



**FORWARD
PINELLAS**
Integrating Land Use & Transportation

Countywide Planning Authority Countywide Plan Map Amendment

CW19-20

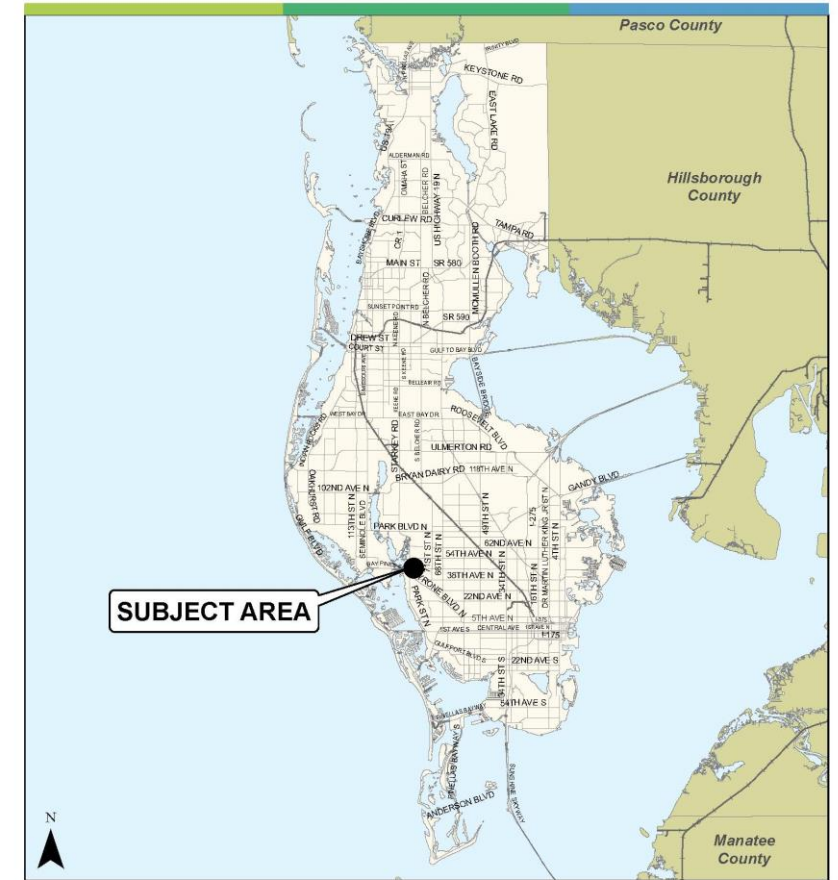
Pinellas County

November 12, 2019

Pinellas County Requested Action

- Pinellas County seeks to amend a property from Residential Low Medium to Office
- The purpose of this amendment is to allow for the conversion of this residential property into an office space for a small business

Case CW19-20
Map 1: Location Map



JURISDICTION: Pinellas County FROM: Residential Low Medium
AREA: 0.39 Acres TO: Office

