

**CW 19-22**  
**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 the designation of approximately 3.3 acres of property from Office, Retail and Services, and Target Employment Center to Retail and Services and Target Employment Center.

The Countywide Rules state that the Retail and Services category is “...used to depict areas developed with, or appropriate to be developed with, a mix of businesses that provide for the shopping and personal service needs of the community or region, provide for employment opportunities and accommodate target employment uses, and may include residential uses as part of the mix of uses.” When located in a Target Employment Center the properties shall not exceed a Floor Area Ratio (FAR) of 1.1 for Manufacturing, Office, and Research/Development uses.

The purpose of the amendment is to provide for a consistent land use designation across the entire site that recognizes existing and planned uses. The subject properties consist of approximately 3.3 acres and are located north of Roosevelt Boulevard and east of Bay Vista Drive. The subject properties are currently defined by different land use classifications bisecting the sites and extending through portions of the existing structure. It is the applicant's intent to establish a single land use classification in accordance with the locational criteria. The existing site characteristics will continue to support the employment center by providing a mix of uses and services to the surrounding offices/businesses and residents. If the amendment is approved, the current property owners may add additional development in the future.

No changes are being made to the currently existing Target Employment Center overlay.

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 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 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 those standards are not applicable.
- 7) **Reservation of Industrial Land** – The proposed amendment area does not involve the reduction of land designated as Industrial or Employment.

**Conclusion:**

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