



**FORWARD  
PINELLAS**  
Integrating Land Use & Transportation

# Countywide Planning Authority Subthreshold Countywide Plan Map Amendment

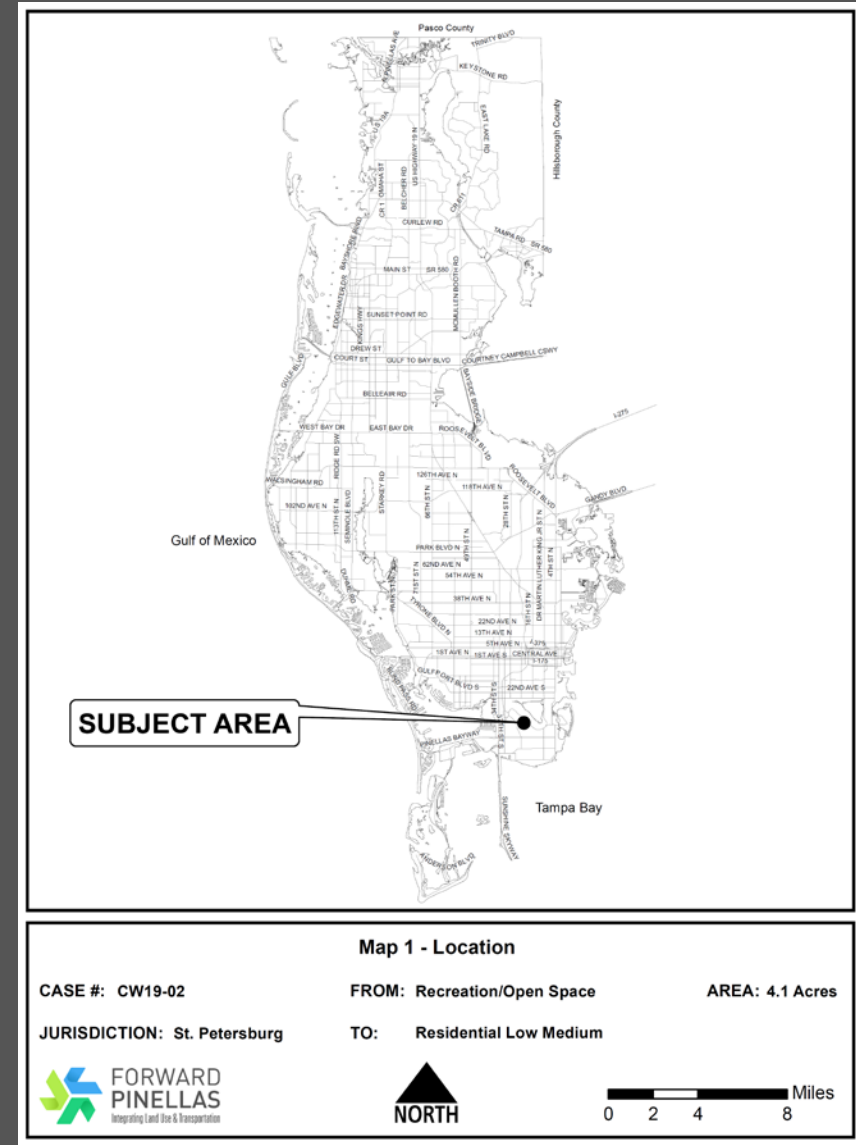
CW19-02

City of St. Petersburg

February 13, 2019

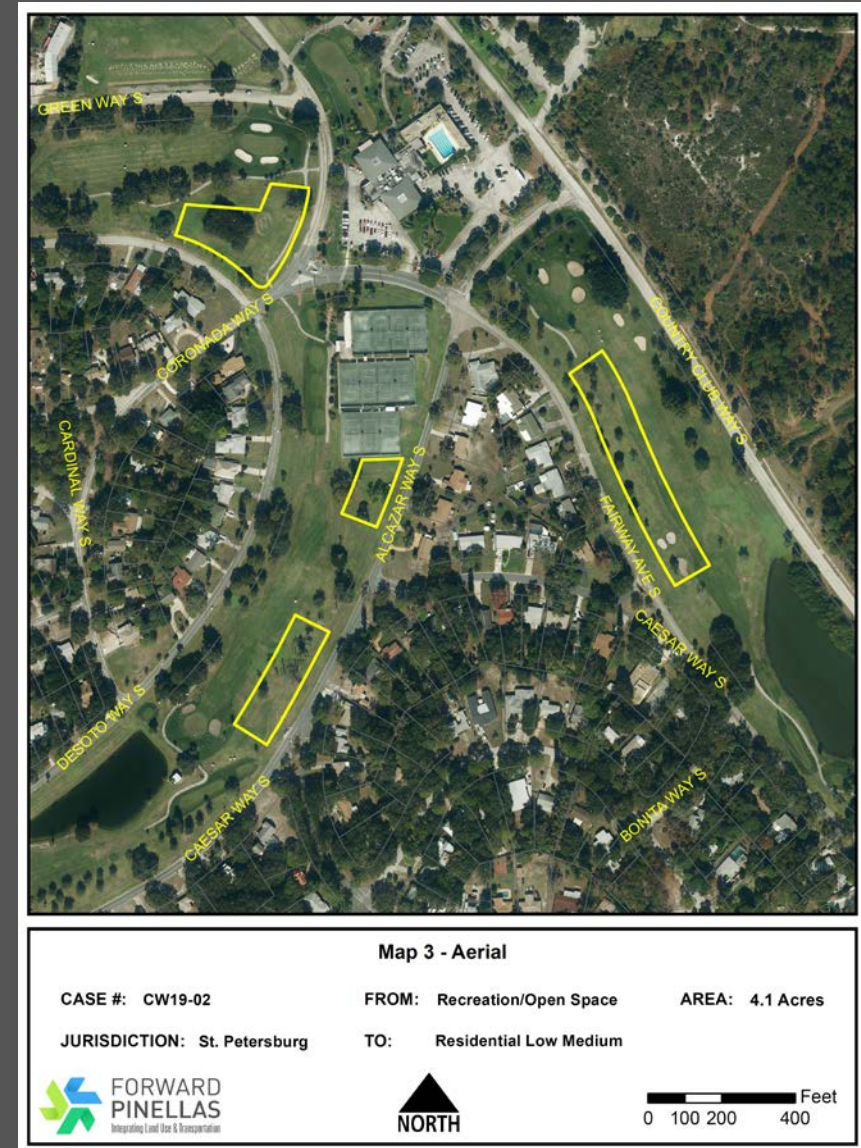
## Local Government Requested Action

- The City of St. Petersburg seeks to amend the designation of four parcels from Recreation/Open Space to Residential Low Medium
