



**FORWARD  
PINELLAS**  
Integrating Land Use & Transportation

# Countywide Planning Authority Countywide Plan Map Amendment

CW 20-01

Pinellas County

February 11, 2020

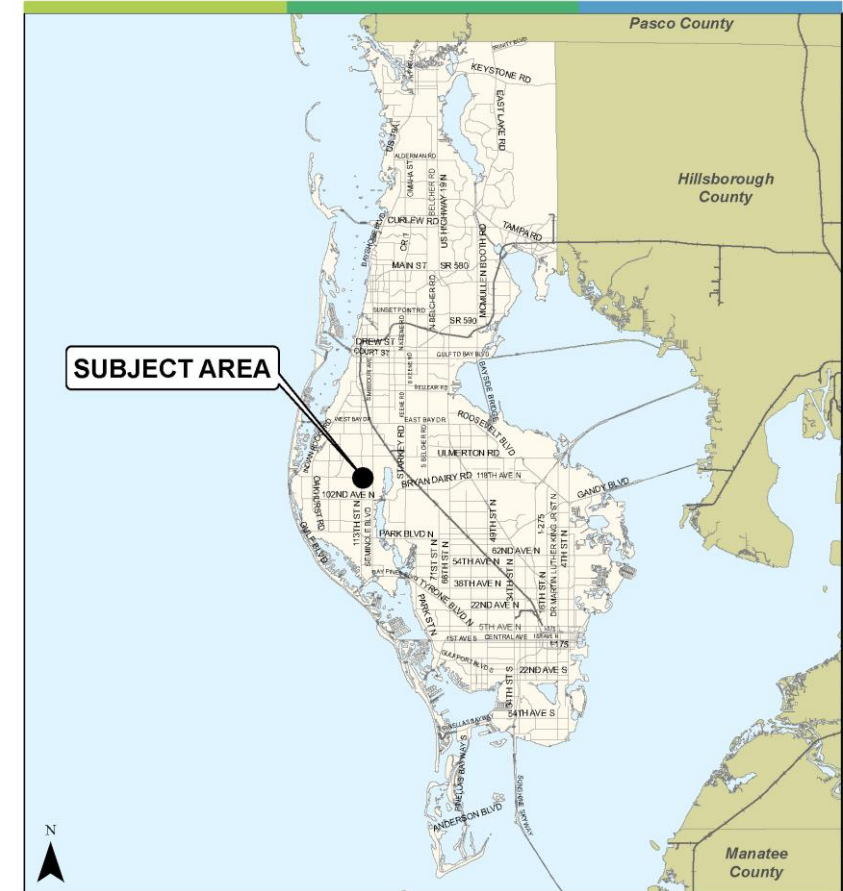
## Pinellas County Requested Action

- Pinellas County seeks to amend a property from Residential Low Medium to Residential Medium
- The purpose of this amendment is to allow for the existing assisted living facility (ALF) to increase the number of beds within the facility without increasing the overall density and intensity.



