

CW 18-01 Forward Pinellas Staff Analysis

Relevant Countywide Considerations:

- 1) **Consistency with the Countywide Rules** – Pinellas County proposes to amend the Countywide Map designation from Residential Medium to Employment.

The current Residential Medium category is used to depict areas that are primarily well-suited for medium-density residential uses at a maximum density of 15 dwelling units per acre. The proposed Employment category is used to depict areas that are developed with, or appropriate to be developed with, a wide range of employment uses, including primary industries (i.e., those with a customer base that extends beyond Pinellas County), allowing for flex space, and for uses that have minimal external impacts.

The subject property is vacant. It is proposed to be used as a processing/staging area for crash vehicles. If approved, this amendment will be consistent with the Pinellas County Comprehensive Plan.

- 2) **Adopted Roadway Level of Service (LOS) Standard** – The amendment area is not located on a roadway operating at an LOS of “F”, therefore those policies are not applicable.
- 3) **Location on a Scenic/Noncommercial Corridor (SNCC)** – The amendment area is not located on a SNCC, so those policies are not applicable.
- 4) **Coastal High Hazard Areas (CHHA)** – The Countywide Rules require a balancing of several criteria when evaluating increases in density or intensity within the CHHA. The intent of this approach is to provide flexibility in regulating coastal development by giving careful consideration of the potential impacts upon vulnerable populations (i.e., hospitals, assisted living facilities, mobile homes, etc.), infrastructure, public access to the water, and other relevant effects. A portion of the amendment area is located within the CHHA. The proposal would result in a slight increase in development intensity (from .50 maximum floor area ratio to .65 maximum floor area ratio) and a decrease in residential density (from 15 dwelling units per acre to 0 dwelling units per acre) allowed on the site, and any redevelopment would have no impact on emergency shelter space and evacuation routes. In addition, the redevelopment of the property would utilize existing infrastructure, thus limiting any potential damage of publicly funded water, sewer, or other improvements by storm events. On balance, the requested amendment is consistent with the criteria used to evaluate the potential impacts of the proposed land use category within the CHHA.
- 5) **Designated Development/Redevelopment Areas** – The amendment area is not located in a redevelopment area, so those policies are not applicable.

- 6) **Adjacent to or Impacting an Adjoining Jurisdiction or Public Educational Facility** – The proposed amendment area is not located next to a public educational facility or jurisdiction, so 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.