

**CW 21-10**  
**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 1.14 acres of properties from Residential Low Medium to Residential High.

The Countywide Rules state that the Residential High category is “intended to depict those areas of the county that are now developed, or appropriate to be developed, in a high-density residential manner; and to recognize such areas as primarily well-suited for residential uses that are consistent with the urban and intensive qualities, transportation facilities, including transit, and natural resources of such areas.”

The amendment area involves two parcels which are located on the western terminus of 20<sup>th</sup> Terrace SW, approximately 330 feet west of Seminole Blvd. It is adjacent to various residential uses, such as a mobile home park to its north and apartment complexes to its south and west. The subject property is currently vacant, and the applicant proposes to develop the site as a single-family attached residential subdivision. As this would require a higher density than is allowed at the current designation of Residential Low Medium, the applicant is requesting a proposed amendment to the Residential High category.

The locational characteristics of the Residential High category are “generally appropriate to locations within or in proximity to urban activity centers; often in close, walkable, or bikeable proximity to high-intensity communities and supporting services; or in areas where use and development characteristics are high density residential in nature.” This particular amendment area is adjacent to the Largo Mall Activity Center Special Area Plan to its west and is thus compatible with the locational characteristics of the proposed category.

- 2) **Adopted Roadway Level of Service (LOS) Standard** – The amendment area is located on roadway segment operating at LOS “D” or above; 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 available.
- 5) **Designated Development/Redevelopment Areas** – The amendment area does not involve 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 the City of Largo to its west and east. City staff have been contacted and found no issues with the amendment.
- 7) **Reservation of Industrial Land** – The proposed amendment does not involve Industrial 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.