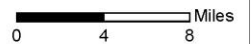
Case CW20-01

Map 1: Location Map



JURISDICTION: Pinellas County FROM: Residential Low Medium

AREA: 1.79 Acres TO: Residential Medium

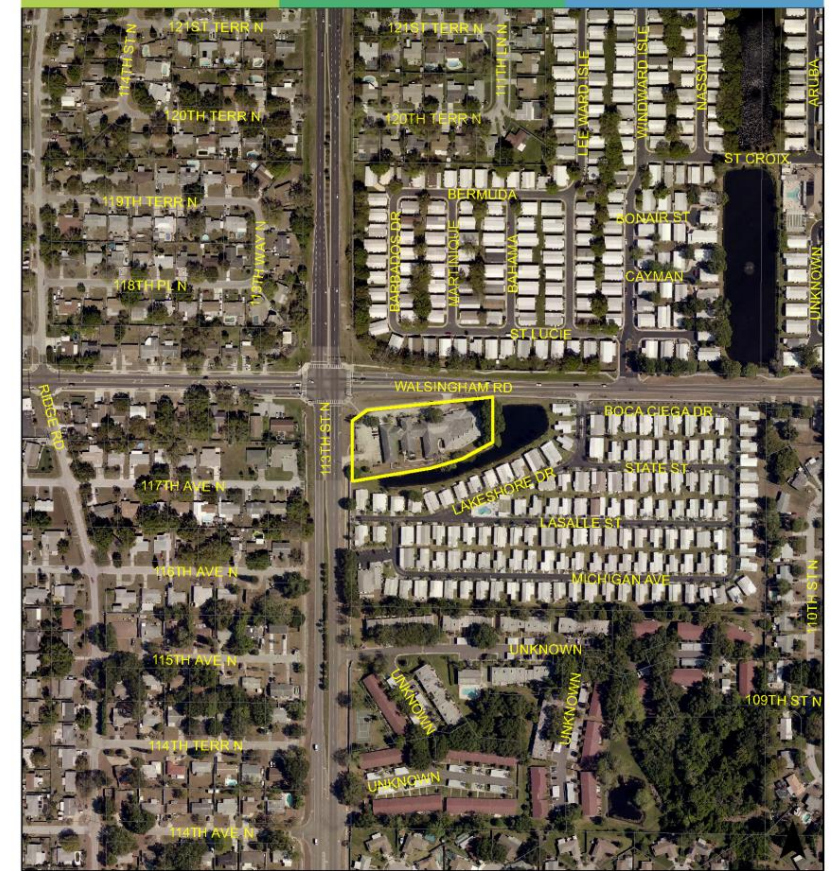


## Site Description

- **Location:** 11290 Walsingham Road
- **Area Size:** 1.79 acres more or less
- **Existing Uses:** Assisting Living Facility
- **Surrounding Uses:** Residential



Case CW20-01  
Map 3: Aerial Map



JURISDICTION: Pinellas County FROM: Residential Low Medium  
AREA: 1.79 Acres TO: Residential Medium

0 250 500 Feet

## Front of the Subject Property



## East of the Subject Property



## South of the Subject Property



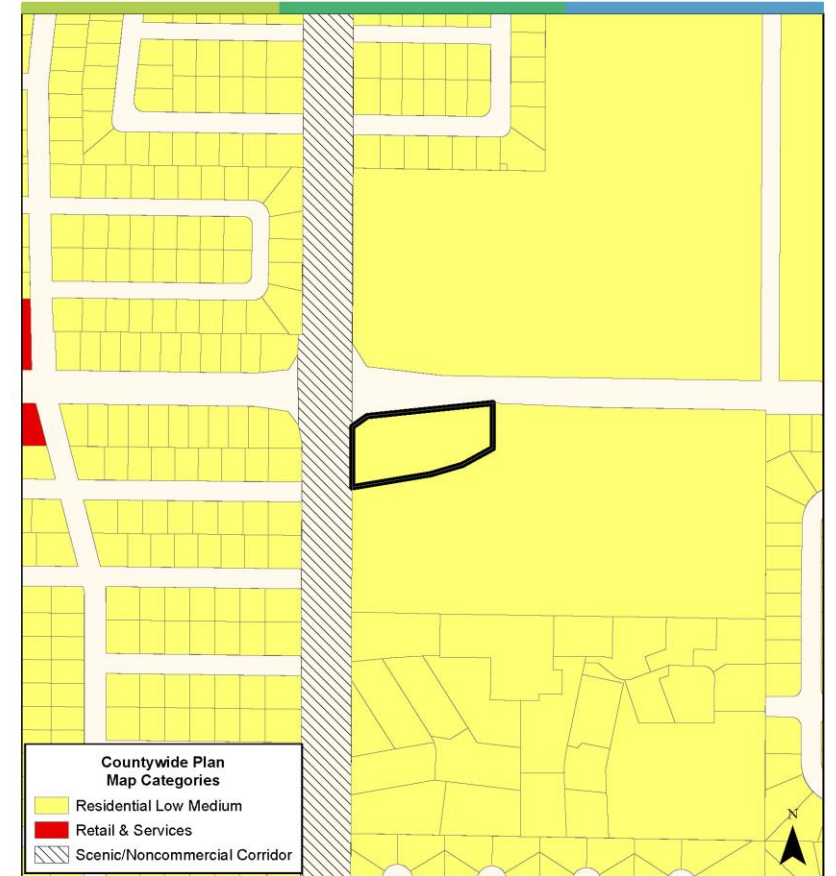
## Current Countywide Plan Map Category

- **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

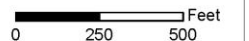
Case CW20-01

Map 4: Current Countywide Plan Map



Countywide Plan Map Categories	
	Residential Low Medium
	Retail & Services
	Scenic/Noncommercial Corridor

JURISDICTION: Pinellas County FROM: Residential Low Medium  
AREA: 1.79 Acres TO: Residential Medium



