

CW 21-11
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 0.69 acres of properties 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 amendment area is located in the west Lealman area, and fronts the north side of 46th Avenue North and is approximately 0.15 miles east of Park Street. Currently, the subject property is occupied by a vacant single-family home that is in deteriorated condition. The applicant is proposing a pool contractor business on the property, which would include an office, warehouse, and screened outdoor storage. This use would not be consistent with the current Residential Low Medium Category, hence the proposed amendment to Retail & Services.

The locational characteristics for 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 subject property is located in proximity to a predominantly commercial retail area along Park Street N on its west, and is therefore compatible with 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 are is not adjacent to an adjoining jurisdiction or public educational facility; therefore, those policies are not applicable.

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.