

FORWARD PINELLAS STAFF ANALYSIS



APPLICATION NO.:	Case CW 24-10
STAFF:	Emma Wennick, Program Planner
APPLICANT:	Pinellas Park
PROPERTY SIZE:	1.9 acres m.o.l.
CURRENT COUNTYWIDE PLAN MAP CATEGORY:	Office, Employment and Target Employment Center
PROPOSED COUNTYWIDE PLAN MAP CATEGORY:	Employment and Target Employment Center
CURRENT LOCAL FUTURE LAND USE PLAN MAP CATEGORY:	Pinellas Park – Residential/Office General
PROPOSED LOCAL FUTURE LAND USE PLAN MAP CATEGORY:	Pinellas Park – Industrial Limited
LOCATION / PARCEL ID:	5005 Ulmerton Road/ 04-30-16-70902-400-1109

BACKGROUND SUMMARY:

The applicant is requesting an amendment to the Countywide Plan Map from Office, Employment and Target Employment Center to Employment and Target Employment Center in order to construct a gas station with a convenience store.

STAFF RECOMMENDATION:

Staff recommends approval of an amendment to the Countywide Plan Map from Office, Employment and Target Employment Center to Employment and Target Employment Center.

PLANNERS ADVISORY COMMITTEE RECOMMENDATION:

The Planners Advisory Committee met on July 1, 2024 and unanimously recommended approval by a vote of 13-0.

LOCAL GOVERNMENT COUNCIL/COMMISSION ACTION:

The Pinellas Park City Council held a public hearing on the local future land use map amendment on June 23, 2024. The Council approved the second reading of the ordinance and there were no public comments.

CURRENT PROPERTY INFORMATION:

Property Use(s):	Financial Institution (vacant)
Site Features:	The Countywide Plan Map has split designations for the subject property

PLANNING CONSIDERATIONS:

When considering this application, the following general site conditions, planning concepts, and other facts should be noted:

1. Subject property was annexed into the city in 1999 under Ordinance Number 2620.
2. The eastern portion of the property is designated Office while the western portion is designated Employment.
3. The proposed amendment is compatible with the surrounding properties.
4. The proposed amendment to the Employment category would allow the proposed uses under the "Retail Commercial" definition.

RELEVANT COUNTYWIDE CONSIDERATIONS:

The proposed amendment to the Countywide Plan Map is a legislative decision. The standards for the current and proposed Countywide Plan Map categories are summarized below:

	Current Countywide Plan Map Category: Office	Current and Proposed Countywide Plan Categories: Employment	Current and Proposed Countywide Plan Categories: Target Employment Center
Purpose:	Intended accommodate areas developed, or appropriate to be developed, with office uses, low-impact employment uses, and residential uses (subject to an acreage threshold), in areas characterized by a transition between residential and commercial uses and in areas well-suited for community-scale residential/office mixed-use development.	Intended 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. include residential as part of the mix of uses.	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.
Permitted Uses:	Office; Personal Service/Office Support;	Office; Research/Development-Light; Research/Development-Heavy; Storage/Warehouse/Distribution-Light; Storage/Warehouse/Distribution-Heavy; Manufacturing-Light; Manufacturing-Medium; Incinerator Facility.	See applicable underlying categories.

		Retail Commercial; Personal Service/Office Support; Transfer/Recycling are subject to a three-acre maximum. Temporary Lodging; Commercial/Business Service; Commercial Recreation; Institutional; Transportation/Utility; Community Garden; Agricultural-Light; Agricultural are subject to a five-acre maximum.	
Max. Density:	Residential and Vacation Rental uses shall not exceed 15 units per acre	Temporary Lodging Uses shall not exceed 50 units per acre	Densities and intensities will be guided per the underlying plan categories, plus a 100% intensity bonus for Manufacturing, Office, and Research/Development uses.
Max. Floor Area Ratio (FAR):	Nonresidential Use - 0.50	Nonresidential Use - 0.65	Densities and intensities will be guided per the underlying plan categories, plus a 100% intensity bonus for Manufacturing, Office, and Research/Development uses.
Max. Impervious Surface Ratio (ISR):	Nonresidential Use – 0.75	Nonresidential Use - 0.85	N/A

Section 6.5.3. of the Countywide Rules provides the review criteria for amendments to the Countywide Plan Map. An analysis of these criteria is provided below:

- 1. The manner in, and extent to, which the amendment is consistent with the Countywide Rules and with the Countywide Plan Strategies as implemented through the Countywide Rules.**

Staff Analysis: The Countywide Rules state that the Employment category is “intended 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.”

