

CW 22-07
Forward Pinellas Staff Analysis
RELEVANT COUNTYWIDE CONSIDERATIONS:

- 1) **Consistency with the Countywide Rules** – The proposed amendment is submitted by Pinellas County and seeks to amend the designation of approximately 0.33 acres of property from Residential Low Medium to Retail & Services.

The Countywide Rules state that the Retail & Services category is “intended 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.”

The locational characteristics of the Retail & Services category are “generally appropriate to locations in and adjacent to activity centers where surrounding land uses support and are compatible with intensive commercial use.” The amendment area is located adjacent to the northern border of the Largo Mall Activity Center. Furthermore, the amendment area is located on a corridor with other intensive commercial uses. Therefore, the proposed amendment is consistent with the locational characteristics of the Retail & Services category.

The amendment area is located approximately 200 feet west of Seminole Boulevard and consists of one vacant parcel. The applicant intends to change the land use of the amendment area to create consistency with the underlying local zoning district. Although the future use of the property is undetermined, the applicant proposes an amendment to the Retail & Services category, which would allow a wider range of nonresidential uses compatible with the underlying local zoning category. Ultimately, what is built would be dependent upon specific site plan requirements, to be handled at the local level.

- 2) **Adopted Roadway Level of Service (LOS) Standard** – The amendment area is located on a roadway segment operation at a LOS “D” or above; therefore those policies are not applicable.
- 3) **Location on a Scenic/Noncommercial Corridor (SNCC)** – The amendment area is not located on an 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. The amendment area is adjacent to the City of Largo to its south; however, city staff have been contacted and had no concerns with the proposed amendment.
- 7) **Reservation of Industrial Land** – The amendment area does not involve Employment or Industrial designated land; 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.