

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

- 1) **Consistency with the Countywide Rules** – The proposed amendment is submitted by Safety Harbor and proposed to amend approximately 3.6 acres of property from Residential Very Low 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 of 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; in close, walkable or bikeable proximity to low-intensity neighborhood servicing uses and low to mid-intensity and density mixed-used areas” and “in areas where use and development characteristics are residential in nature. The amendment area is located in proximity to the Safety Harbor Downtown Activity Center but is suburban in nature. In addition, is surrounded by development that are residential in nature. Hence, the proposed amendment is appropriate for the locational characteristics for the Residential Low Medium category.

The amendment area is comprised of two parcels located on the corner of Enterprise Rd. and a CSX Railroad line. The parcels consist of structures including a greenhouse, workshop, shed, carports and a single-family detached dwelling. The property was formerly used as a plant nursery, but is no longer operating as such. It is the intent of the applicant to develop single-family detached dwellings on the property at higher densities than allowed under the current category, hence the proposed amendment to Residential Low Medium.

- 2) **Adopted Roadway Level of Service (LOS) Standard** – The amendment area is located on a roadway segment of 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 located adjacent to a public educational facility. The amendment area is located adjacent to Unincorporate Pinellas County, specifically the CSX Railroad line which is maintained by the county. The amendment area was annexed into the City of Safety Harbor in 2007.
- 7) **Reservation of Industrial Land** – The amendment area does not involve Employment or Industrial 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.