

CW 20-04
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 1.69 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 development of up to thirteen additional multifamily units on the property in addition to the twelve that currently exist. Currently, the local future land use designation that falls under the Residential Low Medium category does not support the intended redevelopment of the property, hence the proposed change to the Residential Medium Category. Any proposed development would be subject to a site plan review at the local level. The uses surrounding the subject property are primarily a mix of residential and commercial uses

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

- 2) **Adopted Roadway Level of Service (LOS) Standard** – The amendment area is located near a roadway segment where the existing Level of Service is operating at a 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 a SNCC; therefore, those policies are not applicable.
- 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 subject property is located within the Lealman Community Redevelopment Area (CRA) and this proposed amendment is consistent with the objectives of the CRA plan.
- 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.