

CW 19-03
Forward Pinellas Staff Analysis

RELEVANT COUNTYWIDE CONSIDERATIONS:

- 1) **Consistency with the Countywide Rules** – This proposed amendment is submitted by the City of Largo and seeks to amend the designation of approximately 2.45 acres of property from Residential Low Medium and Retail and Services to Retail and Services.

The Countywide Rules state that the Retail and Services category is "...used to depict areas 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." Maximum residential density is limited to twenty-four (24) units per acre and non-residential uses cannot exceed a floor area ratio (FAR) of .55.

The subject property is located at the intersection of two primary multimodal corridors (US Highway 19 and Roosevelt Boulevard) and the general area is designated as "Major Center" on the Transit-Oriented Land Use Vision Map. The "Major Center" designation was assigned to this area of Largo to recognize its suitability for redevelopment at higher densities/intensities as well as the existing and planned multimodal transportation infrastructure in the area.

The Retail and Services category is the primary commercial designation in the Countywide Rules, which is why it is has been consistently applied to most of the property along the major arterials in Pinellas County. The location of the requested amendment is consistent appropriate given the surrounding development patterns which are typical of the US Highway 19 corridor with varying concentrations of commercial, office, residential, and warehouse uses. The City of Largo's Comprehensive Plan (Forwarding Our Future 2040) recognizes the redevelopment potential of the area by designating it as a "major" activity center.

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

- 2) **Adopted Roadway Level of Service (LOS) Standard** – The amendment area is located on 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 amendment area is not located within a designated development/redevelopment area, so those policies are not applicable.
- 6) **Adjacent to or Impacting an Adjoining Jurisdiction or Public Educational Facility** – The proposed amendment area is adjacent to unincorporated Pinellas County. County staff reviewed the application and found no issues with the amendment. The County will have the opportunity to further comment at the PAC Meeting on February 4th, 2019, if needed. The amendment area is not 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 Employment, Industrial, or Target Employment Center categories, therefore those standards 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.