

**CW 21-12**  
**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 0.65 acres of property from Retail & Services to Residential Low Medium.

The Countywide Rules state that the Residential Low Medium category is “intended to depict areas developed with, or appropriate to be developed with, a mix of businesses that provide for the shopping and personal service needs of the community or region, provide for employment opportunities and accommodate target employment uses, and may include residential uses as part of the mix of uses.”

The amendment area is located on the east corner of Gooden Crossing and is separated from the Fred Marquis Pinellas Trail by Railroad Ave. The subject property is currently vacant, but formerly housed commercial retail uses. It is the intent of the applicant to redevelop the site with three single-family residential lots. While residential is an allowable use under the Countywide Retail & Services category, it is not an allowable use under the corresponding local future land use category, hence the proposed amendment to Residential Low Medium.

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 suburban activity centers; in close, walkable or bikeable proximity to low-density neighborhood servicing uses and low to mid-intensity and density mixed-use areas.” This subject property is located directly adjacent to a primarily residential neighborhood with other single-family homes. Furthermore, it is in proximity to the Largo Mall Activity Center Special Area Plan. Therefore, this proposed amendment is consistent with the locational characteristics of the Residential Low Medium category.

- 2) **Adopted Roadway Level of Service (LOS) Standard** – The amendment area is located on roadway segment operating at LOS “D” or above; therefore, those policies are not applicable.
- 3) **Location on a Scenic/Noncommercial Corridor (SNCC)** – The amendment area is not located within a SNCC; therefore, those policies are not applicable.
- 4) **Coastal High Hazard Areas (CHHA)** – The amendment area is not located on a CHHA; therefore, those policies are not available.

- 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 proposed amendment does not involve 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.