

CW 21-04
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 7.39 acres of property from Public/Semi-Public to Office

The subject property is located on 142nd Avenue North, to the east of 60th Street North and west of 58th Street North. Currently, the subject property is used as administrative offices for St. Petersburg College (SPC). SPC is in the process of consolidation and found that it does not have a need for the current building, which is largely vacant. The building is proposed to be sold and reused as general office use, hence the proposed amendment.

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 proposed use is consistent with the permitted uses and locational characteristics of the proposed category. The locational characteristics of the Office category are “generally appropriate to locations where it would serve as a transition from an urban activity center or more intensive nonresidential use to low density residential or public/semi-public use; and in areas where the size and scale of office and residential use is appropriate to free standing office, medium density residential or a combination thereof.” The subject property is located to the west of a Target Employment Center, with office uses that are analogous to the proposed amendment. Furthermore, it is surrounded by low density residential uses, such as those mentioned in the locational characteristics of the Office category.

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 on 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; 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; therefore, those policies are not applicable. The amendment area is adjacent to Unincorporated Pinellas County. County staff have been contacted and found no issues with the proposed 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.