

CW 17-2 Forward Pinellas Staff Analysis

Relevant Countywide Considerations:

- 1) **Consistency with the Countywide Plan and Rules** – The City of Pinellas Park proposes to amend the Countywide Map designation from Retail & Services and Target Employment Center to Employment and Target Employment Center.

The current Retail & Services category is used to depict areas 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 proposed Employment 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 and proposed Target Employment Center 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.

The subject property has been utilized for retail/storage. The proposed use is for granite fabrication and manufacturing. If approved, this amendment will be consistent with the Pinellas Park Comprehensive Plan.

- 2) **Adopted Roadway Level of Service (LOS) Standard** – The amendment area is not located on a roadway operating at an LOS of “F”, therefore those policies are not applicable.
- 3) **Location on a Scenic/Noncommercial Corridor (SNCC)** – The amendment area is not located on a SNCC, so those 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 a redevelopment area, so those policies are not applicable.
- 6) **Adjacent to or Impacting an Adjoining Jurisdiction or Public Educational Facility** – The proposed amendment area is adjacent to the unincorporated Pinellas County and is also adjacent to or impacting a public educational facility. Pinellas County Planning Department and Pinellas County School Board staff reviewed the case with the PAC and found no immediate issues with this amendment area changing from Retail & Services and Target Employment Center to Employment and Target Employment Center.

Conclusion:

The proposed amendment is deemed consistent with the Relevant Countywide Considerations found in the Countywide Rules.