

FORWARD PINELLAS STAFF ANALYSIS



APPLICATION NO.: Case CW 23-05

STAFF: Rodney Chatman, AICP, Planning Division Manager

APPLICANT: Pinellas Park

PROPERTY SIZE: 12.9 acres

**CURRENT COUNTYWIDE
PLAN MAP CATEGORY:** Retail & Services (R&S)

**PROPOSED COUNTYWIDE
PLAN MAP CATEGORY:** Employment (E)

**CURRENT LOCAL
FUTURE LAND USE PLAN
MAP CATEGORY:** Pinellas Park – Commercial General (CG)

**PROPOSED LOCAL
FUTURE LAND USE PLAN
MAP CATEGORY:** Pinellas Park – Industrial Limited (IL)

LOCATION / PARCEL ID: 10601 US Highway 19 North / 16-30-16-69732-400-4500

BACKGROUND SUMMARY:

The applicant is requesting an amendment to the Countywide Plan Map from Retail & Services (R&S) to Employment (E) to allow for the utilization of a portion of the site for outdoor storage, retaining the existing 125,460 square foot structure for warehouse uses and constructing a new 600 square foot structure.

STAFF RECOMMENDATION:

Staff recommends approval of an amendment to the Countywide Plan Map from Retail & Services (R&S) to Employment (E).

PLANNERS ADVISORY COMMITTEE RECOMMENDATION:

The Planners Advisory Committee voted 11-0 to recommend approval of the requested map amendment.

LOCAL GOVERNMENT COUNCIL/COMMISSION ACTION:

The Pinellas Park City Council held a public hearing on the local future land use map amendment on May 25, 2023. The Council approved the second reading of the ordinance and there were no public comments.

CURRENT PROPERTY INFORMATION:

Property Use(s):	General warehouse
Site Features:	125,460 square foot structure and associated parking

PLANNING CONSIDERATIONS:

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

1. The property was originally developed as a Sam's Club in 1984.
2. The property has been used as an exposition hall and light manufacturing facility.
3. The surrounding uses are a mix of heavy commercial, industrial, outdoor storage, and retail.
4. The proposed uses are allowed in the Retail & Services (R&S) category and fall under the "Storage/Warehouse/Distribution-Light" definition. However, this definition requires that the "exterior storage or distribution area shall be incidental to and not exceed twenty (20) percent of the area of the building to which it is accessory."
5. The size of the proposed storage area is 187,327 square feet and exceeds the above-referenced size and accessory use limitations.
6. The proposed amendment to the Employment (E) category would allow the proposed uses under the "Storage/Warehouse/Distribution-Heavy" definition without the size and accessory use limitations.

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: Retail & Services	Proposed Countywide Plan Map Category: Employment
Purpose:	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	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

	include residential uses as part of the mix of uses.	minimal external impacts.include residential as part of the mix of uses.
Permitted Uses:	<p>Office; Personal Service/Office Support; Retail Commercial; Commercial/Business Service; Commercial Recreation, Residential; Residential Equivalent; Vacation Rental pursuant to the provisions of Section 509.242(1)(c), Florida Statutes; Recreational Vehicle Park; Temporary Lodging; Research/Development- Light; Storage/Warehouse/Distribution-Light; Manufacturing-Light; Recreation/Open Space; Community Garden; Agricultural-Light.</p> <p>Manufacturing-Medium is subject to a three-acre maximum.</p> <p>Institutional; Transportation/Utility; Agricultural; Ancillary Nonresidential are subject to a five-acre maximum.</p>	<p>Office; Research/Development-Light; Research/Development-Heavy; Storage/Warehouse/Distribution-Light; Storage/Warehouse/Distribution-Heavy; Manufacturing-Light; Manufacturing-Medium; Incinerator Facility.</p> <p>Retail Commercial; Personal Service/Office Support; Transfer/Recycling are subject to a three-acre maximum.</p> <p>Temporary Lodging; Commercial/Business Service; Commercial Recreation; Institutional; Transportation/Utility; Community Garden; Agricultural-Light; Agricultural are subject to a five-acre maximum.</p>
Max. Density:	24 units per acre	Temporary Lodging Uses shall not exceed 50 units per acre
Max. Floor Area Ratio (FAR):	Nonresidential Use - 0.55	Nonresidential Use - 0.65
Max. Impervious Surface Ratio (ISR):	Nonresidential Use - 0.90	Nonresidential Use - 0.85

Section 6.5.3. of the Countywide Rules provides the review criteria for amendments to the Countywide Plan Map. An analysis of these criteria are 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 a 12.9 acres in size and located along US Highway North in the Gateway area of mid-Pinellas County. A 125,460 square foot structure and parking lot currently exist and the applicant desires to add 187,327 square feet of outdoor storage and a 600-square-foot building to the site. These proposed uses are consistent with the intent and allowable uses that are available under the Employment category. This segment of US Highway 19 North is classified as a Primary Corridor on the Land Use Strategy Map and the subject property has direct access via 52nd Street North. This transportation corridor provides the property with access to the regional highway network which allows for the transport of goods, materials, etc.

- 2. For amendments not involving the Activity Center (AC), Multimodal Corridor (MMC) and Planned Redevelopment District (PRD) categories, the manner in, and extent to, which the amendment significantly impacts a roadway segment where the existing Level of Service (LOS) is below LOS “D” or where projected traffic resulting from the amendment would cause the existing LOS to fall below LOS “D.”**

Staff Analysis: The amendment area is located on 52nd Street North which is operating at LOS “D” or better. Furthermore, the trip generation rates for the Employment category would result in fewer trips per acre per day than is currently estimated for the Retail & Services category.

- 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 unincorporated Pinellas County and they have no objections to the requested amendment. 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 (E), Industrial (I), or Target Employment Center (TEC) 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.