

FORWARD PINELLAS STAFF ANALYSIS



APPLICATION NO.: Case CW 24-12

STAFF: Emma Wennick, Program Planner

APPLICANT: Largo

PROPERTY SIZE: 1.54 acres m.o.l.

CURRENT COUNTYWIDE PLAN MAP CATEGORY: Public/Semi-Public and Target Employment Center

PROPOSED COUNTYWIDE PLAN MAP CATEGORY: Employment and Target Employment Center

CURRENT LOCAL FUTURE LAND USE PLAN MAP CATEGORY: City of Largo – Institutional

PROPOSED LOCAL FUTURE LAND USE PLAN MAP CATEGORY: City of Largo – Industrial Limited

LOCATION / PARCEL ID: 13707 58th Street North / 04-30-16-77515-000-0201

BACKGROUND SUMMARY:

The applicant is requesting an amendment to the Countywide Plan Map from Public/ Semi-Public and Target Employment Center to Employment and Target Employment Center with the intent to build an approximately 20,000-square-foot office and light manufacturing facility.

STAFF RECOMMENDATION:

Staff recommends approval of an amendment to the Countywide Plan Map from Public/ Semi-Public and Target Employment Center to Employment and Target Employment Center

PLANNERS ADVISORY COMMITTEE RECOMMENDATION:

The Planners Advisory Committee met on April 29, 2024 and voted unanimously (11-0) in favor of approval.

LOCAL GOVERNMENT COUNCIL/COMMISSION ACTION:

The City of Largo Planning Board held a public hearing on the local future land use map amendment on March 7, 2024, and recommended approval. There were no public comments.

CURRENT PROPERTY INFORMATION:

Property Use(s):	Vacant commercial with parking lot
Site Features:	Official records from the City and County indicate that the property was annexed into the City on September 19, 2000, as part of a multiple parcel annexation process for the Rubin ICOT Center.

PLANNING CONSIDERATIONS:

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

1. The site was originally designated Industrial Limited (IL) on the local Future Land Use Map at the time of annexation, however in 2008, the previous owner, St. Petersburg College processed a local Future Land Use Amendment to change the land use to Institutional.
2. The site is vacant, and the owner (Robot Risers, LLC) intends to relocate here from Oldsmar. Robot Risers, LLC is considered a “target employer” and manufactures sorting conveyors, case erectors, workstations & inspection tables, and pick cells.
3. This area is within the boundaries of the multi-jurisdictional Gateway Master Plan and Target Employment Center overlay. However, the overlay has not been adopted by the City of Largo at this time.

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: Public/Semi-Public	Proposed Countywide Plan Map Category: Employment	Current and Proposed Countywide Plan Categories: Target Employment Center
Purpose:	Intended to recognize institutional, and transportation/utility uses that serve the community or region, especially larger facilities having acreage exceeding the thresholds established in other plan categories, which are consistent with the need, character, and scale of such uses relative to the surrounding uses, transportation facilities, and natural resource features, and may include residential as part of the mix of uses.	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.	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:	Institutional; Transportation/Utility; Residential; Residential Equivalent; Vacation Rental	Office; Research/Development-Light;	See applicable underlying categories.

	pursuant to the provisions of Section 509.242(1)(c), Florida Statutes; Storage/Warehouse/Distribution-Light; Storage/Warehouse/Distribution-Heavy; Recreation/Open Space; Community Garden; Agricultural-Light; Ancillary Nonresidential.	Research/Development-Heavy; Storage/Warehouse/Distribution-Light; Storage/Warehouse/Distribution-Heavy; Manufacturing-Light; Manufacturing-Medium; Incinerator Facility. 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:	12.5 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):	Institutional uses shall not exceed 0.65 (except for hospital uses which shall not exceed an FAR of 1.0 within any single jurisdiction) / Transportation/utility uses shall not exceed an FAR of 0.70	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):	Institutional uses shall not exceed 0.85 / Transportation/utility uses shall not exceed 0.90	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 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 Target Employment Center designation is an overlay that is used to depict 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 proposed amendment from Public/ Semi-Public and Target Employment Center to Employment and Target Employment Center is consistent with Section 2.3.3.9. of the Countywide Rules. The subject property has been vacant since 2014 and the owner (Robot Risers, LLC) intends to redevelop the site by constructing a 20,000 square foot building for office and light manufacturing uses. This type of light manufacturing use falls under the Microelectronics Target Industry Cluster as defined in the 2022 Target Employment & Industrial Land Study Update. The subject property is located to the north of Ulmerton Road which the Land Use Strategy Map designates as a Secondary Future Transit Corridor.

- 2. Forward Pinellas maintains 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 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 10.75. 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 property is located in the Coastal High Hazard Area (CHHA). However, this amendment would not impact hurricane shelter space or evacuation routes and would not result in any increased residential population.

- 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 not adjacent to an adjoining jurisdiction, nor would the amendment 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.