## Proposed Countywide Plan Map Category

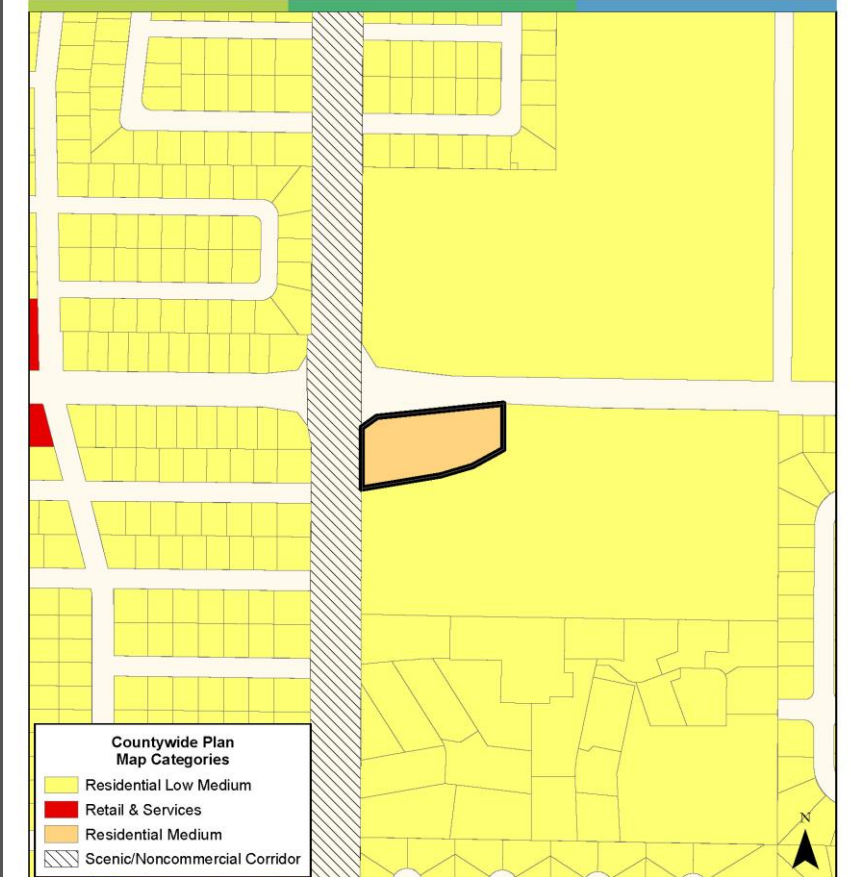
- **Category:** Residential Medium
- **Permitted Uses:** – Residential; Residential Equivalent; Vacation Rental; Accessory Dwelling Unit; Public Educational Facility; Recreation/Open Space; Community Garden; Agricultural-Light; Ancillary Nonresidential\*; Office\*; Personal Service/Office Support\*; Retail Commercial\*; Transportation/Utility\*; Institutional\*
- **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



Case CW20-01

Map 5: Proposed Countywide Plan Map



JURISDICTION: Pinellas County FROM: Residential Low Medium  
AREA: 1.79 Acres TO: Residential Medium

0 250 500 Feet



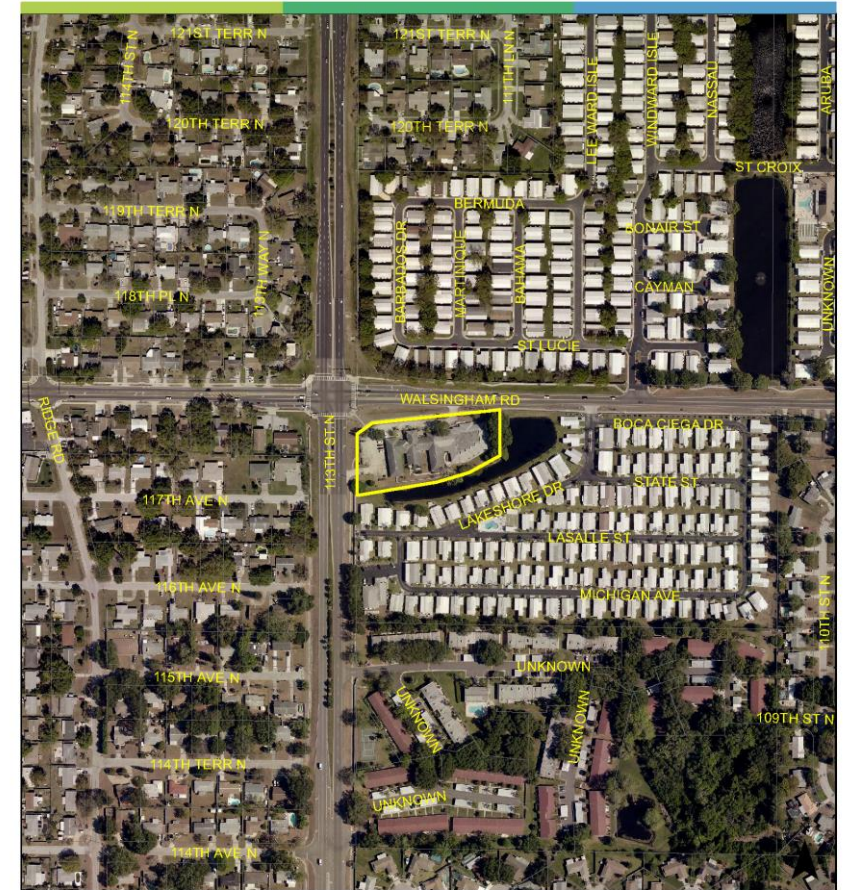
# Analysis of the Relevant Countywide Considerations

## Level of Service (LOS):

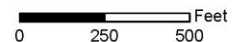
- The amendment area is located at the intersection of Walsingham Road and 113<sup>th</sup> Street North.
- Walsingham Road is a LOS “F” roadway
- However, County Staff has indicated that the proposed land use change would result in a minimal increase of 54 trips per day which could be supported by 113<sup>th</sup> Street North.



