

**CW 20-08**  
**Forward Pinellas Staff Analysis**

**RELEVANT COUNTYWIDE CONSIDERATIONS:**

- 1) **Consistency with the Countywide Rules** – The proposed amendment is submitted by the City of Clearwater and seeks to amend the designation of approximately 0.729 acres of property from Public/Semi-Public 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 property is currently being used as a medical office. It is the owner's intention to lease the building for use as a financial office, an office type which is not permitted under the current land use classification. The property is surrounded by commercial uses, additional office buildings and detached residential dwellings. The City of Clearwater is committed to preserving land and buildings that are needed to attract target industries and accommodate higher-wage jobs, such as the ones provided by a financial office.

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 located on a Scenic Non-Commercial Corridor, with an Enhancement Connector classification. Per the Countywide Rules, the proposed amendment category is consistent with the SNCC classification.
- 4) **Coastal High Hazard Areas (CHHA)** – The amendment area is not located within a 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 amendment will 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 adjacent to Unincorporated Pinellas County. Pinellas County staff reviewed the application and found no issues with the amendment.
- 7) **Reservation of Industrial Land** – The proposed amendment area does not involve the reduction of land designated as Industrial or Employment; 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.