

CW 18-21 Forward Pinellas Staff Analysis

Relevant Countywide Considerations:

- 1) **Consistency with the Countywide Rules** – This proposed amendment is submitted by the City of Clearwater and seeks to amend a site totaling approximately 9.2 acres of a 24.46-acre parcel from Public/Semi-Public and Preservation to Residential Low Medium. The current Preservation category is intended to recognize natural resource features worthy of preservation and those areas of the county that are now used, or are appropriate to be used, for the conservation, production, and management of the regional potable water supply and the supporting infrastructure, consistent with the natural resources of the area. The current Public/Semi-Public category is intended to recognize institutional and transportation/utility uses that serve the community or region, especially larger facilities having acreage exceeding the thresholds established in other plan categories, and which are consistent with the need, character, and scale of such uses relative to the surrounding uses, transportation facilities, and natural resource features. The proposed Residential Low Medium category is used to depict areas that are primarily well-suited for suburban, low density or moderately dense residential uses at a maximum density of 10 dwelling units per acre.

The subject property is occupied by two single-family homes and surrounds a 4.8-acre pond providing stormwater storage and treatment for the neighborhood to the south of the subject site through drainage easements. There is no proposed development at this time; however, the applicant has annexed the property into the City of Clearwater as required to enable future utility service. The annexation submittal included a Habitat Assessment Memo prepared by Earth Resources Consulting Scientists, which concluded that there are no natural wetlands on the property and some areas are incorrectly designated as Preservation. This amendment is requested to correct those discrepancies.

The Countywide Rules state that the Residential Low Medium (RLM) category “...is appropriate for locations ranging from rural areas distant from urban activity centers, to suburban areas near or in proximity to urban activity centers; in close, walkable, or bikeable proximity to low-intensity neighborhood servicing uses and low to mid-intensity and density mixed-use areas; in areas where development characteristics are residential in nature; and in areas serving as a transition between rural or suburban to more urban residential areas. These areas are generally served by and accessed from minor and collector roadways which connect to the arterial and highway network.” The Countywide Rules also state that: “...the purpose of this plan category is 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 requested amendment is consistent with the purpose and locational characteristics of the RLM category in that the surrounding area includes low density single family residential uses. If approved, this amendment will be consistent with the City of Clearwater’s Comprehensive Plan.

This amendment is consistent with this Relevant Countywide Consideration.

- 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 standards are not applicable.
- 3) **Location on a Scenic/Noncommercial Corridor (SNCC)** – The amendment area is located on a roadway considered to be a residential SNCC sub-classification. The Residential Low Medium category is consistent with the residential sub-classification of SNCC, as described in the Scenic/Noncommercial Corridor Plan Element of the Countywide Plan.

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

- 4) **Coastal High Hazard Areas (CHHA)** – The amendment area is not located within CHHA; therefore, those standards are not applicable.
- 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 a public educational facility; however, the area is adjacent to unincorporated Pinellas County on the south, west and north sides. The applicant submitted a Petition for Annexation (ANX2017-12026) and Pinellas County does not object to the annexation.

Conclusion:

On balance, it can be concluded that the proposed amendment is consistent with the Relevant Countywide Considerations found in the Countywide Rules.