

**CW 19-06**  
**Forward Pinellas Staff Analysis**

**RELEVANT COUNTYWIDE CONSIDERATIONS:**

- 1) **Consistency with the Countywide Rules** – This proposed amendment is submitted by the City of St. Pete Beach and seeks to amend the designation of approximately 0.3 acres of property from Public/Semi-Public to Residential Medium.

The Countywide Rules state that the Residential Medium category is "...used to depict those areas of the county that are now developed, or appropriate to be developed, in a medium-density residential manner; and to recognize such areas as primarily well-suited for residential uses that are consistent with the urban qualities, transportation facilities, including transit, and natural resources of such areas." Maximum residential density is limited to fifteen (15) units per acre and non-residential uses cannot exceed a floor area ratio (FAR) of .50.

The subject property is located on the east side of Pass-a-Grille Way in St. Pete Beach. The surrounding land uses on the Pass-a-Grille Way corridor primarily consist of residential uses that the subject property would be consistent with. The applicant has stated plans for a prospective redevelopment of the property that would have "four, three bedroom, two bathroom units" and would utilize existing parking. The subject parcel is in an existing disturbed area and no natural areas would be affected by the proposed change.

While the Countywide Rules do allow for residential development in the Public/Semi-Public category, the current local designation that falls within the Public/Semi-Public category does not allow for residential uses. This has in turn triggered an amendment for the subject property as it pertains to the Countywide Rules. Given that the Residential Medium category is adjacent to a contiguous area of Residential Medium in a predominantly residential area this proposed land-use category is appropriate for the subject area. If approved, this amendment will be consistent with Pinellas County's Comprehensive Plan.

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

- 2) **Adopted Roadway Level of Service (LOS) Standard** – The amendment area is located on 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 on a SNCC, therefore 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 and/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.

The subject property is located within a coastal high hazard area, however only a prospective planned redevelopment has been discussed at this time, which includes "four, three-bedroom, and two bathroom units". In theory, the amendment to Residential Medium would result in a potential slight increase in density, since the current Public/Semi-Public designation for a 0.32 acre parcel would allow for up to 4 units, versus 4.8 units for a 0.32 acre parcel under the Residential Medium category. However, the applicant has indicated that the subject property would only be used for "four, three bedroom, and two bathroom units". In addition, St. Pete Beach staff indicated that

should the property redevelop into any multi-family dwelling, the applicant will need to demonstrate compliance with evacuation provisions established within the St. Pete Beach Land Development Code and Comprehensive Plan, as well as demonstrate at the time of permitting that existing infrastructure meets the capacity needs of any planned redevelopment. The subject parcel is in an existing disturbed area and no natural areas would be affected by the proposed change. Finally, given that the subject parcel is approximately 0.3 acres the proposed designation would result in fewer trips per day than the current land-use designation, thus having a lesser impact on overall traffic stress and congestion, improving evacuation times.

- 5) **Designated Development/Redevelopment Areas** – The amendment area is not located within a designated development/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 adjacent to or impacting an adjoining jurisdiction or public educational facility.
- 7) **Reservation of Industrial Land** – The proposed amendment area does not involve the Employment, Industrial, or Target Employment Center categories, therefore those standards 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.