

Relevant Countywide Considerations:

- 1) **Consistency with the Countywide Plan and Rules** – The proposed amendment is submitted by Pinellas County and seeks to reclassify a parcel totaling 1.1 acres. The proposed amendment is from Employment (E) to Residential Low Medium (RLM). The application also requests to remove the Target Employment Center (TEC) category.

The current E category is used to depict areas that are developed with, or appropriate to be developed with, a wide range of employment uses, including primary industries (i.e., those with a customer base that extends beyond Pinellas County), allowing for flex space, and for uses that have minimal external impacts.

The current TEC category is an overlay used to depict those areas of the county that are now developed, or appropriate to be developed, in a concentrated and cohesive pattern to facilitate employment uses of countywide significance. This TEC overlay is part of a much larger and cohesive employment use area to the north, west, and south. This includes areas south across Ulmerton Road and extending east to encompass the Clearwater-St. Pete Airport. The area is approximately 1,500 acres in size.

With its current designation, therefore, the amendment site could provide for a wide range of employment uses, and the surrounding area already provides significant acreage for heavier commercial and industrial type uses. Additionally, while the adjoining street (Palm Way) provides access to residential uses on the east, it also provides access to a number of employment uses on the west (adjacent and north of the subject parcel).

The proposed RLM category is intended to depict areas that are primarily well-suited for suburban, low density or moderately dense residential uses at a maximum density of 10 dwelling units per acre. There are residences in the surrounding area, including one that is adjacent and to the east. However, the site has employment uses on three sides.

The RLM category is appropriate to locations that are now developed, or appropriate to be developed, in a suburban, low density or moderately dense residential manner; and to recognize such areas as primarily well-suited for residential uses that are consistent with the suburban qualities, transportation facilities, including transit, and natural resources of such areas.

This amendment can be deemed inconsistent with this Relevant Countywide Consideration.

- 2) **Adopted Roadway Level of Service (LOS) Standard** – The amendment area is located on a undesignated street, Palm Way, that eventually gains access to Ulmerton Road. Ulmerton Road is operating at an LOS of “F.” Additionally, traffic generated by the proposed amendment indicates a decrease in daily trips (236 for E and TEC vs. 67 for RLM). The difference in expected traffic generated between the existing and the proposed categories is a decrease of approximately 186 vehicle trips per day.

Therefore, the proposed amendment can be deemed consistent with this Relevant Countywide Consideration.

- 3) **Location on a Scenic/Noncommercial Corridor (SNCC)** – The amendment area is not located on a SNCC, so these policies are not applicable.
- 4) **Coastal High Hazard Areas (CHHA)** – The amendment area is not located in a CHHA, so those policies are not applicable.
- 5) **Designated Development/Redevelopment Areas** – The amendment area is not located in, nor does it impact, a designated development or redevelopment area.
- 6) **Adjacent to or Impacting an Adjoining Jurisdiction or Public Educational Facility** – The amendment area is not adjacent to another jurisdiction, nor does it adjoin or impact a public educational facility.

Therefore, this request can be considered consistent with these Relevant Countywide Considerations.

- 7) **Reservation of Industrial Land** – The amendment involves the Employment category and is therefore subject to the Countywide Rules criteria regarding conversion of this category. The Council and the Countywide Planning Authority may, at their discretion, consider approving such amendments based on a balancing of the criteria below:

- **Target Employment Opportunities**

The extent to which the uses within the proposed category can potentially provide target employment opportunities, as compared to those that can potentially be available within the current Employment, Industrial, Target Employment Center, or Activity Center (associated with Employment, Industrial, or equivalent category on the local future land use map) plan category.

The proposed RLM category does not allow for target employment opportunities.

The current E designation offers a wide range of allowable target employment uses. The TEC overlay would allow increased intensity for target employment uses.

- Amendment Site Characteristics

Under the current or proposed category, the extent to which the site can continue to support target employment uses due to the site's size, configuration, and physical characteristics, and is able to accommodate the provision of site access, loading, and other necessary site improvements.

The extent to which the proposed site will be, or is now, used for unique and high-priority functions such as water-dependent or working waterfront uses.

The site is vacant and could accommodate a variety of employment uses, similar to the uses to the north of the subject area. Additionally, the site's size of 1.1 acres could provide adequate space for location of an employment use similar to the two or three uses to the north of the subject area.

No unique and high-priority functions are operating or proposed for the site.

- Amendment Area Characteristics

The extent to which the uses within the current or proposed category relate to surrounding and nearby uses and plan classifications, including their compatibility with such uses and plan classifications.

The extent to which industrial uses can benefit from or provide benefit to, adjoining or nearby properties.

The extent to which the proposed site will be used for unique and high-priority functions, including, but not limited to, transit-oriented uses.

The subject area has employment and heavy commercial uses on three sides, and many more to the west, south, and north, with the fourth side occupied by a residential use. The area to the northeast is primarily residential. The conversion of this site to RLM would create a pocket of residential within the Employment category area. As stated, there are other residential areas to the northeast, and these take access from the same roadway as other employment uses north of the subject area (Palm Way). Any future employment use could take access from Palm Way, similar to the other employment uses along Palm Way.

It should be noted that access to the employment and residential uses runs past a number of residences on Coral Way, which is not optimal, as non-residential use access is better suited to traverse non-residential use areas.

There is no transportation oriented unique and high-priority functions operating on or proposed for the site.

- *Supporting Transportation and Infrastructure Characteristics*

The location of the property in relationship to, and the current or proposed uses' need for, access to the arterial and thoroughfare network, mass transit, airport, and rail, as well as other infrastructure and service facilities, including water, sewer, stormwater, and parking, and their respective capacities.

The site is accessed by a two lane local roadway that eventually gains access from Ulmerton Road), which is an arterial roadway.

It appears as though the employment based subdivision adjacent to the site has a retention pond serving the employment area.

- *Supporting Redevelopment Plans, Special Area Plans, or Planning and Urban Design Principles Implementation Framework*

The extent to which any amendment is included as part of a community redevelopment plan, special area plan, or Planning and Urban Design Principles implementation framework pursuant to Section 6.5.4.6.1 that has evaluated and addressed the potential to support target employment uses in the redevelopment area proposed to be reclassified from an Employment, Industrial, Target Employment Center, or Activity Center (associated with Employment, Industrial, or equivalent category on the local future land use map) designation.

The proposed amendment to the RLM category is not part of a community redevelopment plan or special area plan. The amendment area is owned by the adjacent homeowner and the amendment would accommodate additional residential use.

Conclusion:

On balance, it can be concluded that the requested amendment from Employment and Target Employment Center to Residential Low Medium is deemed inconsistent with the Relevant Countywide Considerations found in the Countywide Rules.