



FORWARD
PINELLAS

Integrating Land Use & Transportation

Countywide Planning Authority Countywide Plan Map Amendment

CW 21-15

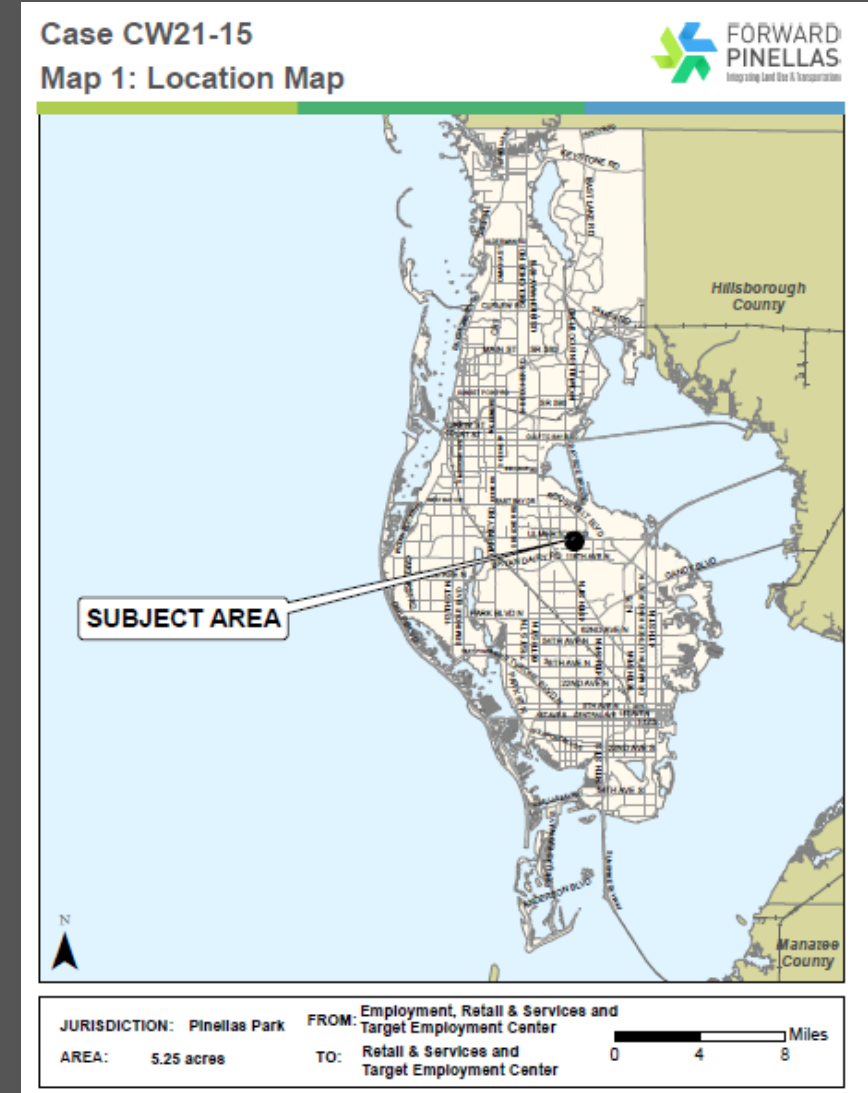
Pinellas Park

December 7, 2021



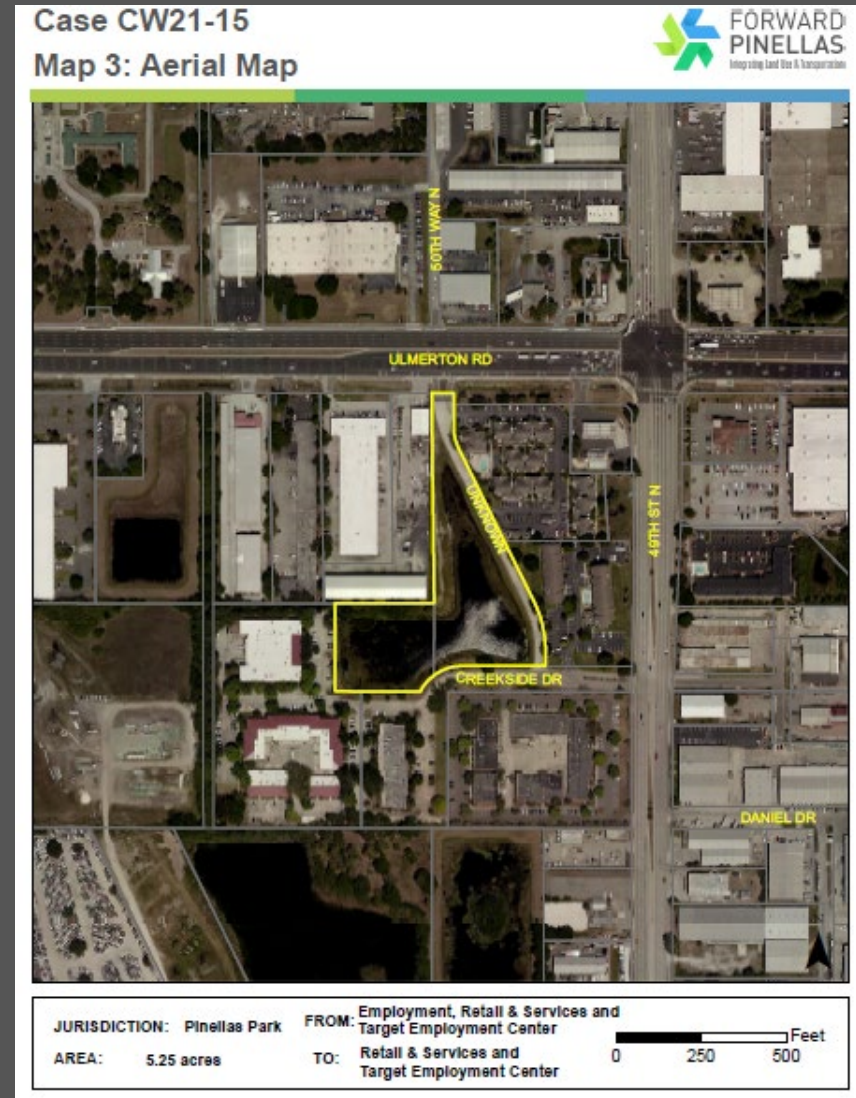
City of Pinellas Park Requested Action

- The City of Pinellas Park seeks to amend a property from Employment, Retail & Services, and Target Employment Center to Retail & Services and Target Employment Center
- The purpose of this proposed amendment is to amend a portion of the stormwater pond, which is designated Employment and Retail & Services, to the Retail & Services category
