



**FORWARD
PINELLAS**
Integrating Land Use & Transportation

Countywide Planning Authority Countywide Plan Map Amendment

CW 20-04

Pinellas County

March 10, 2020

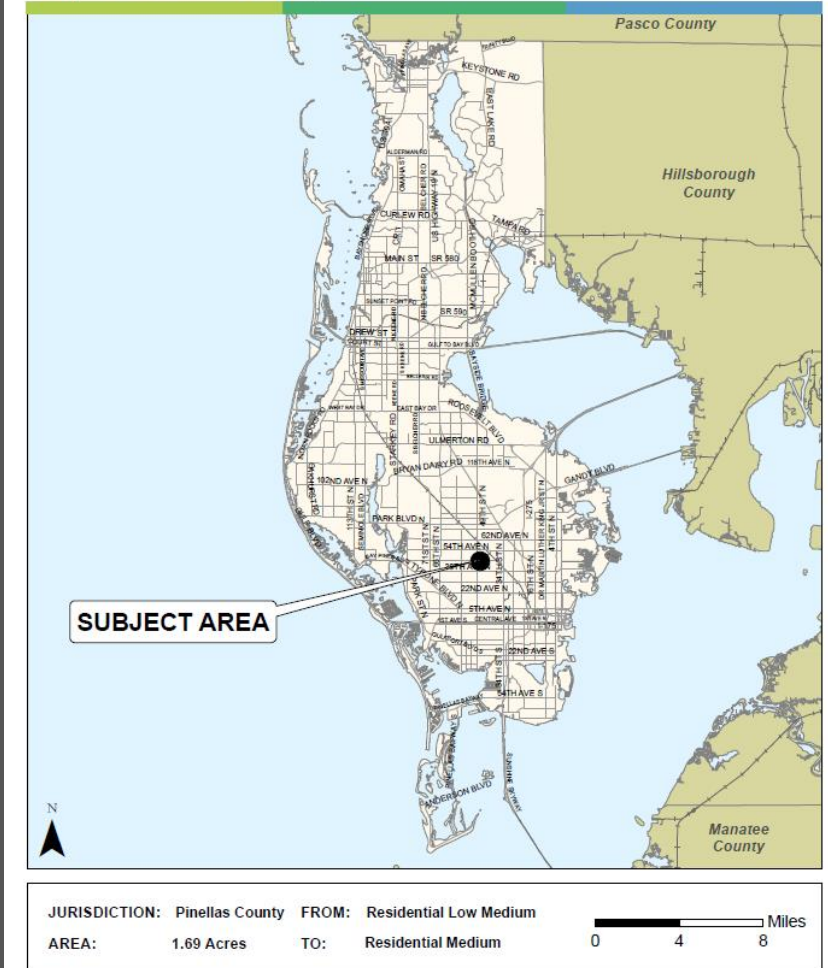
Pinellas County Requested Action

- Pinellas County seeks to amend a property from Residential Low Medium to Residential Medium
- The purpose of the proposed amendment is to allow for the development of additional multifamily units on the property



