

CW 22-18
Forward Pinellas Staff Analysis
RELEVANT COUNTYWIDE CONSIDERATIONS:

- 1) **Consistency with the Countywide Rules** – The proposed amendment is submitted by Pinellas County and seeks to amend approximately 4.3 acres of property from Residential Medium to Residential High.

The Countywide Rules state that the Residential High category is “intended to depict those areas of the county that are now developed, or appropriate to be developed, in a high-density residential manner; and to recognize such areas as primarily well-suited for residential uses that are consistent with the urban and intensive qualities, transportation facilities, including transit, and natural resources of such areas.”

The locational characteristics for the Residential High category are “generally appropriate to locations within or in proximity to urban activity centers; often in close, walkable or bikeable proximity to high-intensity communities and supporting services, or in areas where use and development are high density residential in nature.” The amendment area is located less than 2 miles to the south of the City of Pinellas Park’s Community Redevelopment District Activity Center. Furthermore, the proposed amendment is located directly east of a similar high-density multifamily apartment complex. As such, the proposed amendment is appropriate for the locational characteristics of the Residential High category.

The subject property is located in west Lealman, approximately 630 feet east of 66th St. N. and directly north of 52nd Ave. N. The amendment area consists of a multifamily apartment complex with amenities, such as a swimming pool. It is the intent of the applicant to construct additional multifamily dwelling units on the subject property, which would require an increase in density from what is currently allowed under the Residential Medium category, which permits a maximum of 15 units per acre (UPA). As such, the applicant proposes an amendment to the Residential High category, which would permit a maximum of 30 UPA.

- 2) **Adopted Roadway Level of Service (LOS) Standard** – The amendment area is located on a roadway segment of 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 an SNCC; therefore, those policies are not applicable.
- 4) **Coastal High Hazard Areas (CHHA)** – The amendment area is not located in the CHHA; therefore, those policies are not applicable.

- 5) **Designated Development/Redevelopment Areas** – The amendment area does not involve a designated development/redevelopment area; therefore, those policies are not applicable.
- 6) **Adjacent to or Impacting Another Jurisdiction or Public Educational Facility** – The amendment area is not adjacent to another jurisdiction. However, the amendment area is located adjacent to Blanton Elementary School and could result in more school-aged children who would attend the school as a result of the increase in density on the property. Currently, the property consists of 59 units, and the property owner has indicated an intention to add approximately 25-35 units. The proposed amendment was reviewed by Pinellas County School Board staff who determined that based on the increase in allowable density as a result of an amendment to the Residential High category, Blanton Elementary school currently has sufficient capacity for their enrolled population in addition to unused capacity if needed to absorb new students.
- 7) **Reservation of Industrial Land** – The amendment area does not involve Employment or Industrially-designated land; therefore, those policies are not applicable.

Conclusion:

On balance, the proposed amendment is deemed consistent with the Relevant Countywide Considerations found in the Countywide Rules.