Case CW20-01  
Map 3: Aerial Map



JURISDICTION: Pinellas County FROM: Residential Low Medium  
AREA: 1.79 Acres TO: Residential Medium



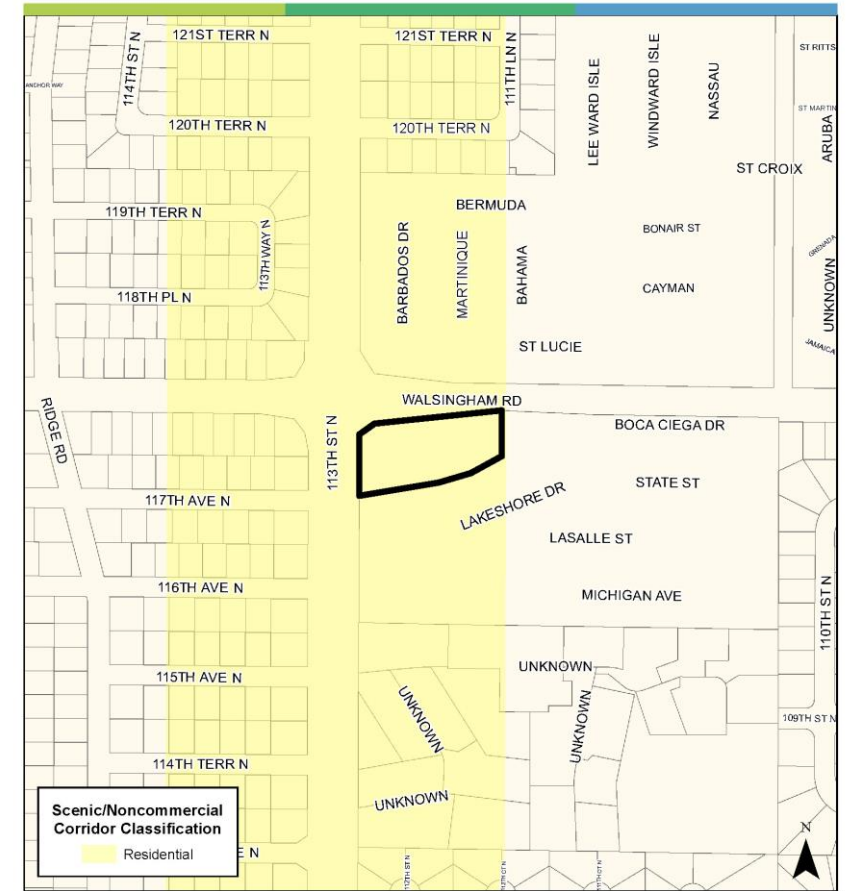
# Analysis of the Relevant Countywide Considerations

## Scenic/Noncommercial Corridor (SNCC):

- The amendment area is located on 113<sup>th</sup> Street North which is considered a SNCC.
- County staff have indicated that no additional expansion to the currently existing ALF is required, and the increase of traffic is de minimis when compared to the current traffic volume of 113th Street North

Case CW20-01

Map 6: Scenic/Noncommercial Corridor



### **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 purpose and locational characteristics.
2. Adopted Roadway Level of Service (LOS) Standard: The existing Level of Service of Walsingham Road is operating at a LOS “F”, however the LOS of 113<sup>th</sup> is acceptable. In addition, the proposed increase of 54 trips per day is a minimal increase for both roadways.
3. Location on a Scenic/Noncommercial Corridor (SNCC): 113<sup>th</sup> Street North is considered a SNCC.
4. Coastal High Hazard Areas (CHHA): Does not impact the CHHA.
5. Activity Center and Multimodal Corridor Plan Categories: Does not involve AC or MMC.
6. Adjacent to or Impacting an Adjoining Jurisdiction or Public Educational Facility: Will not negatively impact the adjacent jurisdiction nor will negatively impact a public educational facility.
7. Reservation of Industrial Land: Does not involve the conversion of Employment, Industrial, or Target Employment Center-designated land to another category.



# Public Comments

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- There were no public comments for Case CW 20-01