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Map 1: Location Map

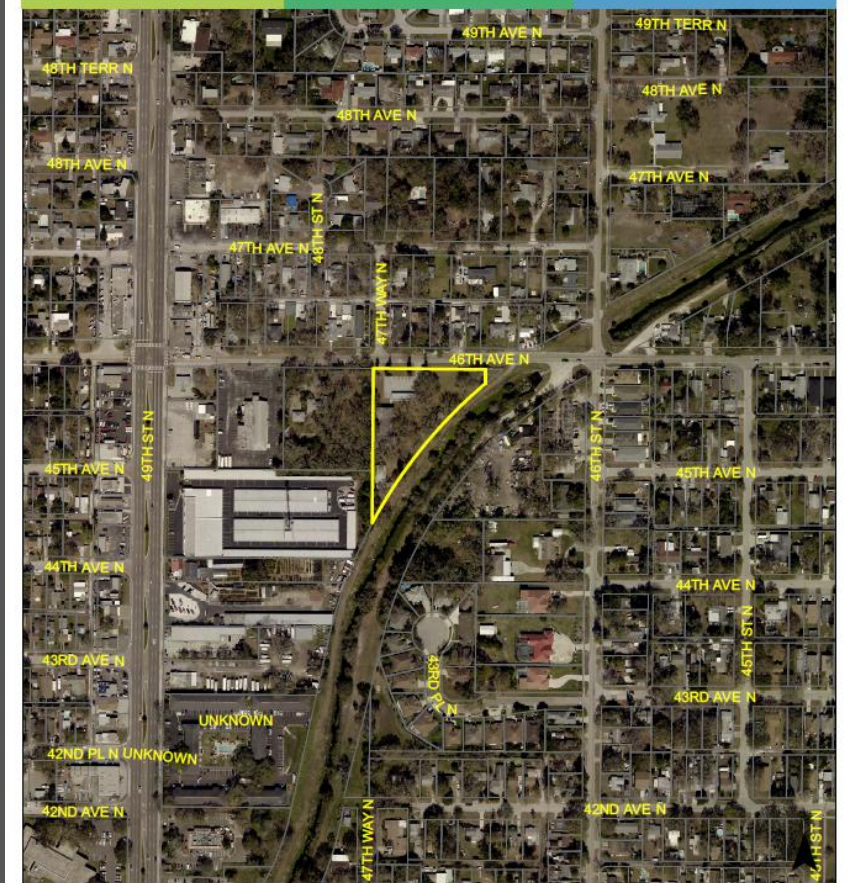


Site Description

- **Location:** 4700 46th Avenue North
- **Area Size:** 1.69 acres more or less
- **Existing Uses:** Residential
- **Surrounding Uses:** Residential, Institutional, Commercial



