



**FORWARD  
PINELLAS**  
Integrating Land Use & Transportation

PPC Meeting  
May 11, 2016

*Agenda Item  
III.B.1*

Case - CW 16-14  
Pinellas County

## I. AMENDMENT INFORMATION

From: Residential Low Medium (RLM)

To: Office (O)

Area: 0.7 acres m.o.l.

Location: 1003 Virginia Avenue

## II. RECOMMENDATION

Pinellas Planning Council (PPC) recommend to the Countywide Planning Authority (CPA) that the proposed map amendment to Office be approved.

## III. BACKGROUND

This proposed amendment is submitted by Pinellas County and seeks to reclassify an area totaling 0.7 acres from RLM (allowing 10 residential dwelling units per acre) to Office. This amendment qualifies as a subthreshold amendment, because it is less than five acres in size and meets the balancing criteria.

The subject amendment area includes a single family home. The surrounding adjacent parcel locations, and to the north and south have similar zoning designations as those requested. No development or redevelopment is expected as a result of this amendment; however, the applicant would like the option to market the site as an office-ready property for sale in the future.

## IV. FINDINGS

**Staff submits the following findings in support of the recommendation for approval:**

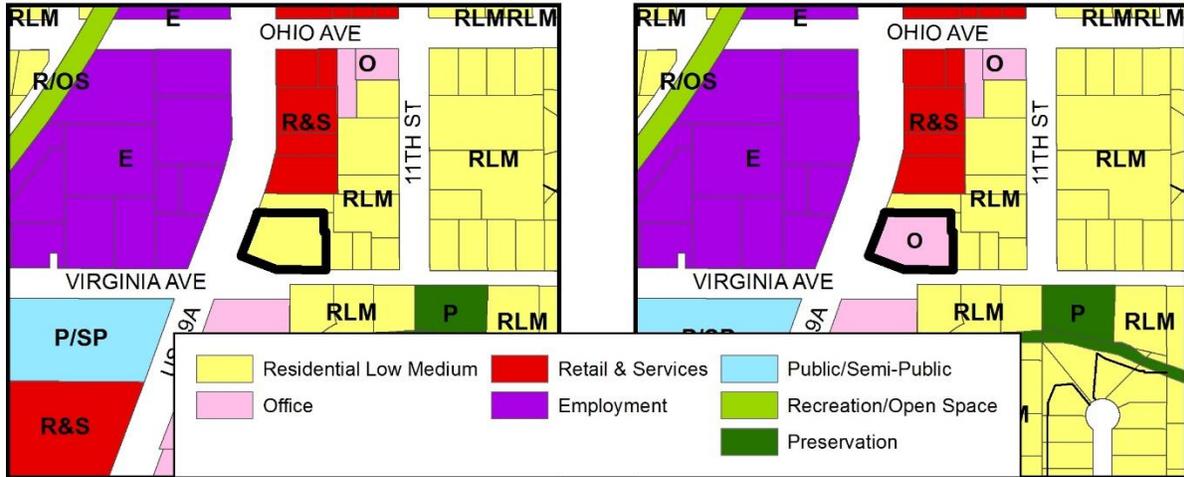
The proposed amendment qualifies as a Tier II subthreshold amendment (Type A); and The proposed amendment to O recognizes both the current and proposed uses for the area and is consistent with the criteria for utilization of this category.

**PPC Action:** *The PPC recommended approval of the amendment as noted above (vote 9-0).*

**CPA Action:**

**SUBJECT:** Case CW 16-14 – Pinellas County

The PPC and CPA may, upon a majority vote of members present and constituting a quorum, remove a subthreshold amendment from the subthreshold portion of the agenda for separate consideration, in which event the amendment may be discussed and acted upon at that same meeting or continued to the next available meeting with an analysis of any issues identified by the PPC or CPA.

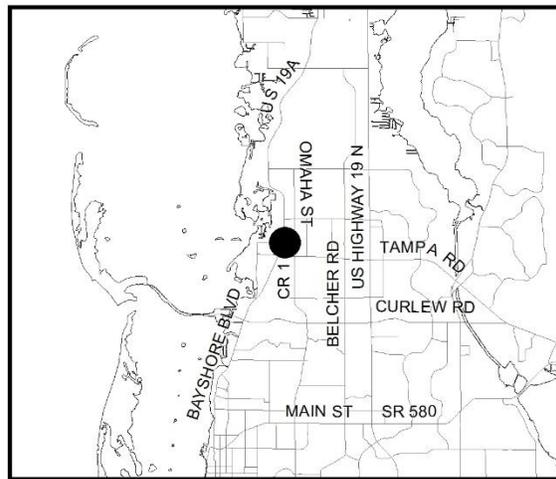


**Current Future Land Use**

**Proposed Future Land Use**



**Aerial**



**Location**

**V. PLANNERS ADVISORY COMMITTEE**

At the Planners Advisory Committee meeting on May 2, 2016, the members discussed and recommended approval of staff recommendation by a vote of 12-0.

**VI. MEETING DATES**

Planners Advisory Committee, May 2, 2016 at 1:30 p.m.

Pinellas Planning Council, May 11, 2016 at 3:00 p.m.

Countywide Planning Authority, June 7, 2016 at 9:30 a.m.

Attachment 1 Draft Planners Advisory Committee Summary Action Sheet