

CW 20-03
Forward Pinellas Staff Analysis

RELEVANT COUNTYWIDE CONSIDERATIONS:

- 1) **Consistency with the Countywide Rules** – This proposed amendment is submitted by the City of Pinellas Park and seeks to amend the designation of approximately 0.45 acres of property from Retail & Services and Target Employment Center Overlay to Employment and Target Employment Center Overlay.

The Countywide Rules state that the Employment category is “...used to recognize areas 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.” When located in a Target Employment Center – Shall not exceed an FAR of 1.3 for Manufacturing, Office, and Research/Development uses

The proposed amendment would allow for the subject property, which is currently vacant, to be redeveloped into an outdoor storage facility. The site is surrounded by heavy commercial, light industrial, and some heavy industrial uses, whereas the nearest residential uses are an RV park located across US 19 and a manufactured home community about a quarter mile away.

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

- 2) **Adopted Roadway Level of Service (LOS) Standard** – The amendment area is located on a roadway segment where the existing Level of Service is operating at a LOS “D” or better, therefore those policies are not applicable.
- 2) **Location on a Scenic/Noncommercial Corridor (SNCC)** – The amendment area is not located on a SNCC, therefore those policies are not applicable.
- 3) **Coastal High Hazard Areas (CHHA)** – The amendment area is not located within CHHA, therefore those policies are not applicable.
- 4) **Designated Development/Redevelopment Areas** – The amendment area is not located within a designated development/redevelopment area, so those policies are not applicable.
- 5) **Adjacent to or Impacting an Adjoining Jurisdiction or Public Educational Facility** – The proposed amendment area is not adjacent to another jurisdiction nor is it adjacent to a public educational facility, therefore those standards are not applicable.
- 6) **Reservation of Industrial Land** – The proposed amendment area does not involve the reduction of land designated as Industrial or Employment.

Conclusion:

On balance, it can be concluded that the proposed amendment is deemed consistent with the Relevant Countywide Considerations found in the Countywide Rules.