- The purpose of the amendment is to create single-family home sites within the St. Petersburg Country Club / Lakewood Estates neighborhood



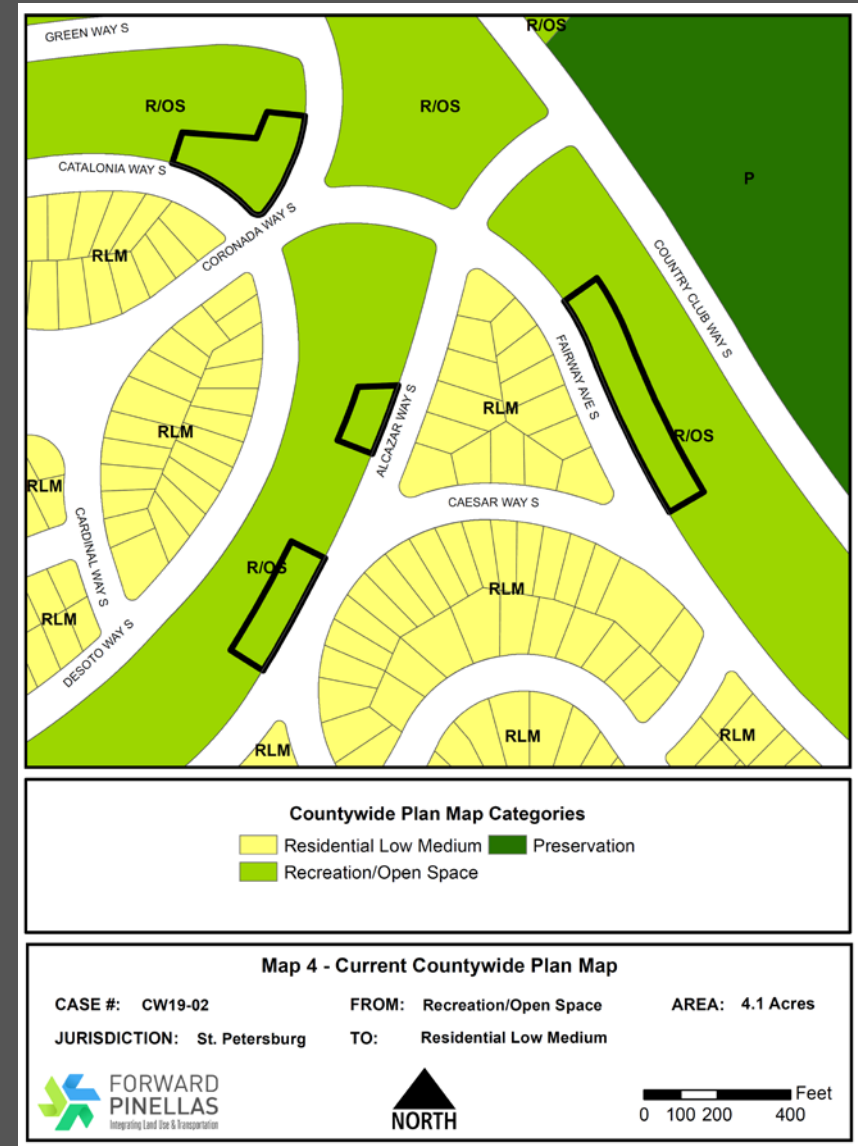
## Site Description

- **Location:** St. Petersburg Country Club
- **Area Size:** 4.1 acres
- **Existing Uses:** fairway number 9, 10, and 18
- **Surrounding Uses:** recreational, residential, and preservation



