



**FORWARD
PINELLAS**
Integrating Land Use & Transportation

Countywide Planning Authority Subthreshold Countywide Plan Map Amendment

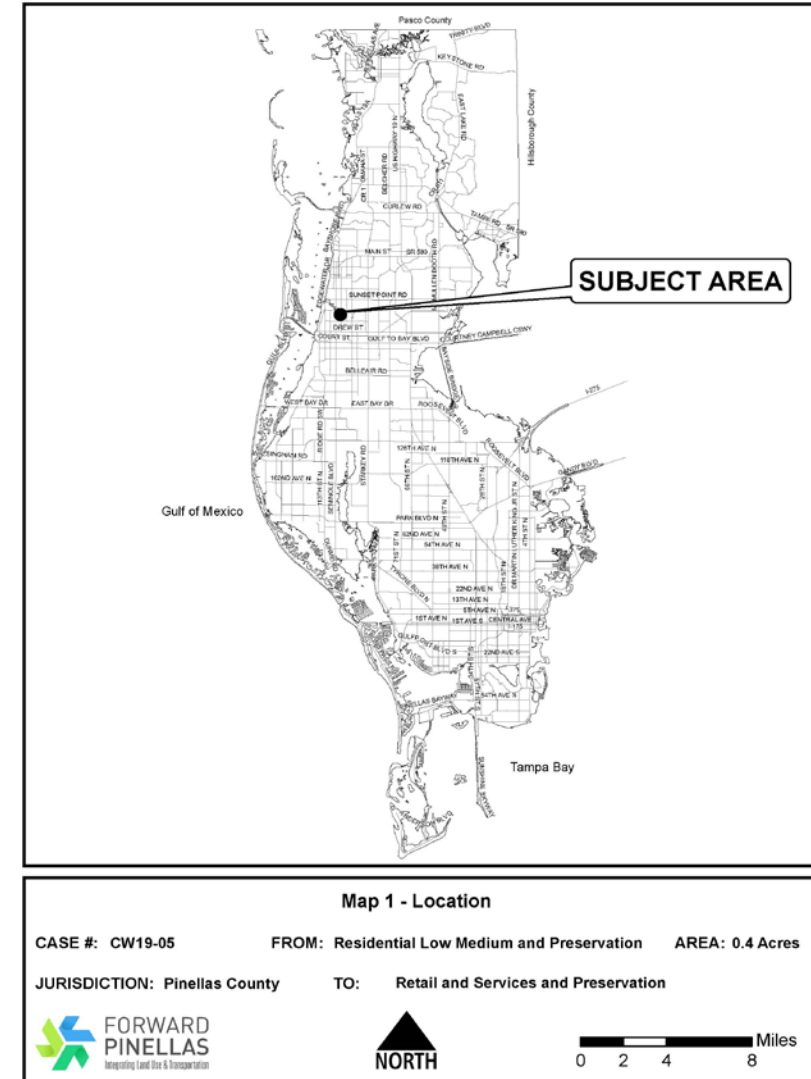
CW19-05

Pinellas County

April 9, 2019

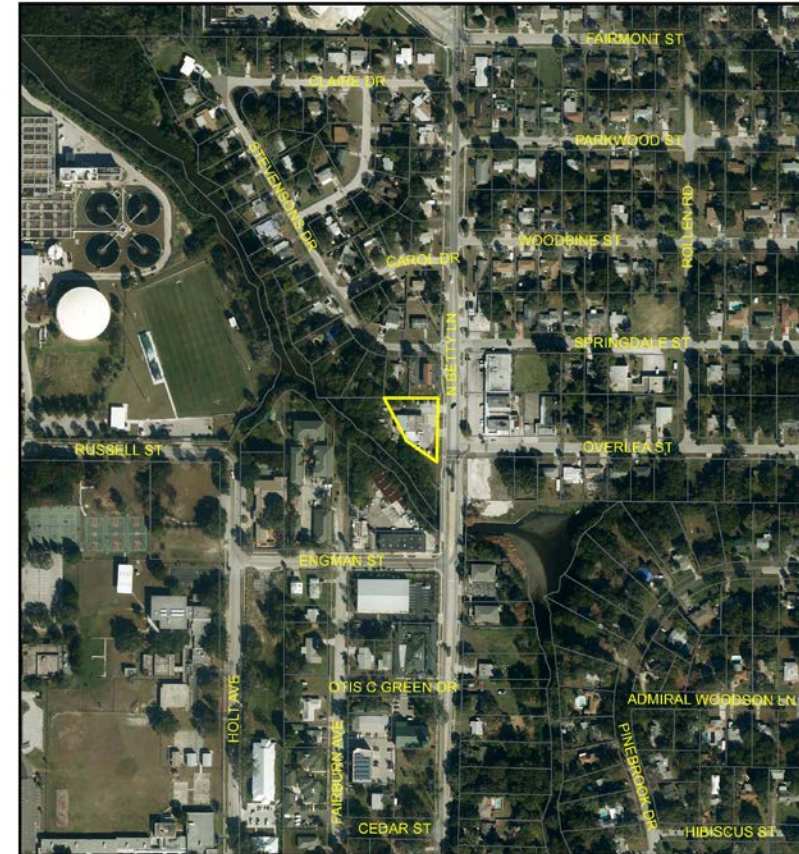
Pinellas County Requested Action

- Pinellas County seeks to amend a property from Residential Low Medium to Retail & Services
- The purpose of the amendment is to correct an inconsistency between local zoning (C-2, General Retail & Limited Services) and land-use (Residential Low - RL)



Site Description

- **Location:** 1408 North Betty Lane
- **Area Size:** 0.4 acres
- **Existing Uses:** Automobile repair facility
- **Surrounding Uses:** commercial, residential, preservation



Map 3 - Aerial

