



FORWARD
PINELLAS

Integrating Land Use & Transportation

Countywide Planning Authority Countywide Plan Map Amendment

CW 22-06

Pinellas County

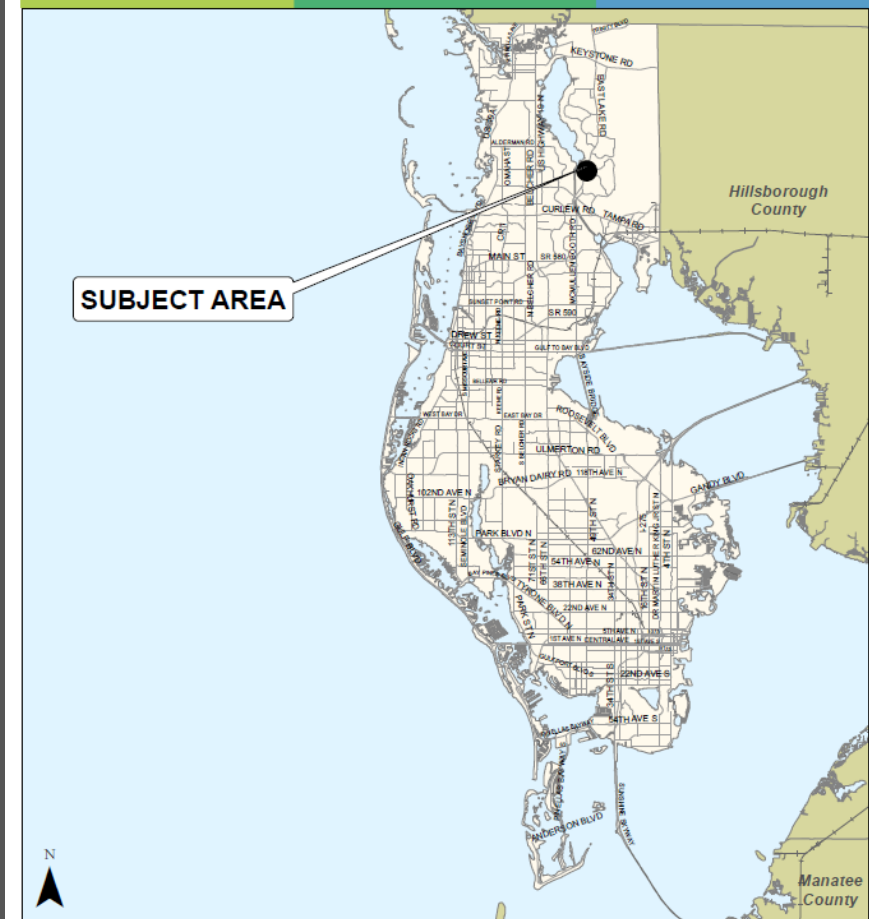
May 10, 2022



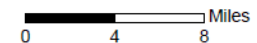
Pinellas County Requested Action

- Pinellas County seeks to amend a property from Residential Low Medium to Office
- The purpose of the proposed amendment is to allow for adaptive reuse of the property for office uses

