

CW 20-07
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 5.62 acres of property from Recreation/Open Space to Employment.

The Countywide Rules state that the Employment category is "...intended to recognize areas 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 proposed amendment would allow for the development of a self-storage facility on a parcel of land that is currently vacant property. It is the owner's intent to develop the subject property into a three-story self-storage facility with enclosed/covered boat/RV/vehicle storage, which is not permitted under the current land use classification. The owner will also be entering into a Development Agreement with the City of Largo to concurrently allow the local future land use that is consistent with the proposed classification of Employment.

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 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 is adjacent to a public educational facility. The proposed development would not increase the number of school-age children within the area, thus, the amendment will not significantly impact the adjoining educational facility. The proposed amendment is not adjacent to an adjoining jurisdiction; therefore, those policies are not applicable.
- 7) **Reservation of Industrial Land** – The proposed amendment area does not involve the reduction of land designated as Industrial or Employment. Furthermore, the executed Development Agreement will limit the allowable uses of the subject property under Employment, to only permit development of the self-storage facility with an accessory office use.

Conclusion:

On balance, it can be concluded that the proposed amendment is deemed consistent with the Relevant Countywide Considerations found in the Countywide Rules.