



**FORWARD
PINELLAS**
Integrating Land Use & Transportation

Countywide Planning Authority Countywide Plan Map Amendment

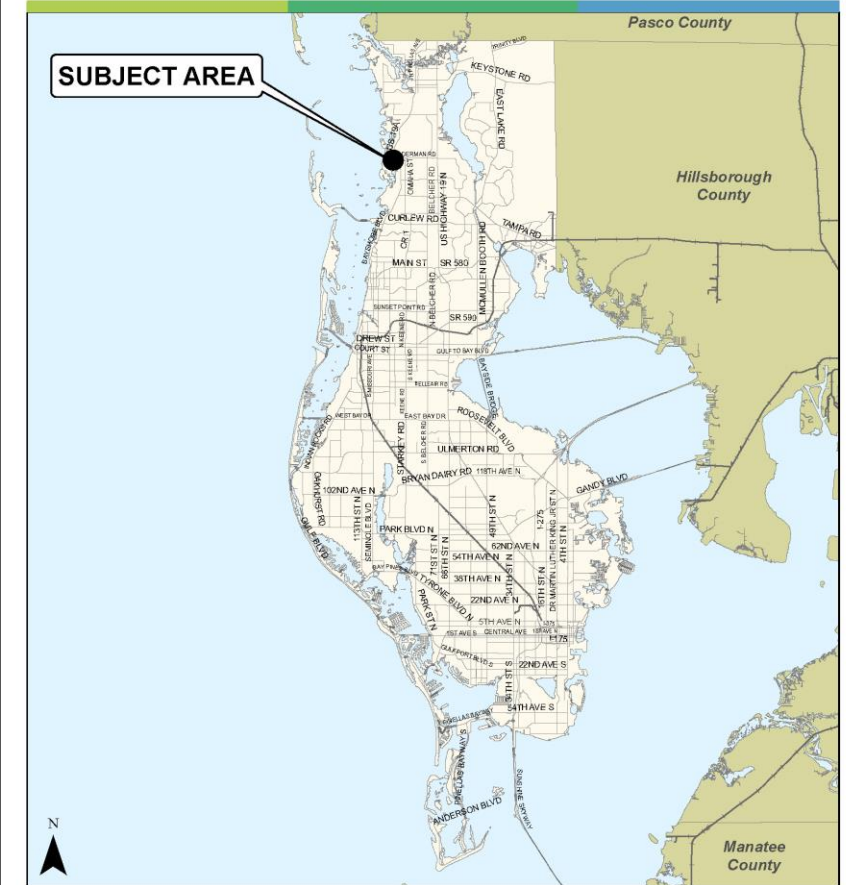
CW 20-02
Pinellas County
February 11, 2020

Pinellas County Requested Action

- Pinellas County seeks to amend a property from Residential Low Medium to Retail & Services.
- The purpose of this amendment is to include a portion of an adjacent parcel into a currently vacant commercial property for future redevelopment.



Case CW20-02
Map 1: Location Map



JURISDICTION: Pinellas County FROM: Residential Low Medium
AREA: 0.22 Acres TO: Retail and Services

0 4 8 Miles

Site Description

- **Location:** West side of Alt 19, 180 ft north of Crystal Beach Ave
- **Area Size:** 0.22 acres more or less
- **Existing Uses:** Vacant
- **Surrounding Uses:** Commercial, Residential