0 4 8 Miles

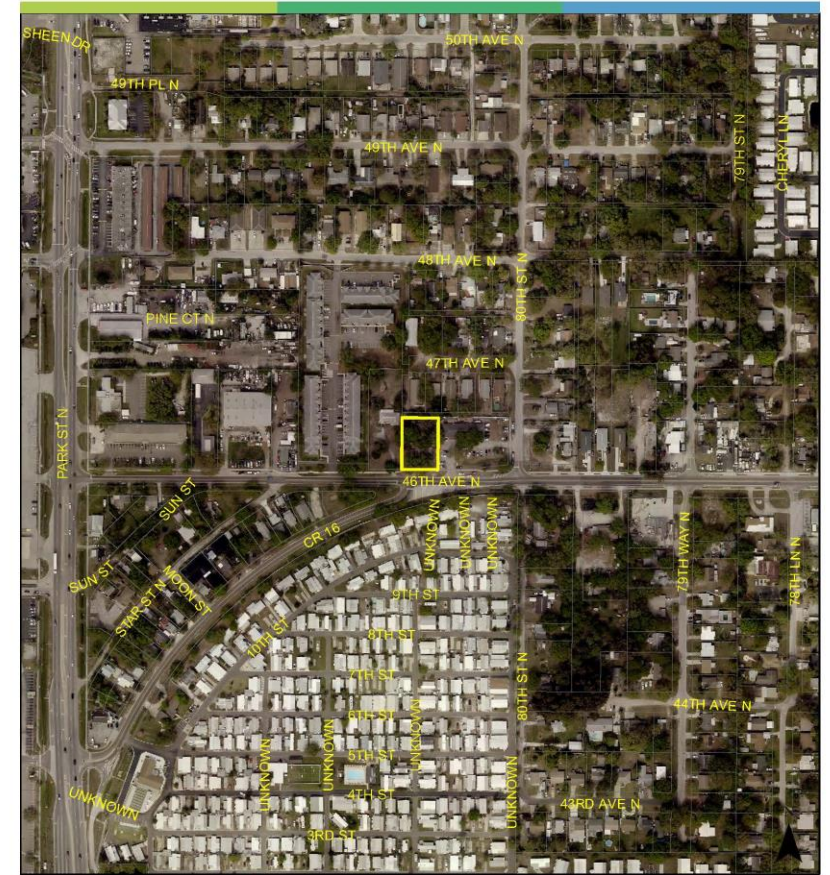


Site Description

- **Location:** 8095 46th Avenue North
- **Area Size:** 0.39 acres
- **Existing Uses:** Residential
- **Surrounding Uses:** Residential, Office, and Commercial



Case CW19-20
Map 3: Aerial Map



JURISDICTION: Pinellas County FROM: Residential Low Medium
AREA: 0.39 Acres TO: Office

