

CW 19-14
Forward Pinellas Staff Analysis

RELEVANT COUNTYWIDE CONSIDERATIONS:

- 1) **Consistency with the Countywide Rules** – This proposed amendment is submitted by the City of Largo and seeks to amend property totaling approximately 7.2 acres from Residential Very Low to Residential Low Medium.

The Countywide Rules state that the Residential Low Medium category is "...used to depict areas that are now developed, or appropriate to be developed, in a suburban, low density or moderately dense residential manner; and to recognize such areas as primarily well-suited for residential uses that are consistent with the suburban qualities, transportation facilities, including transit, and natural resources of such areas."

The subject property is currently being utilized as a single-family home. The property owner would like to redevelop the site into a single-family subdivision with a maximum density of 7.5 units per acre, totaling no more than 54 units. In addition, the applicant has completed a Phase 1 Environmental Site Assessment to identify any environmental constraints that would preclude development upon the site. The assessment has revealed no evidence of any environmental conditions that would prohibit the desired redevelopment.

Given that this amendment involves amending a property that is over five acres to Residential Low Medium, this Countywide Plan Map amendment is considered a regular amendment.

Based on the purpose and use characteristics of the requested Countywide Plan Map category, this amendment can be deemed consistent with this Relevant Countywide Consideration.

- 2) **Adopted Roadway Level of Service (LOS) Standard** – The amendment area is located on a roadway segment where the existing Level of Service is operating at a LOS "D" or better; therefore, policies to mitigate the projected transportation impacts are not applicable.
- 3) **Location on a Scenic/Noncommercial Corridor (SNCC)** – The amendment area is not located on a SNCC; therefore, policies to ensure conformity to the applicable criteria and standards are not applicable.
- 4) **Coastal High Hazard Areas (CHHA)** – The amendment area is not located within CHHA; therefore, policies to mitigate CHHA impacts are not applicable.
- 5) **Designated Development/Redevelopment Areas** – The amendment area is not located within a designated development/redevelopment area; therefore, those policies are not applicable.
- 6) **Adjacent to or Impacting an Adjoining Jurisdiction or Public Educational Facility** – The proposed amendment area is adjacent to unincorporated Pinellas County. County staff reviewed the application and found no issues with the amendment. The amendment area is not adjacent to a public educational facility; therefore, standards to mitigate impacts on public educational facilities are not applicable.
- 7) **Reservation of Industrial Land** – The proposed amendment does not involve the conversion of Employment, Industrial, or Target Employment Center-designated land to another category.

Conclusion:

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