

**CW 23-01**  
**Forward Pinellas Staff Analysis**  
**RELEVANT COUNTYWIDE CONSIDERATIONS:**

- 1) **Consistency with the Countywide Rules** – The proposed amendment is submitted by the City of St. Petersburg to amend approximately 4.4 acres of property from Public/Semi-Public to Residential Low Medium.

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 locational characteristics of 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” where “use and development characteristics are residential in nature.” The amendment area is located near St. Petersburg’s Urban Activity Center (Intown Redevelopment Plan) and a Major Activity Center (Skyway Marina District). Furthermore, the immediate area surrounding the subject properties are residential in nature. As such, the proposed amendment is appropriate for the locational characteristics of the Residential Low Medium category.

The amendment area consists of two separate tracts of land with nine different parcels and ownerships. The 4.4-acre amendment area were previously part of a larger 7.5-acre parent parcel, formerly owned by the Diocese of St. Petersburg. In 2008, the Diocese sold 4.1 acres of this amendment area. The additional 0.3 acres of the amendment area was bought by Greater YMCA of St. Petersburg in 2014, but then sold in 2018, upon which it was converted into a single-family residence. The property currently consists of the aforementioned single-family residence but is otherwise primarily vacant. It is the intent of the applicant to allow for the development of single-family homes on the entirety of the amendment area. As the city’s local future land use category of Institutional only allows for residential as an accessory use, a future land use amendment to the Residential Urban category is required, hence the proposed amendment to the corresponding Countywide Plan Map category of Residential Low Medium.

- 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 an Adjoining Jurisdiction or Public Educational Facility** – The amendment area is not located adjacent to an adjoining jurisdiction or public educational facility; therefore, those policies are not applicable.
- 7) **Reservation of Industrial Land** – The amendment area does not involve Employment or Industrial land; 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.