

**CW 21-05**  
**Forward Pinellas Staff Analysis**

**RELEVANT COUNTYWIDE CONSIDERATIONS:**

- 1) **Consistency with the Countywide Rules** – The proposed amendment is submitted by the City of Clearwater and seeks to amend the designation of 9.0 acres of property from Residential Medium and Residential Low Medium to Residential Low Medium.

The amendment area involves two parcels located approximately 950 feet east of South Missouri Avenue and south of Jeffords Street. The larger of the two parcels includes a mobile home community under the Residential Medium designation, with the second parcel including an administrative office which serves the community, under the Residential Low Medium designation. It is the owner's intent to convert the administrative office to a clubhouse which would still serve the mobile home park. Currently, the local future land use and zoning designations for the mobile home park are inconsistent as the City only allows mobile home parks under the local Residential Low Medium category, which corresponds to the Countywide Plan Map category, hence the proposed amendment.

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 current and future use is consistent with the permitted uses and locational characteristics of the proposed category. 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 amendment in question is located between single-family residential homes and an urban activity center with the Retail & Services designation, which is consistent with the locational characteristics. Furthermore, the amendment area is also accessed from a minor roadway which connects to the arterial network along South Missouri Avenue/Alternate US 19.

This amendment can be deemed consistent with this Relevant Countywide Consideration.

- 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 within a SNCC; therefore, those policies are not applicable.
- 4) **Coastal High Hazard Areas (CHHA)** – The amendment area is not located on a CHHA; therefore, those policies are not applicable.
- 5) **Designated Development/Redevelopment Areas** – The amendment area is not located within a designated development/redevelopment area, therefore, those policies are not applicable.
- 6) **Adjacent to or Impacting an Adjoining Jurisdiction or Public Educational Facility** – The amendment area is not adjacent to a public educational facility; therefore, those policies are not applicable. The amendment area is adjacent to Unincorporated Pinellas County. County staff were contacted and found no issues with the amendment.
- 7) **Reservation of Industrial Land** – The proposed amendment area does not involve the reduction of land designated as Industrial or Employment; therefore, those policies are not applicable.

**Conclusion:**

On balance, it can be concluded that the proposed amendment is deemed consistent with the Relevant Countywide Considerations found in the Countywide Rules.