

CW 22-19
Forward Pinellas Staff Analysis
RELEVANT COUNTYWIDE CONSIDERATIONS:

- 1) **Consistency with the Countywide Rules** – The proposed amendment is submitted by the Pinellas County and seeks to amend approximately 0.13 acres from Residential Low Medium to Office.

The Countywide Rules state that the Office category is “intended to accommodate areas 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 locational characteristics for the Office category are “generally appropriate to locations where it would serve as a transition from an urban activity center or more intensive nonresidential use to low density residential or public/semi-public use.” The proposed amendment is located along a corridor of Alternate U.S. 19 N. that consists of other less intensive office uses and low-density residential uses. As such, the proposed amendment is appropriate for the locational characteristics of the Office category.

The amendment area is a 0.13-acre portion of a larger 0.37-acre property on the west side of Alternate U.S. 19 N. It is located in Pinellas County’s Crystal Beach area and is approximately 0.35 miles north of Alderman Road. The property is currently vacant and has been historically used as an unimproved parking area, but the amendment area is currently designated Residential Low Medium, while the remaining 0.24 acres of the larger property are designated Office. While the applicant does not have any specific proposed uses indicated as a result of this proposed amendment, amending these 0.13 acres of property to the Office category will provide a consistent land use designation for the entirety of the property.

- 2) **Adopted Roadway Level of Service (LOS) Standard** – The amendment area is located on a roadway segment of 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 an SNCC; therefore, those policies are not applicable.
- 4) **Coastal High Hazard Areas (CHHA)** – The amendment area is not located in the CHHA; therefore, those policies are not applicable.
- 5) **Designated Development/Redevelopment Areas** – The amendment area does not involve a designated development/redevelopment area; therefore, those policies are not applicable.

6) **Adjacent to or Impacting an Another Jurisdiction or Public Educational Facility**

– The amendment area is not located adjacent to another jurisdiction or public educational facility.

7) **Reservation of Industrial Land** – The amendment area does not involve Employment or Industrially-designated land; therefore, those policies are not applicable.

Conclusion:

On balance, the proposed amendment is deemed consistent with the Relevant Countywide Considerations found in the Countywide Rules.