

CW 20-01
Forward Pinellas Staff Analysis

RELEVANT COUNTYWIDE CONSIDERATIONS:

- 1) **Consistency with the Countywide Rules** – This proposed amendment is submitted by Pinellas County and seeks to amend the designation of approximately 1.79 acres of property from Residential Low Medium 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"

The proposed amendment would allow for the subject parcel to continue to be used as an Assisted Living Facility (ALF), however it would allow for the owners to expand the number of beds for the ALF from 54 to 80 beds. The addition of the 26 beds will not require an expansion to the existing structure. The area surrounding the subject property includes low to medium density residential housing.

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

- 2) **Adopted Roadway Level of Service (LOS) Standard** – The amendment area is located at the intersection of Walsingham Road and 113th Street North. While the existing Level of Service of Walsingham Road is operating at a LOS "F", the LOS of 113th is acceptable. In addition, the proposed increase of 54 trips per day is a minimal increase for both roadways.
- 3) **Location on a Scenic/Noncommercial Corridor (SNCC)** – The amendment area is located on 113th Street North which is considered a SNCC, however, County staff have indicated that no additional expansion to the currently existing ALF is required, and the increase of traffic is de minimis when compared to the current traffic volume of 113th Street North.
- 4) **Coastal High Hazard Areas (CHHA)** – The amendment area is not located within CHHA, therefore those policies 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 another jurisdiction nor is it adjacent to a public educational facility, therefore those standards are not applicable.
- 7) **Reservation of Industrial Land** – The proposed amendment area does not involve the reduction of land designated as Industrial or Employment.

Conclusion:

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