

FORWARD PINELLAS STAFF ANALYSIS



APPLICATION NO.:	Case CW 25-01
STAFF:	Emma Wennick, Program Planner
APPLICANT:	Pinellas County
PROPERTY SIZE:	0.26 acres
CURRENT COUNTYWIDE PLAN MAP CATEGORY:	Retail & Services
PROPOSED COUNTYWIDE PLAN MAP CATEGORY:	Residential Low Medium
CURRENT LOCAL FUTURE LAND USE PLAN MAP CATEGORY:	Pinellas County – Commercial Neighborhood
PROPOSED LOCAL FUTURE LAND USE PLAN MAP CATEGORY:	Pinellas County – Residential Low
LOCATION / PARCEL ID:	1310 Gooden Crossing / 04/30/15/00000/430/5800 & 5810

BACKGROUND SUMMARY:

Pinellas County has applied to amend the Countywide Plan Map from “Retail & Services” to “Residential Low Medium.” This change would enable the construction of two affordable single-family homes on two vacant parcels, totaling 0.26 acres. The site previously housed a place of worship but has remained unused in recent years. The current “Commercial Neighborhood” designation does not allow residential development, necessitating amendments to both the local Future Land Use Map (FLUM) and the Countywide Plan Map. The requested “Residential Low Medium” category permits up to 10 units per acre, supporting the proposed residential use.

STAFF RECOMMENDATION:

Staff recommends approval of an amendment to the Countywide Plan Map from Retail & Services to Residential Low Medium .

PLANNERS ADVISORY COMMITTEE RECOMMENDATION:

The Planners Advisory Committee made no recommendation due to the lack of a quorum.

LOCAL GOVERNMENT COUNCIL/COMMISSION ACTION:

The Pinellas County Board of County Commissioners held a public hearing on the local future land use map amendment on October 29 2024. The Board approved the first reading with a vote of 7-0 and there were no public comments.

CURRENT PROPERTY INFORMATION:

Property Use(s):	Vacant
Site Features:	Previously contained a place of worship

PLANNING CONSIDERATIONS:

When considering this application, the following general site conditions, planning concepts, and other facts should be noted:

1. **Surrounding Land Use:** The site is located in a predominantly low-density, single-family residential area. Adjacent properties to the north, south, east, and west are designated for residential uses.
2. **Environmental Suitability:** The property lies outside the Coastal Storm Area and has a low flood risk, making it suitable for residential development.
3. **Compatibility with Local Plans:** The proposed residential development aligns with the surrounding neighborhood's character. Amending the FLUM category from "Commercial Neighborhood" to "Residential Low" is required to match the Countywide Plan Map amendment and facilitate the project.

RELEVANT COUNTYWIDE CONSIDERATIONS:

The proposed amendment to the Countywide Plan Map is a legislative decision. The standards for the current and proposed Countywide Plan Map categories are summarized below:

	Current Countywide Plan Map Category: Retail & Services	Proposed Countywide Plan Map Category: Residential Low Medium
Purpose:	Intended to depict areas developed with, or appropriate to be developed with, a mix of businesses that provide for the shopping and personal service needs of the	Intended to depict areas that are now developed, or appropriate to be developed, in a suburban, low density or moderately dense residential manner; and to recognize such

	community or region, provide for employment opportunities and accommodate target employment uses, and may include residential uses as part of the mix of uses.	areas as primarily well-suited for residential uses that are consistent with the suburban qualities, transportation facilities, including transit, and natural resources of such areas.
Permitted Uses:	<p>Office; Personal Service/Office Support; Retail Commercial; Commercial/Business Service; Commercial Recreation, Residential; Residential Equivalent; Vacation Rental pursuant to the provisions of Section 509.242(1)(c), Florida Statutes; Recreational Vehicle Park; Temporary Lodging; Research/Development- Light; Storage/Warehouse/Distribution- Light; Manufacturing-Light; Recreation/Open Space; Community Garden; Agricultural-Light.</p> <p>Manufacturing-Medium is subject to a three-acre maximum.</p> <p>Institutional; Transportation/Utility; Agricultural; Ancillary Nonresidential are subject to a five-acre maximum.</p>	<p>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.</p> <p>Office; Personal Service/Office Support; Retail Commercial are Subject to One Acre Maximum</p> <p>Ancillary Nonresidential; Transportation/Utility are subject to a three-acre maximum.</p> <p>Institutional (except Public Educational Facilities which are not subject to this threshold, pursuant to the provisions of Section 6.5.4.2) are subject to a five-acre maximum.</p>
Max. Density:	24 units per acre	10 units per acre
Max. Floor Area Ratio (FAR):	0.55	0.50
Max. Impervious Surface Ratio (ISR):	0.90	0.75