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Map 1: Location Map

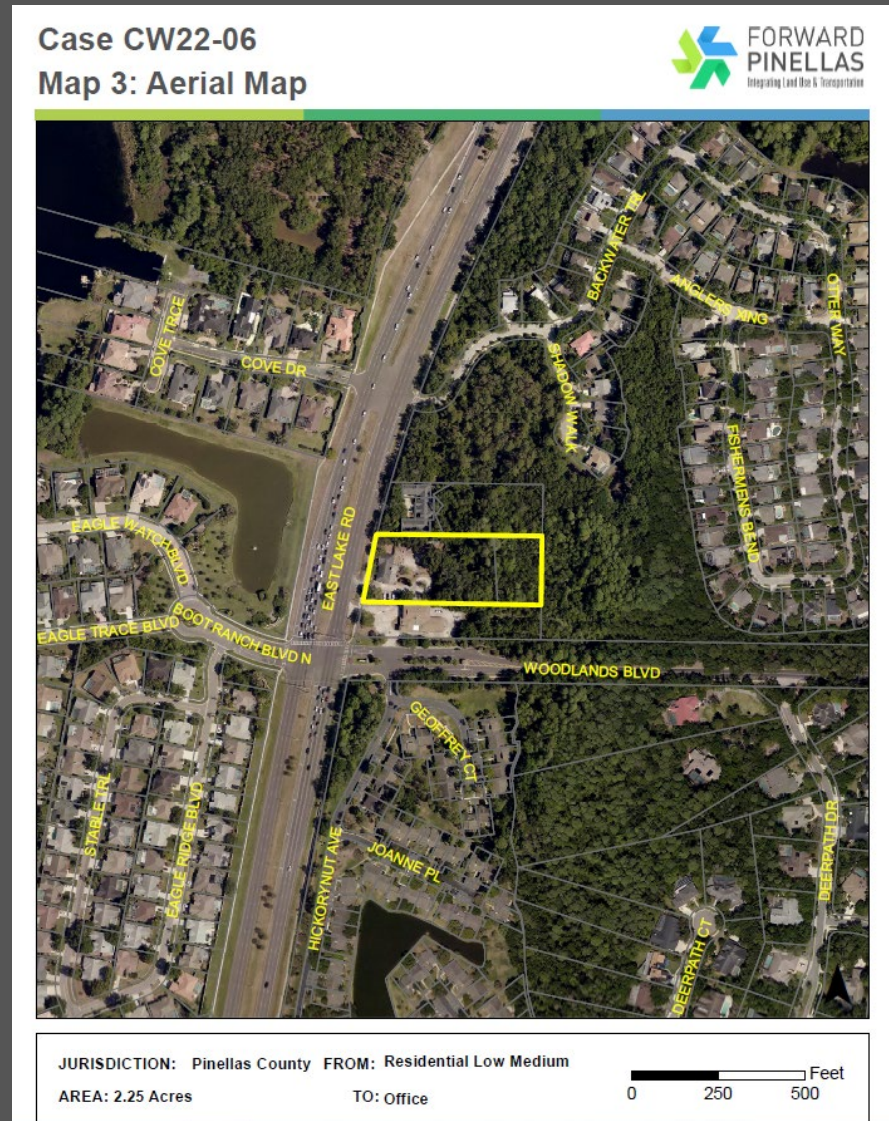


JURISDICTION: Pinellas County FROM: Residential Low Medium
AREA: 2.25 Acres TO: Office



Site Description

- **Location:** 1961 East Lake Road
- **Area Size:** 2.25 acres m.o.l.
- **Existing Uses:** Vacant building (former private school)
- **Surrounding Uses:** Single-family residential, open space