Front of the Subject Property



Broader Property



North of the Subject Property



South of the Subject Property



Current Countywide Plan Map Category

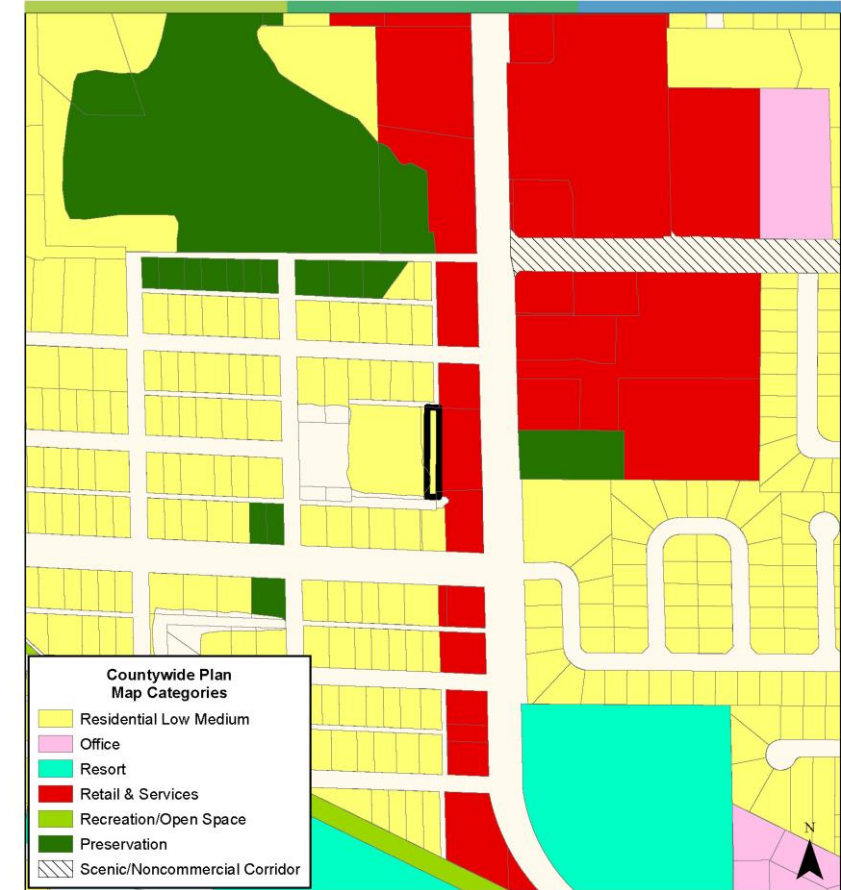
- **Category:** Residential Low Medium
- **Permitted Uses:** Residential; Residential Equivalent; Accessory Dwelling Unit in Compliance with Section 163.31771, F.S.; Public Educational Facility; Recreation/Open Space; Community Garden; Agricultural; Office*; Personal Service/Office Support*; Retail Commercial*; 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

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Map 4: Current Countywide Plan Map



JURISDICTION: Pinellas County FROM: Residential Low Medium
AREA: 0.22 Acres TO: Retail and Services

0 250 500 Feet

Proposed Countywide Plan Map Category

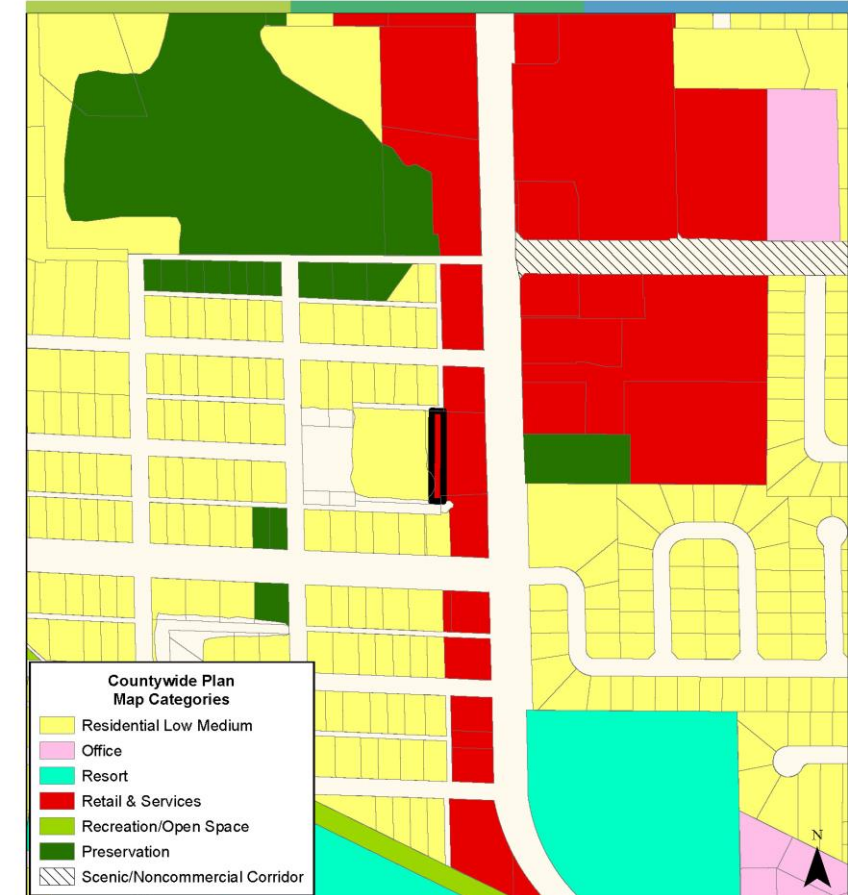
- **Category:** Retail & Services
- **Permitted Uses:** – Office; Personal Service/Office Support; Retail Commercial; Commercial/Business Service; Commercial Recreation, Residential; Residential Equivalent; Vacation Rental; Recreational Vehicle Park; Temporary Lodging; Research/Development- Light; Storage/Warehouse-Light; Manufacturing-Light; Recreation/Open Space; Community Garden; Agricultural-Light; Manufacturing-Medium*; Institutional*; Transportation/Utility*; Agricultural*; Ancillary Nonresidential*
- **Density/Intensity Standards:** Shall not exceed a floor area ratio (FAR) of .55, nor an impervious surface ratio (ISR) of .90

