

**CW 22-13**  
**Forward Pinellas Staff Analysis**  
**RELEVANT COUNTYWIDE CONSIDERATIONS:**

- 1) **Consistency with the Countywide Rules** – The proposed amendment is submitted by the City of Clearwater and seeks to amend approximately 0.275 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 for the 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. This amendment area is located adjacent to the City of Clearwater's established Activity Center, the Downtown Redevelopment Plan. Furthermore, the locational characteristics of the proposed category identify proximity to areas where use and development characteristics are residential in nature. The amendment area is located to the west of a primarily residential area, consisting of single-family residential homes and is consistent with the locational characteristics of the Residential Low Medium category.

The amendment area is located on the east side of Blanche B. Littlejohn Trail approximately 115 feet south of Eldridge Street. The parcel is vacant but was previously occupied by a single-family detached dwelling which was demolished in June 2018. The City of Clearwater is requesting this amendment as part of an agreement with Habitat for Humanity, which involved selling the subject property and three contiguous parcels to the south which are not part of the amendment area, to develop workforce housing in the form of detached dwellings. However, the city's corresponding local future land use category does not allow detached dwellings under its current designation of Institutional. Therefore, the city is amending this property locally to the Residential Urban category, which corresponds to the Countywide category Residential Low Medium, hence the proposed amendment.

- 2) **Adopted Roadway Level of Service (LOS) Standard** – The amendment area is located on a roadway segment designated 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 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 Industrially-designated 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.