

**CW 22-05**  
**Forward Pinellas Staff Analysis**  
**RELEVANT COUNTYWIDE CONSIDERATIONS:**

- 1) **Consistency with the Countywide Rules** – The proposed amendment is submitted by Pinellas County and seeks to amend the designation of approximately 0.71 acres of property from Residential Low Medium to Residential Medium.

The Countywide Rules state that the Residential Medium category is “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 locational characteristics of the Residential Medium category are “generally appropriate to locations within or in proximity to urban activity centers; in areas where use and development characteristics are medium-density residential in nature; and in areas serving as a transition between less urban and more urban residential and mixed-use areas.” The amendment area is located in proximity to the Gateway Activity Center to its north. Furthermore, the amendment area is in an area of transition between the Residential Low Medium and Residential Medium categories, including mixed-use areas consisting of land designated as Retail & Services. Therefore, the proposed amendment is consistent with the locational characteristics of the Residential Medium Category.

The amendment area is located near the southeast intersection of 52<sup>nd</sup> Avenue North and 28<sup>th</sup> Street North in the Lealman Community Redevelopment Area and consists of three currently vacant parcels. The amendment area is adjacent to a variety of residential uses, including an 18-unit apartment complex to the east, mobile home parks to the south and west, and single-family homes to the north across 52<sup>nd</sup> Avenue North. The applicant intends to develop the site for residential purposes at a higher density than allowed by the current land use designation, hence the proposed amendment to Residential Medium. The proposed category would allow up to 11 dwelling units on the property based on its acreage, or up to 16 dwelling units if an affordable housing density bonus is pursued.

- 2) **Adopted Roadway Level of Service (LOS) Standard** – The amendment area is located on a roadway segment with a designation of LOS “D” or above; therefore, those policies are not applicable.
- 3) **Location on a Scenic/Noncommercial Corridor (SNCC)** – The amendment is 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 on the CHHA; therefore, those policies are not applicable.

- 5) **Designated Development/Redevelopment Areas** – The amendment area is located in the Lealman Community Redevelopment Area (CRA); however, the proposed amendment does not involve a substantive change to the CRA. Furthermore, the proposed amendment furthers the redevelopment and revitalization goals of the Lealman CRA.
- 6) **Adjacent to or Impacting an Adjoining Jurisdiction or Public Educational Facility** – The amendment area is not located 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 Industrial 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.