0 250 500 Feet

Front of the Subject Property



East of the Subject Property



South of the Subject Property



West of the Subject Property

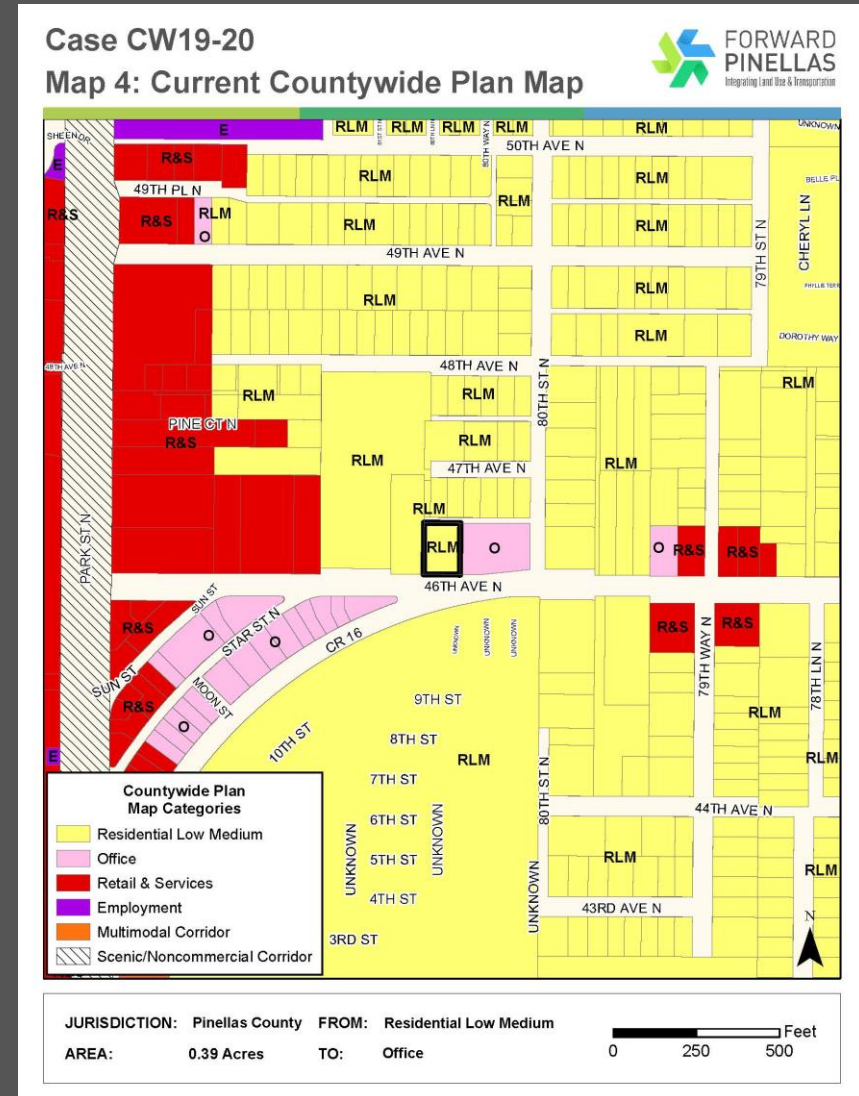


Proposed Countywide Plan Map Category

- **Category:** Residential Low Medium
- **Permitted Uses:** Residential; Residential Equivalent; Accessory Dwelling Unit in Compliance with Section 163.31771, F.S.; Public Educational Facility; Recreation/Open Space; Community Garden; Agricultural; Office*; Personal Service/Office Support*; Retail Commercial*; Ancillary Nonresidential*; Transportation/Utility*; Institutional* (except Public Educational Facilities which are not subject to this threshold, pursuant to the provisions of Section 6.5.4.2)
- **Density/Intensity Standards:** – Shall not exceed 10 units per acre (UPA); Shall not exceed an equivalent of 3.0 beds per permitted dwelling unit at 10 UPA; Shall not exceed a floor area ratio (FAR) of .50, nor an impervious surface ratio (ISR) of .75



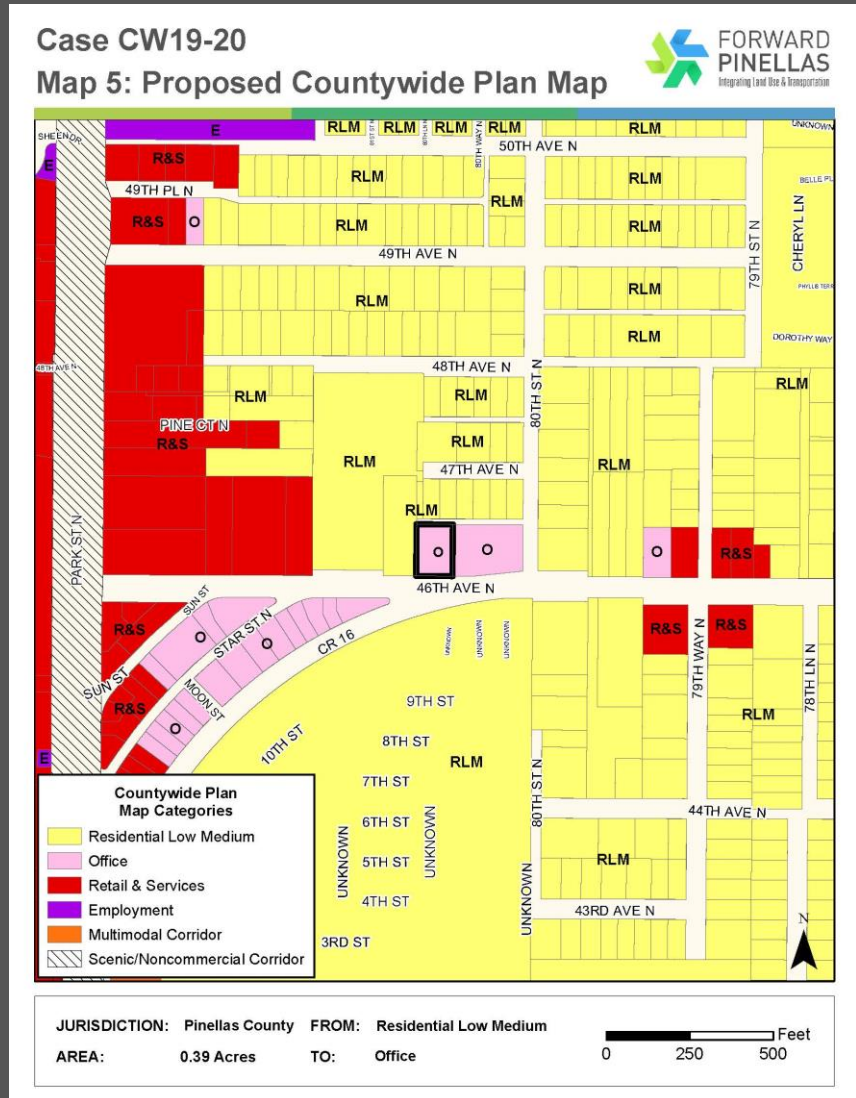
* Uses subject to acreage thresholds



Current Countywide Plan Map Category

- **Category:** Office
- **Permitted Uses:** Office; Residential Equivalent; Research/Development-Light; Public Educational Facility; Recreation/Open Space; Community Garden; Ancillary Non-Residential*; Personal Service/Office Support*; Transportation/Utility; Manufacturing-Light*; Residential*; Institutional* (except Public Educational Facilities which are not subject to this threshold, pursuant to the provisions of Section 6.5.4.2)
- **Density/Intensity Standards:** Shall not exceed a floor area ratio (FAR) of .50, nor an impervious surface ratio (ISR) of .75

* Uses subject to acreage thresholds



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.



Public Comments

- There were no public comments for Case CW19-20