Section 6.5.3. of the Countywide Rules provides the review criteria for amendments to the Countywide Plan Map. An analysis of these criteria are provided below:

- 1. The manner in, and extent to, which the amendment is consistent with the Countywide Rules and with the Countywide Plan Strategies as implemented through the Countywide Rules.**

Staff Analysis: The Countywide Rules state that the Residential Low Medium category is “intended to depict areas that are now developed, or appropriate to be

developed, in a suburban, low density or moderately dense residential manner; and to recognize such areas as primarily well-suited for residential uses that are consistent with the suburban qualities, transportation facilities, including transit, and natural resources of such areas.”

The locational characteristics of the Residential Low Medium category are “generally appropriate to locations ranging from rural areas distant from urban activity centers, to suburban areas near or in proximity to urban activity centers; in close, walkable, or bikeable proximity to low-intensity neighborhood servicing uses and low to mid-intensity and density mixed-use areas; in areas where use and development characteristics are residential in nature; and in areas serving as a transition between rural or suburban to more urban residential areas. These areas are generally served by and accessed from minor and collector roadways which connect to the arterial and highway network.”

The applicant is seeking a Countywide Plan Map amendment of an approximately 0.26-acre parcel located at 1310 Gooden Crossing. The “Residential Low Medium” category supports low- to moderate-density residential development in suburban areas. The amendment aligns with these standards, given the site’s location in a residential neighborhood and its suitability for single-family housing.

- 2. Forward Pinellas has developed a multimodal accessibility index (MAX index). Proposed amendements will need to maintain a MAX score equal to or better than the Countywide Average MAX score. The Current Countywide Average MAX score: 9.7; if that score is not reached, balancing criteria will be required. An amendment adopting or amending the Activity Center (AC), Multimodal Corridor (MMC) and Planned Redevelopment District (PRD) categories and affecting fewer than 10 acres shall be subject to the Multimodal Accessibility Index (MAX Index).**

Staff Analysis: The MAX index score for the parcels associated with the proposed amendment is 23.5, which is equal to or better than the Countywide Average MAX score of 9.7.

- 3. If located within a Scenic/Noncommercial Corridor, the manner in, and extent to, which the amendment conforms to the criteria and standards contained in Section 6.5.4.1 of these Countywide Rules.**

Staff Analysis: The subject property is not located on a designated Scenic/Noncommercial Corridor.

- 4. If located within a Coastal High Hazard Area, the manner in, and extent to, which the amendment conforms to the terms set forth in Section 4.2.7.**

Staff Analysis: The amendment area is not located within the Coastal High Hazard Area.

- 5. If the amendment involves the creation, expansion, contraction of, or substantive change to the Activity Center, Multimodal Corridor, or Planned Redevelopment**

District category, the manner in, and extent to, which the amendment conforms to the purpose and requirements of the applicable category, and addresses the relevant Planning and Urban Design Principles described in Section 6.2.6 and Land Use Goal 16.0 of the Countywide Plan Strategies.

Staff Analysis: The amendment area does not involve the creation, expansion, contraction of, or substantive change to the Activity Center, Multimodal Corridor, or Planned Redevelopment District category.

6. The manner in, and extent to, which the amendment significantly impacts a public educational facility or an adjoining jurisdiction.

Staff Analysis: The amendment area is not located adjacent to an adjoining jurisdiction and if approved, the amendment would not significantly impact a public educational facility.

7. If the amendment involves the conversion from the Employment (E), Industrial (I), or Target Employment Center (TEC) category, the extent to which the amendment area can continue to provide for target employment opportunities as evaluated and set forth in Section 6.5.4.5.

Staff Analysis: The amendment area does not involve the conversion of Employment, Industrial, or Target Employment Center designated land.

PUBLIC CORRESPONDENCE

The proposed Countywide Plan Map amendment was publicly advertised as required by Section 7.8.4. of the Countywide Rules. No public correspondence has been received to date.

CONCLUSION

Staff finds the proposed amendment is consistent with the Relevant Countywide Considerations found in Section 6.5.3.1 of the Countywide Rules.