

CW 18-22 Forward Pinellas Staff Analysis

Relevant Countywide Considerations:

- 1) **Consistency with the Countywide Rules** – This proposed amendment is submitted by unincorporated Pinellas County and seeks to amend a site totaling approximately 0.67 acre from Office to Retail & Services.

The current use of the subject property is a single family home. The proposed use is a compounding pharmacy. A compounding pharmacy is a facility that creates personalized medicines through the preparation, mixing, assembling, altering, packaging, and labeling of a drug, drug-delivery device, or device in accordance with a licensed pharmacist's prescription, - to serve patients whose needs cannot be met by mass-produced medications.

The Countywide Rules state that the 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 requested amendment is consistent with the purpose and locational characteristics for the Retail & Services category. The purpose of the Retail & Services category is to provide opportunities to establish uses that meet the shopping and personal service needs of the community and this request is consistent with that objective. The locational characteristics of the requested category references proximity to intensive commercial uses and major transportation facilities. The subject property fronts Alternate US 19 and is adjacent to a mixture of commercial and office uses to the north and south, as well as across Alternate US 19 to the west. The subject property is adjacent to a single family home to the east. The Alternate US 19 corridor in this area contains a variety of nonresidential uses with more intensive uses on the west side of the corridor. The corresponding zoning map amendment by Pinellas County includes a conditional overlay that would limit the utilization of this property to a compounding pharmacy. If approved, this amendment will be consistent with Pinellas County's Comprehensive Plan.

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

- 2) **Adopted Roadway Level of Service (LOS) Standard** – The segment of Alternate US 19 from Tampa Road to Alderman Road is operating at an LOS of "F", which is adjacent to the amendment area.

The intensity difference between the current Office and proposed Retail & Services categories is an increase of .05 in floor area ratio. The resulting increase in the maximum building area for a property of this size is 1,459 square feet. Although this amendment would result in a slight increase in floor area ratio along a deficient roadway, the corridor provides several alternative mobility options including two transit routes, bicycle lanes, a connected network of sidewalks, and the Pinellas Trail. Furthermore, a corridor study is underway by the Florida Department of Transportation, with support from Forward Pinellas, to address near-term multimodal transportation needs through context sensitive solutions, and to develop a long-term corridor vision that defines the goals and objectives and policy requirements to establish a more walkable, bicycle-friendly, urban environment. The study's recommended corridor

improvements may include additional bicycle lanes, lighting improvements, lengthened turn lanes, and/or innovative intersection concepts like roundabouts. Lastly, the above referenced conditional overlay will limit the utilization of the property to a compounding pharmacy which will prevent other uses that are consistent with the Retail & Services category but would generate a higher rate of vehicular trips.

This 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, therefore those standards are not applicable.
- 4) **Coastal High Hazard Areas (CHHA)** – The amendment area is not located within CHHA, therefore those standards are not applicable.
- 5) **Designated Development/Redevelopment Areas** – The amendment area is not located within a designated development/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 not adjacent to a public educational facility or jurisdiction, therefore those standards are not applicable.
- 7) **Reservation of Industrial Land** – The proposed amendment area does not involve the Employment, Industrial, or Target Employment Center categories, therefore those standards 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.