

CW 16-20
Forward Pinellas Staff Analysis

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 2.46 acres. The proposed amendment seeks to amend the parcel from Office to Retail and Services.

The current Office (O) category is intended to recognize areas that are developed, or appropriate to be developed, with office uses, low-impact employment uses, and residential uses (subject to an acreage threshold), in areas characterized by a transition between residential and commercial uses and in areas well-suited for community-scale residential/office mixed-use development.

The proposed Retail and Services (R&S) category is intended to recognize 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.

The subject site currently contains an assisted living & memory care facility. The operator of the facility desires to add an additional 30 beds within the facility, for a total of 122 beds. The additional 30 beds will not result in any expansion of the existing facility structure.

The R&S category is appropriate to this location, which has access to two arterial roadways which provide appropriate transportation and transit services. The surrounding area consists of other intensive commercial uses, which this category is consistent with, however it is not part of activity center.

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

- 2) **Adopted Roadway Level of Service (LOS) Standard** – The amendment area is located on roadway operating at an LOS of “F.” According to the Pinellas County Metropolitan Planning Organization (MPO) Level of Service Report, East Bay Drive/SR 686 (US 19 to Belcher Road) is operating at a LOS F. Alternatively, the site also has access to Belcher Road, and from Ulmerton Road to East Bay Drive Belcher Road is operating at a LOS B.

Due to the LOS F condition the applicant has submitted a traffic study (see Attachment 2) to determine the impact of the request on the adjacent roadway. According to the report, the number of additional PM peak hour trips associated with a 33% increase

in density is seven. There is also access from the site, via a cross access agreement, to Belcher Road. There is private transit service available for residents and the applicant has agreed to add on-demand bus capacity as needed. Based on the traffic study, the increase in number of beds is anticipated to generate a minimal number of additional daily trips since most residents do not drive. Also helping to reduce the impact on Ulmerton Road is the Belcher Road access and the availability of additional transportation for residents.

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 those 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, so those policies are not applicable.
- 6) **Adjacent to or Impacting an Adjoining Jurisdiction or Public Educational Facility** – The amendment area is not adjacent to another jurisdiction or to a public educational facility, so those policies are not applicable.

Conclusion

The proposed amendment from O to R&S is deemed consistent with the Relevant Countywide Considerations found in the Countywide Rules.