

CW 21-15
Forward Pinellas Staff Analysis

RELEVANT COUNTYWIDE CONSIDERATIONS:

- 1) **Consistency with the Countywide Rules** – The proposed amendment is submitted by the City of Pinellas Park and seeks to amend the designation of approximately 5.25 acres of property from Employment, Retail & Services and Target Employment Center 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” and the Target Employment Center category is intended to “depict, utilizing an overlay, 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 amendment area is located on the southeast corner of Ulmerton Rd. and 49th Street North behind, and not including a Shell gas station and is currently used as a stormwater pond shared between two existing hotels. Currently, the northern portion of the stormwater pond is designated Retail & Services, and the southern and southwestern portion is designated Employment. It is the intent of the applicant to amend the designation of the entirety of the stormwater pond to Retail & Services. The amendment area’s use as a stormwater pond and the Target Employment Center overlay will remain unchanged. The proposed amendment to Retail & Services will allow the stormwater pond to match the category of the hotel parcels, which are being adaptively reused to 183 multifamily units, including a minimum of 8 affordable housing units, and approximately 3,747 square feet of retail space. Furthermore, this land use amendment would allow for more total dwelling units on the property than if the stormwater ponds remained unchanged, as the current Employment category does not allow residential density.

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; in areas in proximity to and with access to major transportation facilities, including transit; and on Multimodal Corridors and Future Transit Corridors depicted on the Land Use Strategy Map, where its proximity to transit service supports the type and density/intensity of the proposed use characteristics.” This subject property is located directly adjacent to other Retail & Services and Employment uses and is therefore compatible with its surrounding area.

- 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 area is not adjacent to a public educational facility; therefore, those policies are not applicable. The amendment area is adjacent to unincorporated Pinellas County to its west; however, County staff have been contacted and have no issues with the amendment.
- 7) **Reservation of Industrial Land** – The proposed amendment does involve the reduction of land designated Employment and is required to address the Countywide Rules Section 6.5.4.4. However, the amendment area’s current and continued use as a stormwater pond does not generate employment opportunities, therefore the proposed amendment will not reduce employment capacity.

Furthermore, the continued use of the amendment area as a stormwater pond also serves three properties to the south and southwest which are designated Employment. The stormwater pond being offsite allows these properties to operate to their maximum allowable use of target employment opportunities and this benefit will continue with this land use amendment. Additionally, the conversion of the stormwater pond to Retail & Services will allow the existing hotels to be converted to a residential use with a higher density due its added acreage as a result of this amendment. This contributes to the provision of affordable housing options in the county, proximate to existing employment uses in a Target Employment Center overlay area.

Staff finds that the City has addressed the required criteria provided in Countywide Rules Section 6.5.4.4, which is included as Attachment 2 of these case materials.

Conclusion:

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