

**Relevant Countywide Considerations:**

- 1) **Consistency with the Countywide Plan and Rules** – This proposed amendment has been submitted by Pinellas County and seeks to reclassify an area totaling 4.9 acres from Residential Low Medium (RLM) to Residential Medium (RM).

The current RLM 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 proposed RM category is used to depict areas that are primarily well-suited for medium-density residential uses at a maximum density of 15 dwelling units per acre.

The subject amendment area includes a single family residence and is proposed to be redeveloped with an affordable housing complex. Under the Countywide Rules the site could be developed with up to 74 units, not including any affordable housing bonus. Under Pinellas County rules the site is limited to 61 units, not including an affordable housing bonus. With a 50% bonus as proposed the total site development potential is 92 units.

The site is located adjacent to a Supporting Corridor (i.e., Belcher Road) as shown on the Transit-Oriented Land Use Vision Map (Vision Map), and within ¼ mile of a Primary Corridor (i.e., Ulmerton Road). These corridors currently have Pinellas Suncoast Transit Authority bus service with Route 59 having service on Ulmerton Road every 30 minutes and Belcher's Route 62 with service frequency ranging from 40 minutes to 1.5 hours.

The Countywide Rules state that areas designated RM are served and accessed by the arterial and highway network and are most appropriate within ¼ mile of the centerlines of Primary, Secondary, and Supporting Corridors depicted on the Vision Map, and shall be discouraged in other locations.

In addition to being shown as a Supporting Corridor on the Vision Map, Belcher Road is also designated as a Scenic/Noncommercial Corridor on Submap No. 1. Section 6.5.4.1.2 of the Countywide Rules addresses such co-designated corridors, allowing for amendments that increase densities or intensities within the "Mixed Use Node" and "Enhancement Connector" subclassifications of Submap No. 1 while discouraging them in other subclassifications. As discussed further in consideration 3) below, Belcher Road has the subclassification of "Enhancement Connector."

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

- 2) **Adopted Roadway Level of Service (LOS) Standard** – The amendment area is not located on roadway operating at an LOS of “F.” Additionally, traffic generated by the proposed amendment indicates an increase in daily trips (67 for RLM vs. 96 for RM), but will not result in a significant negative impact to the existing LOS. The difference in expected traffic generated between the existing and the proposed categories is an increase of approximately 29 vehicle trips per day.

Therefore, the proposed amendment can be deemed consistent with this Relevant Countywide Consideration.

- 3) **Location on a Scenic/Noncommercial Corridor (SNCC)** – A majority of the parcel in the amendment area is located within a SNCC. This SNCC (i.e., Belcher Road) has a subclassification of “Enhancement Connector.”

The intent and purpose of the SNCC designation is to guide the preservation and enhancement of scenic qualities, to ensure the integrity of the Countywide Plan, and to maintain and enhance the traffic operation of these significant roadway corridors in Pinellas County. The classification extends for 500 feet from the edge of the right-of-way.

The principal objectives of SNCC designations are:

- *To preserve and enhance scenic qualities found along these corridors and to foster community awareness of the scenic nature of these corridors;*
- *To encourage superior community design and enhanced landscape treatment, both outside of and within the public right-of-way;*
- *To encourage land uses along these corridors that contribute to an integrated, well planned and visually pleasing development pattern while discouraging the proliferation of commercial, office, industrial or intense residential development beyond areas specifically designated for such uses on the Countywide Plan Map;*
- *To assist in maintaining the traffic operation of roadways within these corridors through land use type and density/intensity controls, and by conformance to access management regulations by selective transit route location, and by the development of integrated and safe pedestrian and bicycle access systems;*
- *To encourage design standards identified within the “Pinellas County Countywide Scenic/Noncommercial Corridor Master Plan” through the adoption of local ordinances and regulations consistent with those standards set forth within the Master Plan.*

Section 6.5.4.1.4 of the Countywide Rules states that the requested RM category is considered compatible with the “Enhancement Connector” subclassification. Therefore, the proposed amendment can be deemed consistent with this Relevant Countywide Consideration.

- 4) **Coastal High Hazard Areas (CHHA)** – The amendment area is not located in a CHHA, so those policies are not applicable.

- 5) **Designated Development/Redevelopment Areas** – The amendment area is not located in, nor does it impact, a designated development or redevelopment area.
- 6) **Adjacent to or Impacting an Adjoining Jurisdiction or Public Educational Facility** – The amendment area is located in an unincorporated enclave surrounded by the City of Largo. The proposed RM category is not anticipated to negatively impact the City’s ability to provide services to their jurisdictional area.

Additionally, the amendment area does not adjoin, nor will it impact, a public educational facility.

Therefore, this request can be considered consistent with this Relevant Countywide Consideration.

**Conclusion:**

***On balance, it can be concluded that the requested amendment from RLM to RM is deemed consistent with the Relevant Countywide Considerations found in the Countywide Rules.***