Front of the subject property



North of the subject property



West of the subject property



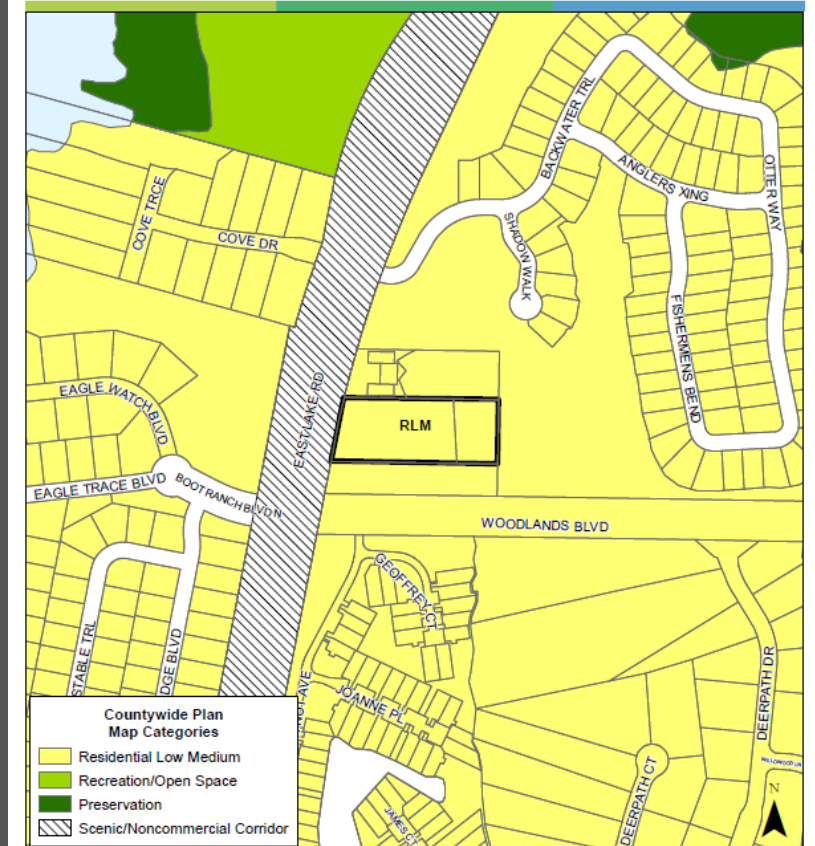
Current Countywide Plan Map Category

- 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	

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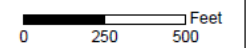
Map 5: Current Countywide Plan Map



