

**CW 20-11**  
**Forward Pinellas Staff Analysis**

**RELEVANT COUNTYWIDE CONSIDERATIONS:**

- 1) **Consistency with the Countywide Rules** – The proposed amendment is submitted by the City of Largo and seeks to amend the designation of approximately 1.06 acres of property from Public/Semi-Public to Retail & Services.

The Countywide Rules state that the Retail & Services 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 subject property is located located west of 58<sup>th</sup> Street North and Roosevelt Boulevard and is a portion of a property totaling approximately 4.45 acres. The 1.06-acre subject property is currently used as a grass parking lot with a paved drive aisle. The applicant has expressed interest in selling the 1.06 acres of property to the 7-Eleven Corporation for the construction of a new convenience store with fueling stations, hence the proposed amendment. An existing 7-Eleven convenience store and gas station of approximately 0.63 acres is located east of the subject property. The store will be razed and incorporated into the new development site, forming an approximately 1.69-acre site. The proposed amendment will facilitate the redevelopment of the existing convenience store and remedy nonconforming structures.

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

- 2) **Adopted Roadway Level of Service (LOS) Standard** – The amendment area is located near 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 within a SNCC; therefore, those policies are not applicable.
- 4) **Coastal High Hazard Areas (CHHA)** – The amendment area is not located within a 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 a public educational facility; therefore, those policies are not applicable. The proposed amendment area is adjacent to Unincorporated Pinellas County. Pinellas County staff have reviewed the application and found no issues with the amendment.
- 7) **Reservation of Industrial Land** – The proposed amendment area does not involve the reduction of land designated as Industrial or Employment; 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.