



FORWARD  
PINELLAS

Integrating Land Use & Transportation

# Countywide Planning Authority Countywide Plan Map Amendment

CW 22-08

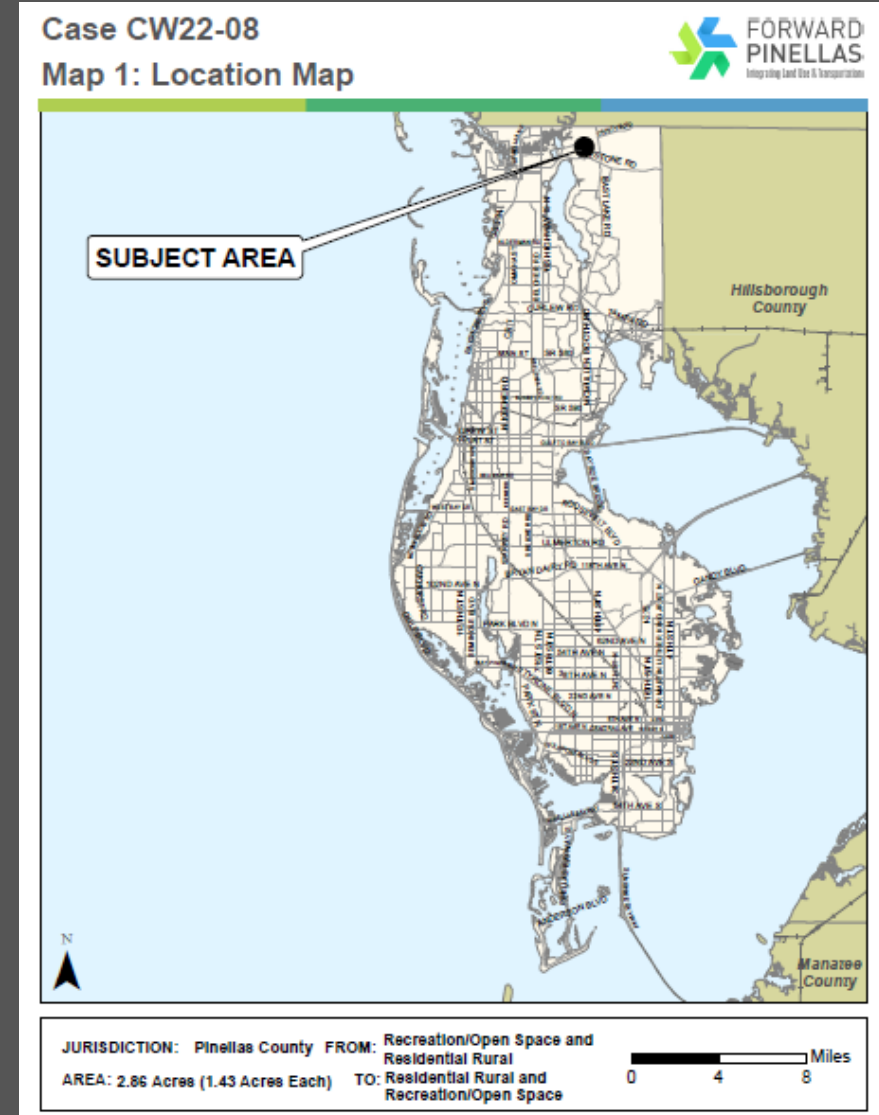
Pinellas County

May 10, 2022



## Pinellas County Requested Action

- Pinellas County seeks to amend properties from Residential Rural and Recreation/Open Space to Recreation/Open Space and Residential Rural
- The purpose of the proposed amendment is to switch the land use designation of two equally sized parcels in order to allow a single-family residential home on one of the parcels



## Site Description

- **Location:** 2669 St. Andrews Blvd
- **Area Size:** 2.86 acres m.o.l. (1.43 m.o.l. acres each)
- **Existing Uses:** Vacant
- **Surrounding Uses:** Recreation/open space, single-family residential



Northern subject property: Currently Residential Rural; Proposed Recreation/Open Space



Southern subject property: Current Recreation/Open Space; Proposed Residential Rural



# Current Countywide Plan Map Category

- Category: Residential Rural**

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), 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; Agricultural</li> </ul>	<ul style="list-style-type: none"> <li>Ancillary Nonresidential; 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 Use	Shall not exceed 0.5 dwelling unit per acre (UPA)
Residential Equivalent Use	Shall not exceed an equivalent of 3 beds per permitted dwelling unit at 0.5 UPA
Nonresidential Use	Shall not exceed a floor area ratio (FAR) of .30, nor an impervious surface ratio (ISR) of .60.
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. In the alternative, the mixed-use bonus provisions of Section 4.2.3.6 may be used.



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Map 5: Current Countywide Plan Map



JURISDICTION: Pinellas County FROM: Recreation/Open Space and Residential Rural  
 AREA: 2.86 Acres (1.43 Acres Each) TO: Residential Rural and Recreation/Open Space

0 250 500 Feet

# Current Countywide Plan Map Category

- Category: Recreation/Open Space**

Permitted Uses Not Subject to Acreage Threshold	Permitted Uses Subject to Five Acre Maximum
<ul style="list-style-type: none"> <li>Recreation/Open Space</li> <li>Community Garden</li> <li>Agricultural-Light</li> <li>Electrical substations in compliance with Section 163.3208 F.S.</li> </ul>	<ul style="list-style-type: none"> <li>Transportation/Utility uses (excluding electric substations)</li> </ul>
Use	Density/Intensity Standard
All Uses	No use shall exceed a floor area ratio (FAR) OF .25 nor an impervious surface ratio (ISR) of .60.



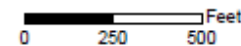
# Proposed Countywide Plan Map Category

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Map 5: Proposed Countywide Plan Map



JURISDICTION: Pinellas County FROM: Recreation/Open Space and Residential Rural  
AREA: 2.86 Acres (1.43 Acres Each) TO: Residential Rural and Recreation/Open Space





### **Conclusion:**

- The proposed amendment is appropriate for the intended purpose, and is consistent with the locational characteristics for the Recreation/Open Space and Residential Rural categories
- 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 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 Employment or Industrial designated land; therefore, those policies are not applicable.



## Public Comments

- There were no public comments received for Case CW 22-08.