JURISDICTION: Pinellas County FROM: Residential Low Medium

AREA: 2.25 Acres

TO: Office



Proposed Countywide Plan Map Category

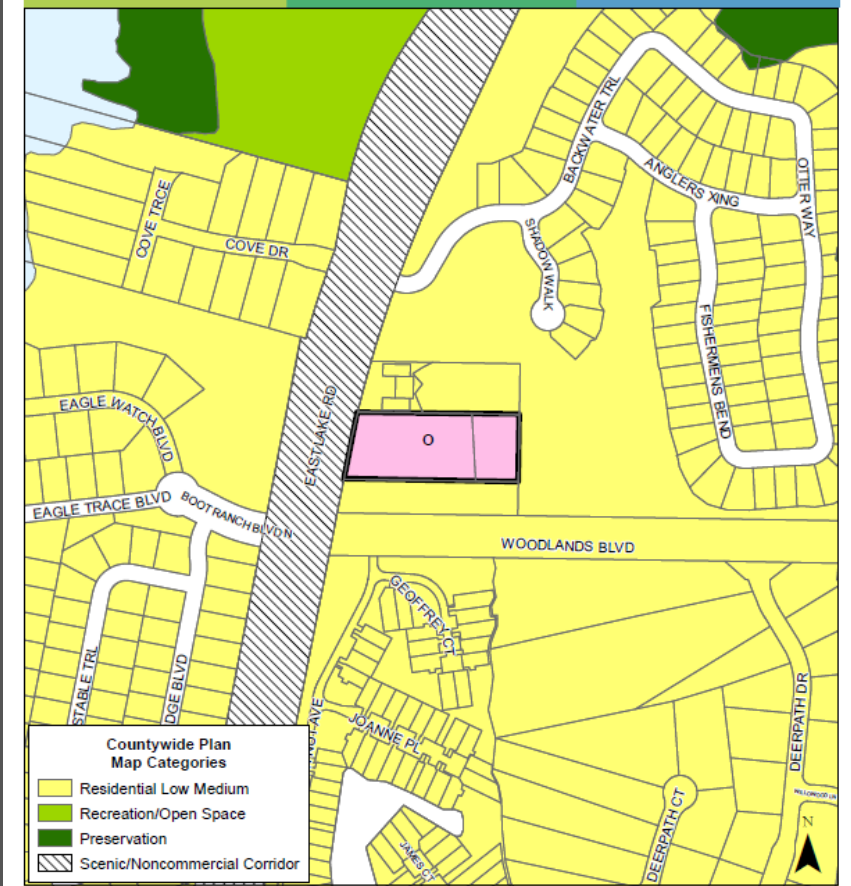
Category: Office

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 Residential Equivalent Research/Development-Light Public Educational Facility Recreation/Open Space Community Garden Agricultural-Light 	<ul style="list-style-type: none"> Ancillary Nonresidential Transportation/Utility Manufacturing-Light 	<ul style="list-style-type: none"> Residential Vacation Rental pursuant to the provisions of Section 509.242(1)(c), Florida Statutes 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 15 units per acre (UPA)	
Residential Equivalent Use	Shall not exceed an equivalent of 3.0 beds per permitted dwelling unit at 15 UPA	
Nonresidential Use	Shall not exceed a floor area ratio (FAR) of .50, nor an impervious surface ratio (ISR) of .75	
Mixed-Use	Shall not exceed, in combination, the respective number of UPA and FAR permitted, when allocated in their respective proportion to the net land area of the property	
When located in Target Employment Center (TEC)	Shall not exceed an FAR of 1.0 for Manufacturing, Office and Research/Development uses	



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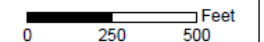
Map 5: Proposed Countywide Plan Map



JURISDICTION: Pinellas County FROM: Residential Low Medium

AREA: 2.25 Acres

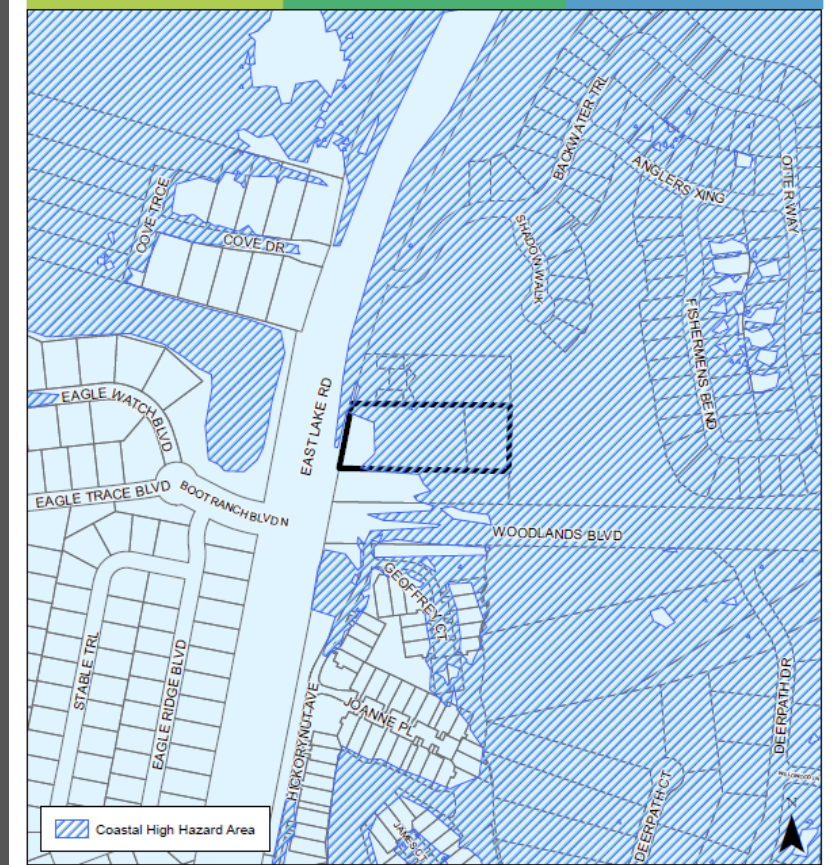
TO: Office



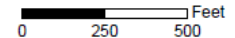
Coastal High Hazard Area

- Approximately 1.93 acres of the amendment area is located in the CHHA (85 percent)
- Underlying local residential density is remaining unchanged at 5 units per acre (corresponding proposed category is Residential/Office Limited)
- Future land use map amendment accompanied by zoning request which would prohibit residential uses entirely on this property

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Map 6: Coastal High Hazard Area

