

**CW 19-21**  
**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 0.39 acres of property from Public/Semi-Public to Residential Low Medium.

The Countywide Rules state that the Residential Low Medium category is “...used 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 purpose of this amendment is to allow for the conversion of a currently existing church parsonage into a single-family residential use. The applicant has expressed interest in establishing a new church parsonage on the church grounds and, if the future land use category is approved, selling the currently existing parsonage for single-family use. While the Countywide Rules do allow for residential development under the current Countywide category of Public/Semi-Public, the current local future land use category of Institutional, which falls under the Public/Semi-Public category of the Countywide Plan Map, would not be consistent with the local Comprehensive Development Code (CDC).

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 not adjacent to unincorporated Pinellas County, nor is the amendment area 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.