

**CW 22-09**  
**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 approximately 8.36 acres of property from Retail & Services to Public/Semi-Public.

The Countywide Rules state that the Public/Semi-Public category is “intended to recognize institutional and transportation/utility uses that serve the community or region, especially larger facilities have acreage exceeding the thresholds established in other plan categories, which are consistent with the need, character, and scale of such uses relative to the surrounding uses, transportation facilities, and natural resource features, and may include residential as part of the mix of uses.”

The locational characteristics of the Public/Semi-Public category are “generally appropriate to those locations where institutional uses and transportation/utility uses are required to serve the community; and to recognize the special needs of these uses relative to their relationship with the surrounding uses and transportation access.” The proposed amendment seeks to expand the current religious institutional use and is therefore a continued compatible use appropriate for the locational characteristics of the proposed category.

The amendment area is located on the southwest corner of East Bay Drive and Highland Avenue and was formerly the site of a grocery store (Winn-Dixie). However, upon its closure in 2006, the subject property has been utilized for educational and religious institutional purposes, the latter of which is the current use. The religious institution currently operates under a conditional use limiting its occupancy within 19,000 square feet of the building. However, it is the intent of the applicant to utilize approximately 52,082 square feet of the property and set aside 8,585 square feet to establish a future tenant space. Furthermore, the underlying local future land use category limits religious institution uses to 5 acres, the size of which the proposed amendment exceeds. Therefore, the applicant requests an amendment to the Public/Semi-Public category, which would facilitate the expansion of the religious institution.

- 2) **Adopted Roadway Level of Service (LOS) Standard** – The amendment area is located on a roadway segment which operates at an LOS “D” or above; 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)** – Approximately 0.96 acres of the western portion of the amendment area is located in the CHHA. However, the proposed

amendment will result in a decrease in maximum allowable residential density both for the proposed underlying local future land use category and the proposed Countywide Plan Map category (from 24 units per acre to 12.5 units per acre). Furthermore, the proposed amendment area has access to adequate emergency shelter space and a designated evacuation route via East Bay Drive. Additionally, the proposed amendment seeks to continue utilizing existing building and infrastructure. Therefore, the proposed amendment will have de minimus impacts on the Coastal High Hazard Area.

- 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 amendment area is not adjacent to a public educational facility or adjoining jurisdiction; therefore, those policies are not applicable.
- 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, it can be concluded that the proposed amendment is deemed consistent with the Relevant Countywide Considerations found in the Countywide Rules.