CASE #: CW19-05 FROM: Residential Low Medium and Preservation AREA: 0.4 Acres

JURISDICTION: Pinellas County TO: Retail and Services and Preservation



0 100 200 400 Feet

East of the Subject Property



North of the Subject Property



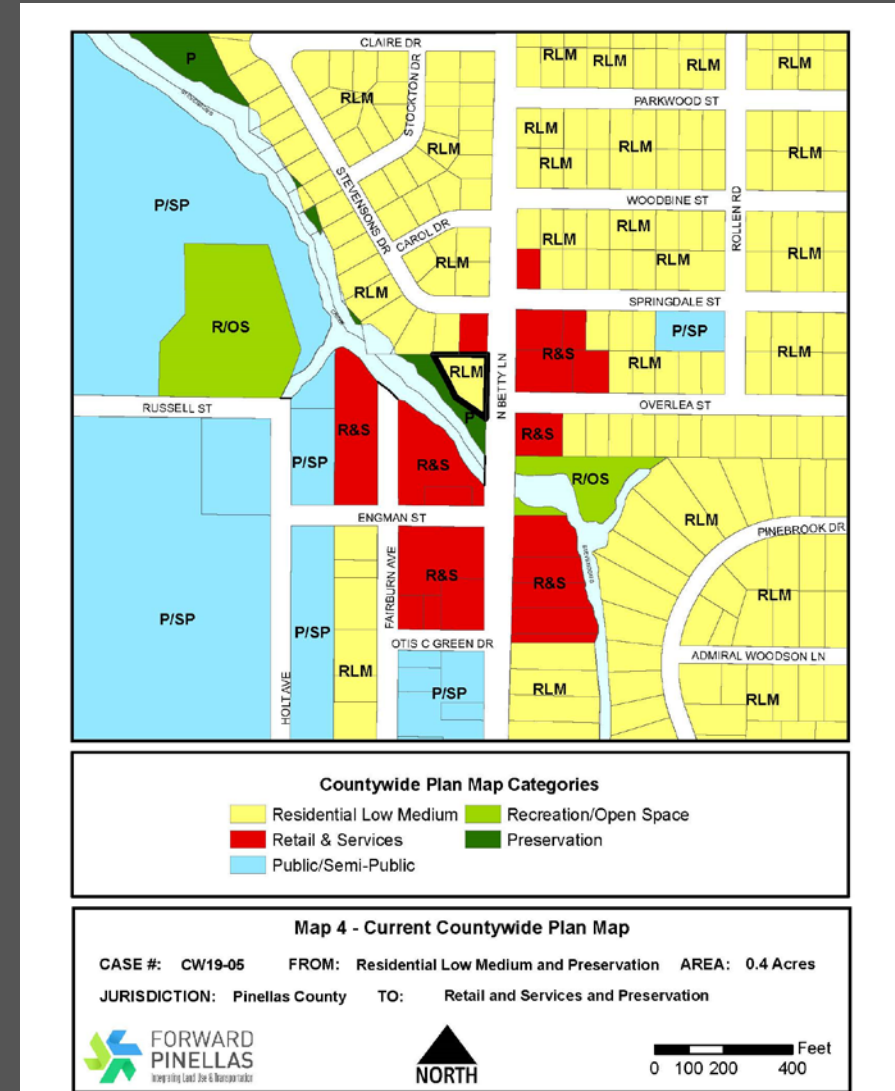
North West of the Property



Current Countywide Plan Map Category

- **Category:** Residential Low Medium
- **Permitted Uses:** Residential; Residential Equivalent; Accessory Dwelling Unit; Public Educational Facility; Recreation/Open Space; Community Garden; Agricultural; Office*; Personal/Service Office Support*; Retail Commercial*; Ancillary Nonresidential*; Transportation/Utility*; Institutional*
- **Density/Intensity Standards:** Maximum floor area ratio = .50

