

CW 22-06
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 2.25 acres of property from Residential Low Medium and Scenic/Non Commercial Corridor to Office and Scenic/Non Commercial Corridor.

The Countywide Rules state that the Office category is “intended to accommodate areas developed, or appropriate to be developed, with office uses, low-impact employment uses, and residential uses (subject to an acreage threshold), in areas characterized by a transition between residential and commercial uses and in areas well-suited for community-scale residential/office mixed-use development” and the Scenic/Non Commercial Corridor is intended to “guide the preservation and enhancement of scenic qualities, to ensure the integrity of the Countywide Plan Map, and to maintain and enhance the traffic operation of these especially significant roadway corridors in Pinellas County.”

The locational characteristics of the Office category are “generally appropriate to locations where it would serve as a transition from an urban activity center or more intensive nonresidential use to low density residential or public/semi-public use; and in areas where the size and scale of office and residential use is appropriate to freestanding office, medium density residential or a combination thereof.” The amendment area is surrounded by other low-density residential uses, primarily designated Residential Low Medium, with some Public/Semi-Public designations in proximity. The amendment area would be appropriate for a freestanding office; therefore, the proposed amendment is consistent with the locational characteristics of the Office category.

The amendment area is located approximately 100 feet north of Woodlands Boulevard and is the former location of a private school. The area surrounding the subject property is comprised of lower-density residential uses and open space, with enclaves of supporting nonresidential uses located near major road intersections. The applicant intends to utilize the amendment area for office uses, hence the proposed amendment to Office. It is currently undecided if the future use would adaptively reuse the existing structure, or redevelop the site entirely. However, it is the intent of the applicant to utilize the amendment area for office uses, hence the proposed amendment to Office. The proposed category would allow up to 11 residential units on the property based on its acreage, and a maximum floor area ratio (FAR) of 0.2 Furthermore, at the local government level, the applicant is pursuing a separate zoning amendment which would limit the site to office uses and prohibit residential uses.

- 2) **Adopted Roadway Level of Service (LOS) Standard** – The amendment area is located on a roadway segment designated LOS “F” with a volume to capacity ratio of

1.362. However, the proposed amendment would reduce the number of average daily trips; therefore, there will be de minimus impacts to the roadway segment.

- 3) **Location on a Scenic/Noncommercial Corridor (SNCC)** – The amendment area is located on a SNCC with a Residential classification. While the proposed Office category is not consistent with Residential SNCC classification outlined in Table 10 of the Countywide Rules, Section 6.5.4.1.3 outlines criteria for exceptions to these classification consistencies. Per the outlined criteria for exceptions, size and configuration of the proposed amendment is de minimus in relationship to its frontage and the length of the affected SNCC. Furthermore, the proposed amendment will reduce nonresidential intensity from 0.3 FAR to 0.2 FAR due to the amendment of the underlying local future land use category. As such, the proposed amendment maintains the low density/intensity nature that is appropriate to amendments to amendments along the SNCC.
- 4) **Coastal High Hazard Areas (CHHA)** – The majority of the amendment area is located within the CHHA. However, based on the underlying local future land use category, the proposed amendment is from Residential Low to Residential/Office Limited, which both have maximum allowable residential densities of 5 units per acre. Therefore, the proposed amendment would not be increasing allowable residential density at the local level. In addition to this, the applicant is submitting a separate zoning amendment that would prohibit residential uses entirely on this property and remove the possibility of adding residential density within the CHHA for this amendment area.
- 5) **Designated Development/Redevelopment Areas** – The amendment area is not located within 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 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.