

CW 20-12
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 5.01 acres of property from Public/Semi-Public to Residential Low Medium.

The Countywide Rules state that the Residential Low Medium category is "...intended 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 located west of 58th Street North and 164th Avenue North. A Development Agreement which restricted the property for use as an Assisted Living Facility expired in February 2020. After the demolition of the Assisted Living Facility, the property has remained vacant. It is the owner's intention to construct a single-family residential development on the property, hence the proposed amendment. Based on the allowable 5 units per acre under the local future land use category of Residential Low, the property is limited to 25 dwelling units.

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 within a SNCC; therefore, those policies are not applicable.
- 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 area is not adjacent to a public educational facility; therefore, those policies are not applicable. The proposed amendment area is adjacent to Unincorporated Pinellas County. Pinellas County staff have 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.