The locational characteristics of the Employment category are “generally appropriate to locations with sufficient size to support target employment and other industrial uses, as well as integrated industrial/mixed-use projects, with provision for internal service access and other necessary site improvements in locations suitable for light industrial use with minimal adverse impact on adjoining uses; served by the collector, arterial, and highway network; 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.”

The subject property is 1.9 acres in size and located at 5005 Ulmerton Road. There is a vacant building on the site that was previously used as a financial institution. The applicant desires construct a gas station with a convenience store. These proposed uses are consistent with the intent and allowable uses that are available under the Employment category. The Countywide Plan Map has split designations for the subject property. The eastern portion is designated Office while the western portion is designated Employment. This amendment will result in one designation of Employment on the entire parcel.

- 2. Forward Pinellas has developed the Multimodal Accessibility (MAX) index. Proposed amendments increasing density and/or intensity must maintain a MAX score equal to or better than the Countywide Average MAX score. The current Countywide Average MAX score is 9.7; if that score is not reached, balancing criteria will be required. An amendment adopting or amending the Activity Center (AC), Multimodal Corridor (MMC) and Planned Redevelopment District (PRD) categories and affecting fewer than 10 acres shall be subject to the Multimodal Accessibility Index (MAX Index).**

Staff Analysis: MAX scores are assigned to individual quarter-mile grid cells, which Forward Pinellas defines as a reasonable walkable travel shed. The MAX score is based on factors such as bicycle facilities, premium transit services, walkability, roadway level of service (LOS), scooter/bike-share locations, transit access, and programmed transportation projects. The subject property is within multiple grid cells with an average MAX score of 50. The countywide average MAX score is 9.7.

- 3. If located within a Scenic/Noncommercial Corridor, the manner in, and extent to, which the amendment conforms to the criteria and standards contained in Section 6.5.4.1 of these Countywide Rules.**

Staff Analysis: The amendment area is not located on a Scenic/Noncommercial Corridor.

- 4. If located within a Coastal High Hazard Area, the manner in, and extent to, which the amendment conforms to the terms set forth in Section 4.2.7.**

Staff Analysis: The amendment area is not located within the Coastal High Hazard Area.

- 5. If the amendment involves the creation, expansion, contraction of, or substantive change to the Activity Center, Multimodal Corridor, or Planned Redevelopment District category, the manner in, and extent to, which the amendment conforms to the purpose and requirements of the applicable category, and addresses the relevant Planning and Urban Design Principles described in Section 6.2.6 and Land Use Goal 16.0 of the Countywide Plan Strategies.**

Staff Analysis: The amendment area does not involve the creation, expansion, contraction of, or substantive change to the Activity Center, Multimodal Corridor, or Planned Redevelopment District category.

- 6. The manner in, and extent to, which the amendment significantly impacts a public educational facility or an adjoining jurisdiction.**

Staff Analysis: The amendment area is located adjacent to Largo jurisdiction. No objections to the requested amendment have been presented. If approved, the amendment would not significantly impact a public educational facility.

- 7. If the amendment involves the conversion from the Employment (E), Industrial (I), or Target Employment Center (TEC) category, the extent to which the amendment area can continue to provide for target employment opportunities as evaluated and set forth in Section 6.5.4.5.**

Staff Analysis: The amendment does not involve the conversion of land from the Employment, Industrial, or Target Employment Center category.

PUBLIC CORRESPONDENCE

The proposed Countywide Plan Map amendment was publicly advertised as required by Section 7.8.4. of the Countywide Rules. No public correspondence has been received to date.

CONCLUSION

Staff finds the proposed amendment is consistent with the Relevant Countywide Considerations found in Section 6.5.3.1 of the Countywide Rules.