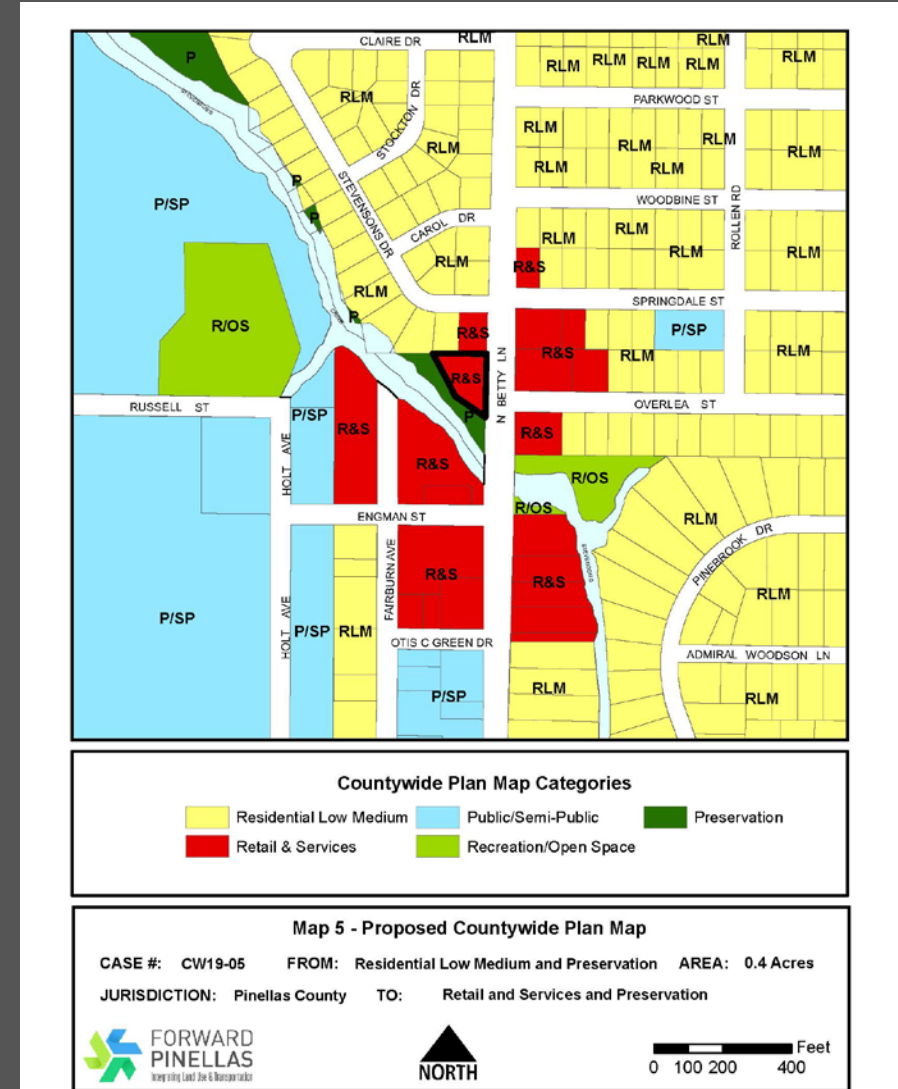
* Uses subject to acreage thresholds



Proposed Countywide Plan Map Category

- **Category: Retail and Services**
- **Permitted Uses:** Office; Personal Service/Office Support; Retail Commercial; Commercial/Business Service; Commercial Recreation, Residential; Residential Equivalent; Recreational Vehicle Park; Temporary Lodging; Research/Development Light; Storage/Warehouse-Light; Manufacturing-Light; Recreation/Open Space; Community Garden; Manufacturing-Medium*; Institutional*; Transportation/Utility*; Agricultural*
- **Density/Intensity Standards:** Shall not exceed a floor area ratio (FAR) of .55

* Uses subject to acreage thresholds



Conclusion:

- The proposed amendment is appropriate for the intended purpose, and is consistent with the locational characteristics for the Retail & Services 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.

