjacent to an adjoining jurisdiction or public educational facility; therefore, those policies are not applicable.
7. Reservation of Industrial Land: The amendment area does not involve Industrial land; therefore, those policies are not applicable.



## Public Comments

- There were no public comments received for Case CW 22-05