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Map 3: Aerial Map



JURISDICTION: Pinellas County FROM: Residential Low Medium

AREA: 1.69 Acres TO: Residential Medium

0 250 500 Feet

Front of the Subject Property



North of the Subject Property



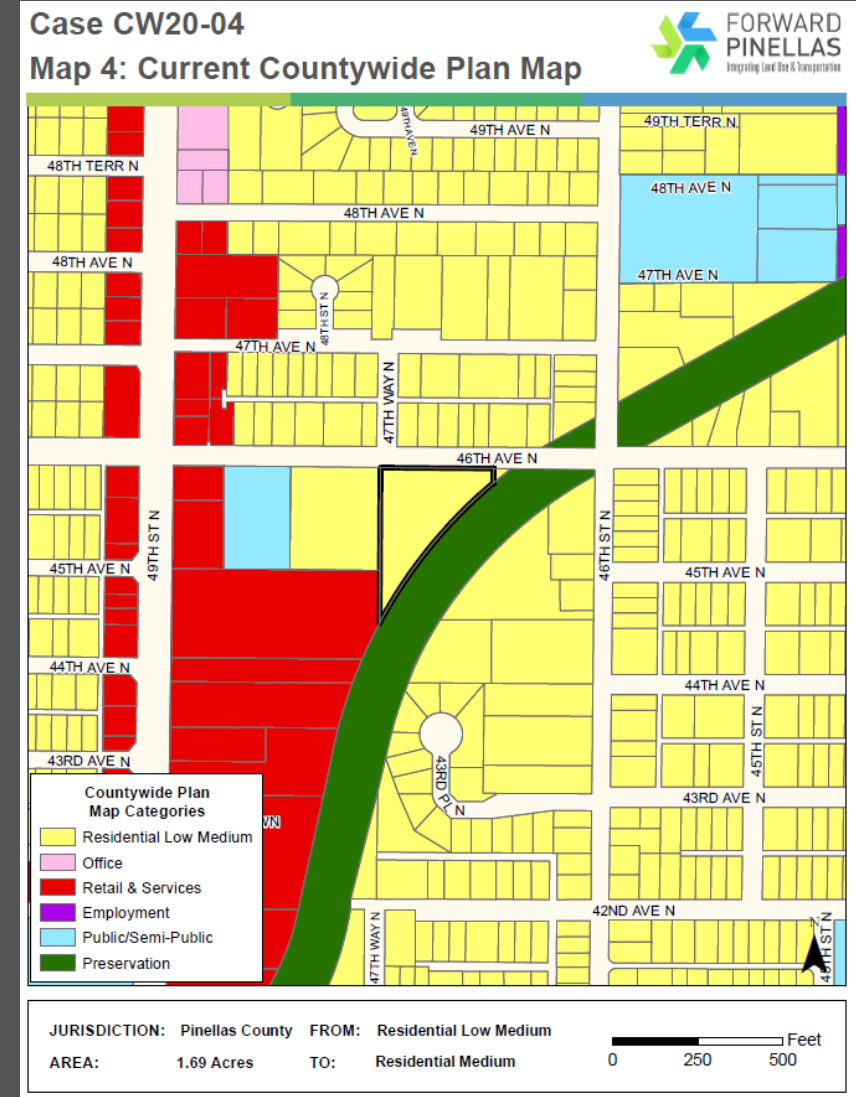
East of the Subject Property



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

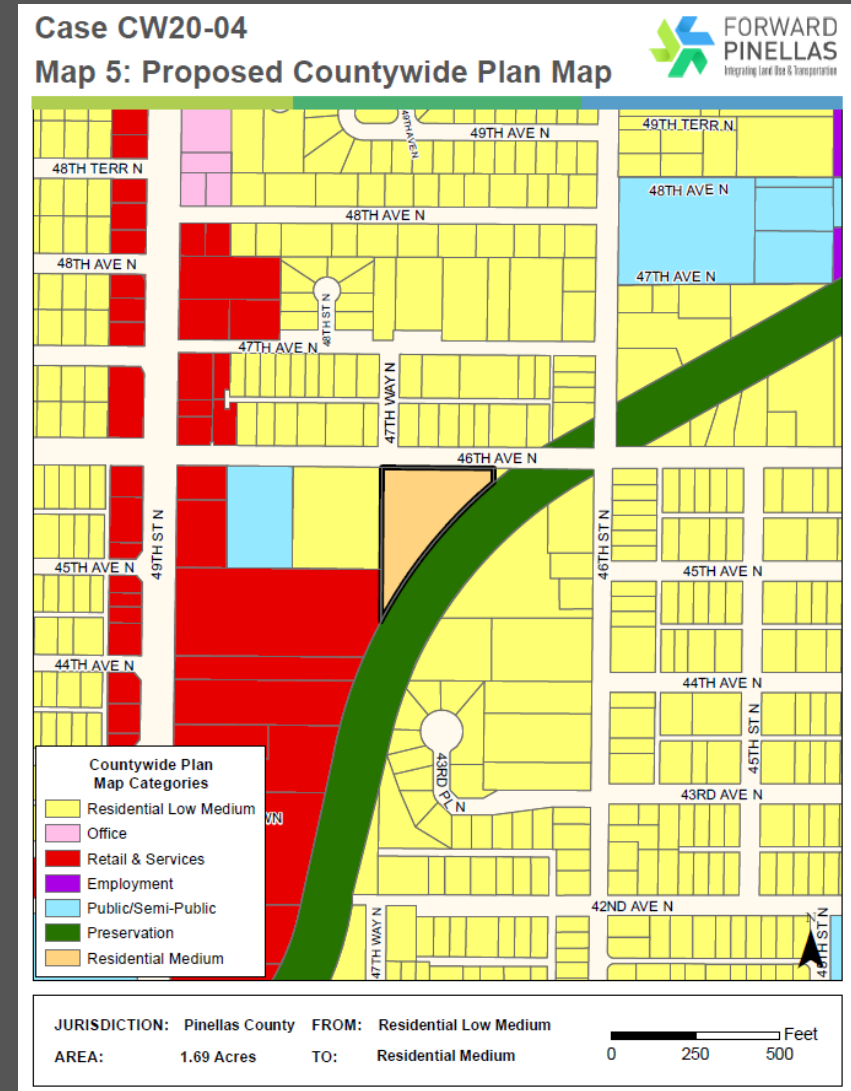
** Uses subject to acreage thresholds*



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



Conclusion:

- The proposed amendment is appropriate for the intended purpose, and is consistent with the locational characteristics for the Residential Medium 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 near a roadway segment where the existing Level of Service is operating at a LOS “D” or better, therefore those policies are not applicable.
3. Location on a Scenic/Noncommercial Corridor (SNCC): The amendment area is not located on a SNCC; therefore, those policies are not applicable.
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.



- There were no public comments for Case CW 20-04

