

CW 20-06
Forward Pinellas Staff Analysis

RELEVANT COUNTYWIDE CONSIDERATIONS:

- 1) **Consistency with the Countywide Rules** – This proposed amendment is submitted by Pinellas County and seeks to amend the designation of approximately 2.0 acres of property from Recreation/Open Space 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 having 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 proposed amendment would allow for the development of a medical office on a parcel of land that is currently vacant. The project includes a Development Agreement which restricts the proposed building to 1-story with a maximum size of 18,000 square feet in addition to other improvements related to access, buffering and building design. The parcel is adjacent to the Lake Tarpon Outfall Canal to the east and county-owned stormwater retention ponds to the north and south.

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. Furthermore, the proposed amendment includes roadway improvements addressing traffic safety concerns regarding ingress and egress to subject property.
- 3) **Location on a Scenic/Noncommercial Corridor (SNCC)** – The amendment area is located on a SNCC, with a Residential classification. The proposed Public/Semi-Public category is consistent with this classification. The proposed Development Agreement also includes additional landscaping requirements along the road frontage which is consistent with SNCC strategies.
- 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 the City of Oldsmar. Oldsmar 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 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; 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.