## Current Countywide Plan Map Category

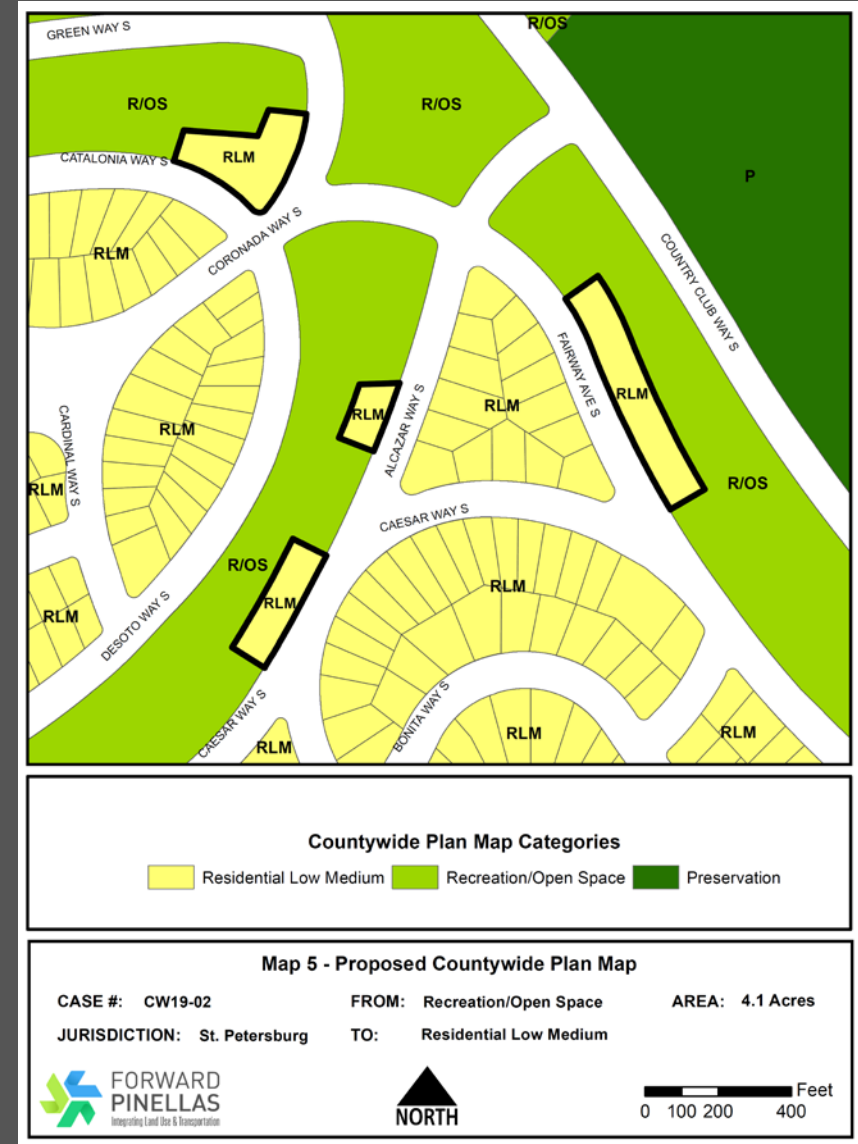
- **Category:** Recreation/Open Space
- **Permitted Uses:** Recreation/Open Space; Community Garden; Electric Substations; Transportation/Utility
- **Density/Intensity Standards:** Maximum floor area ratio = .25



## Proposed Countywide Plan Map Category

- **Category:** Residential Low Medium
- **Permitted Uses:** Residential; Residential Equivalent; Accessory Dwelling Unit; Public Educational Facility; Recreation/Open Space; Community Garden; Agricultural; Office\*; Personal/Service Office Support\*; Retail Commercial\*; Ancillary Nonresidential\*; Transportation/Utility\*; Institutional\*
- **Density/Intensity Standards:** Shall not exceed 10 units per acre

\* 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 Low 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.



## Relevant Countywide Considerations

1. Consistency with the Countywide Rules: Consistent with purpose and locational characteristics.
2. Adopted Roadway Level of Service (LOS) Standard: Roadways meet LOS standard.
3. Location on a Scenic/Noncommercial Corridor (SNCC): Not located on a SNCC.
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: Is not adjacent to another 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.

