



PPC Meeting  
January 13, 2016

*Agenda Item*  
*III.B.4*

Attachment 1  
Council Staff  
Analysis  
Case - CW 16-4

## **Relevant Countywide Considerations:**

- 1) **Consistency with the Countywide Plan and Rules** – The proposed amendment is submitted by the City of Largo and seeks to reclassify a parcel totaling 9.2 acres. The proposed amendment is from Employment (E) to Public/Semi-Public (P/SP). The case has also been advertised as an amendment involving the Target Employment Center (TEC) category, but the request is to keep that category in place as an overlay.

The current E category is used to depict areas that are developed with, or appropriate to be developed with, a wide range of employment uses, including primary industries (i.e., those with a customer base that extends beyond Pinellas County), allowing for flex space, and for uses that have minimal external impacts. The amendment site could provide for a wide range of employment uses, and the surrounding area already provides significant acreage for heavier commercial and industrial type uses.

The proposed P/SP category is intended to recognize institutional and transportation/utility uses that serve the community or region, especially larger facilities having acreage exceeding the thresholds established in other plan categories, and which are consistent with the need, character, and scale of such uses relative to the surrounding uses, transportation facilities, and natural resource features.

The current and proposed TEC category is an overlay used to depict those areas of the county that are now developed, or appropriate to be developed, in a concentrated and cohesive pattern to facilitate employment uses of countywide significance. No change to this category is being requested.

The P/SP category is appropriate to locations where institutional uses (such as educational, health, public safety, civic, religious and like uses) and transportation/utility uses (such as air and sea transport terminals, utility installations, major transmission lines, refuse disposal, and public works facilities) are required to serve the community; and to recognize the special needs of these uses relative to their relationship with surrounding uses and transportation access.

Even though the subject area could provide for significant target employment uses, it is understood that the long term usage of the site is to provide municipal services to the immediate and larger surrounding area. In other words, the site will not be made available to those target employment uses anytime in the near future. However, leaving the TEC overlay on the site will provide an incentive for target employment uses in the future should the City decide to redevelop the site. Again, the requested amendment area provides for refuse

disposal and public works facilities and recognizes the need for these uses in relationship to the surrounding area.

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

- 2) **Adopted Roadway Level of Service (LOS) Standard** – The amendment area is not located on roadway operating at an LOS of “F.” Additionally, traffic generated by the proposed amendment indicates a decrease in daily trips (236 for E and TEC vs. 16 for P/SP). The difference in expected traffic generated between the existing and the proposed categories is a decrease of approximately 2,024 vehicle trips per day. Of course, the actual traffic expected as based upon the amendment should not decrease from what is occurring today since there is no plan for redevelopment.

Therefore, the proposed amendment can be deemed consistent with this Relevant Countywide Consideration.

- 3) **Location on a Scenic/Noncommercial Corridor (SNCC)** – The amendment area is not located on a SNCC, so these policies are not applicable.
- 4) **Coastal High Hazard Areas (CHHA)** – The amendment area is not located in a CHHA, so those policies are not applicable.
- 5) **Designated Development/Redevelopment Areas** – The amendment area is not located in, nor does it impact, a designated development or redevelopment area.
- 6) **Adjacent to or Impacting an Adjoining Jurisdiction or Public Educational Facility** – The amendment area is adjacent to unincorporated Pinellas County on the west across Starkey Road. This amendment will not impact delivery of services to this unincorporated area.

Additionally, the amendment area does not adjoin, nor will it impact, a public educational facility.

Therefore, this request can be considered consistent with these Relevant Countywide Considerations.

- 7) **Reservation of Industrial Land** – The amendment involves the Employment category and is therefore subject to the Countywide Rules criteria regarding conversion of this category. The Council and the Countywide Planning Authority may, at their discretion, consider approving such amendments based on a balancing of the criteria below:

- *Target Employment Opportunities*

*The extent to which the uses within the proposed category can potentially provide target employment opportunities, as compared to those that can potentially be*

*available within the current Employment, Industrial, Target Employment Center, or Activity Center (associated with Employment, Industrial, or equivalent category on the local future land use map) plan category.*

The proposed P/SP category does not directly provide for target employment uses. The category does allow for airports or seaports, which both could support target employers. However, the property size and location would prohibit either an airport or seaport.

The current E designation offers a wide range of allowable target employment uses.

- *Amendment Site Characteristics*

*Under the current or proposed category, the extent to which the site can continue to support target employment uses due to the site's size, configuration, and physical characteristics, and is able to accommodate the provision of site access, loading, and other necessary site improvements.*

*The extent to which the proposed site will be, or is now, used for unique and high-priority functions such as water-dependent or working waterfront uses.*

The site is owned by the City of Largo and used for public works type service uses and that service the surrounding area, including residential and non-residential uses in the city.

No unique and high-priority functions are operating or proposed for the site.

- *Amendment Area Characteristics*

*The extent to which the uses within the current or proposed category relate to surrounding and nearby uses and plan classifications, including their compatibility with such uses and plan classifications.*

*The extent to which industrial uses can benefit from or provide benefit to, adjoining or nearby properties.*

*The extent to which the proposed site will be used for unique and high-priority functions, including, but not limited to, transit-oriented uses.*

The amendment site is part of a larger City of Largo Public Works and Environmental Services complex. Surrounding the amendment site are primarily heavy commercial and industrial uses, as well as residential to the east. Many uses within the proposed P/SP category can be considered compatible with the surrounding uses and the uses on the subject parcel provide services to these surrounding uses, as well as the remainder of the city.

There is no transportation oriented unique and high-priority functions operating on or proposed for the site. However, the site does contain the City's effluent storage tanks, which is unique to the area.

- *Supporting Transportation and Infrastructure Characteristics*

*The location of the property in relationship to, and the current or proposed uses' need for, access to the arterial and thoroughfare network, mass transit, airport, and rail, as well as other infrastructure and service facilities, including water, sewer, stormwater, and parking, and their respective capacities.*

The site is accessed by a four lane divided arterial (i.e., Starkey Road), which provides very good access to the arterial and thoroughfare roadway network.

The site is being used by City of Largo for public works function, with no plans for any private redevelopment.

- *Supporting Redevelopment Plans, Special Area Plans, or Planning and Urban Design Principles Implementation Framework*

*The extent to which any amendment is included as part of a community redevelopment plan, special area plan, or Planning and Urban Design Principles implementation framework pursuant to Section 6.5.4.6.1 that has evaluated and addressed the potential to support target employment uses in the redevelopment area proposed to be reclassified from an Employment, Industrial, Target Employment Center, or Activity Center (associated with Employment, Industrial, or equivalent category on the local future land use map) designation.*

The proposed amendment to the P/SP category is not part of a community redevelopment plan or special area plan. The amendment area is owned by the City of Largo and is proposed to be used for City Public Works and Environmental functions consistent with the P/SP category.

**Conclusion:**

***On balance, it can be concluded that the requested amendment from Employment to Public/Semi-Public, with no change to the TEC overlay, is deemed consistent with the Relevant Countywide Considerations found in the Countywide Rules.***