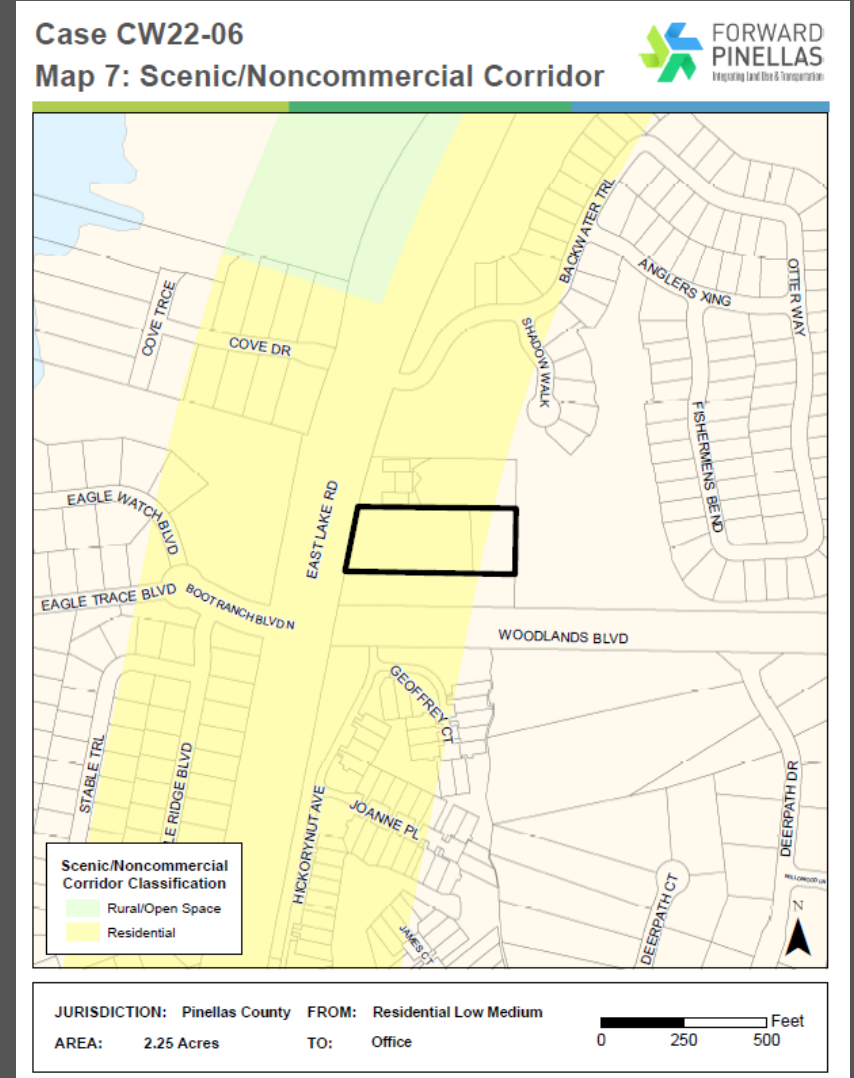


JURISDICTION: Pinellas County FROM: Residential Low Medium
AREA: 2.25 Acres TO: Office



Scenic/Non-Commercial Corridor

- Amendment area is located on Residential SNCC classification
- Per Countywide Rules, Office category is typically not compatible with Residential SNCC classification
- However, Section 6.5.4.1.3 outlines criteria for exceptions
- The size and configuration of the proposed amendment is de minimus in relationship to its frontage and the length of the affected SNCC
- Furthermore, nonresidential density will reduce from 0.3 FAR to 0.2 FAR due to underlying local future land use category
- Proposed amendment maintains the low density/intensity nature intended for the Residential SNCC classification



Conclusion:

- The proposed amendment is appropriate for the intended purpose, and is consistent with the locational characteristics for the Office 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 designated LOS “F”. However, proposed amendment would reduce the average number of daily trips to the subject property.
3. Location on a Scenic/Noncommercial Corridor (SNCC): Amendment area is located on SNCC; however, it meets the exception criteria outlined in 6.5.4.1.3 allowing the Office category on a Residential SNCC classification.
4. Coastal High Hazard Areas (CHHA): The amendment area is located in the CHHA; however, there will be de minimus impacts to the CHHA as a result of the proposed amendment.
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 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 22-06