* Uses subject to acreage thresholds



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Map 5: Proposed Countywide Plan Map



JURISDICTION: Pinellas County FROM: Residential Low Medium
AREA: 0.22 Acres TO: Retail and Services

0 250 500 Feet

Analysis of the Relevant Countywide Considerations

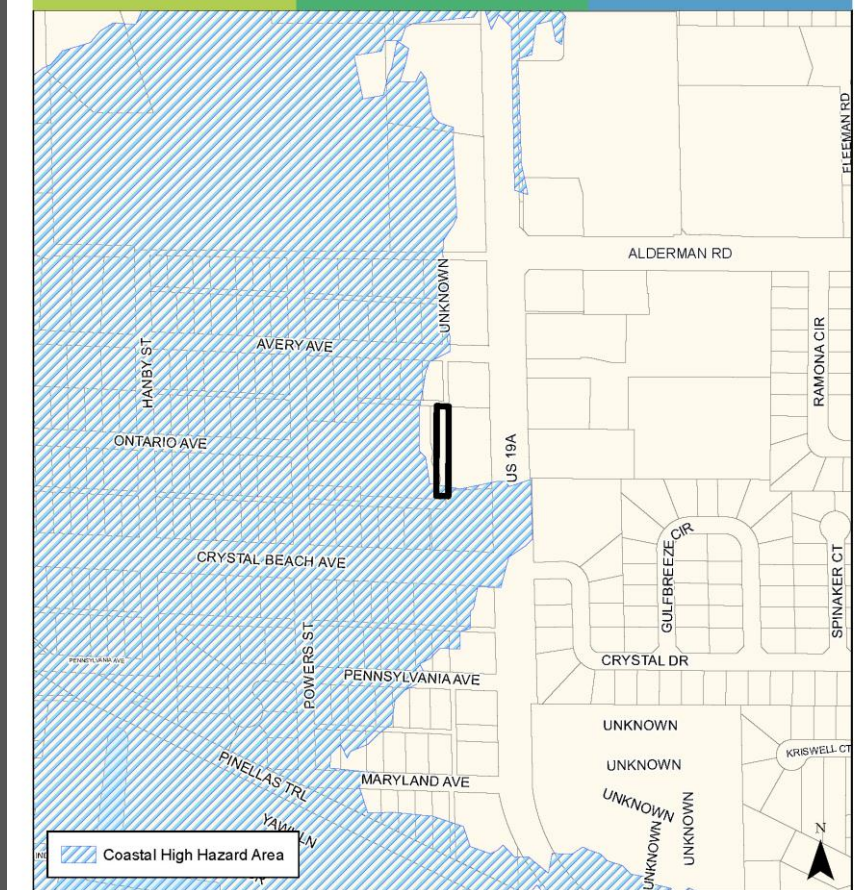
Coastal High Hazard Area (CHHA) Considerations:

- The proposed amendment location is within a CHHA
- The proposed land use change would not increase residential density on the property
- The southernmost portion of the property which resides partially within the CHHA will serve as a drive through space, not more building development.



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Map 6: Coastal High Hazard Area



JURISDICTION: Pinellas County FROM: Residential Low Medium
AREA: 0.22 Acres TO: Retail and Services

0 250 500 Feet

Analysis of the Relevant Countywide Considerations

Level of Service (LOS):

- The proposed amendment is located off of US Alternate 19 North, which is a LOS F roadway.
- County staff has indicated that a traffic study and/or transportation management plan identifying improvements necessary to address the impacts of the project may be required during the site plan review phase.



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Map 3: Aerial Map



JURISDICTION: Pinellas County FROM: Residential Low Medium
AREA: 0.22 Acres TO: Retail and Services

0 250 500 Feet

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 amendment area is located on a roadway segment, US Alternate 19, where the existing Level of Service is operating at a LOS “F”.
3. Location on a Scenic/Noncommercial Corridor (SNCC): Not located on a SNCC.
4. Coastal High Hazard Areas (CHHA): A portion of the amendment area is located within 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

- There were no public comments for Case CW 20-02