- The Target Employment Center overlay will remain unchanged



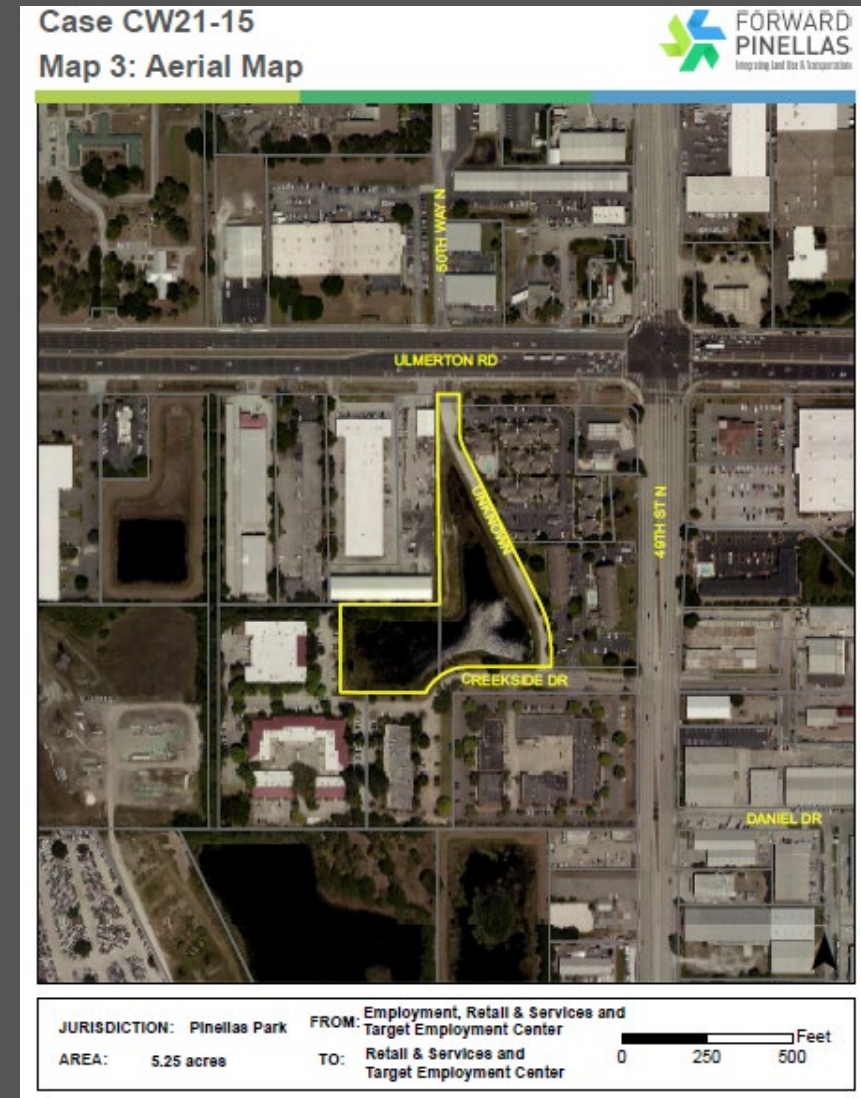
Site Description

- **Location:** Approximately 750 feet southwest of Ulmerton Rd. and 49th St. N.
- **Area Size:** Approximately 5.25 acres
- **Existing Uses:** stormwater pond, vacant
- **Surrounding Uses:** Hotel, industrial, commercial



Site Context

- The stormwater pond is shared between hotels, which will be converted into 183 multifamily residential units, including a minimum of 8 affordable housing units and 3,747 square feet of retail space
- The stormwater pond also serves three industrial properties south of the amendment area
- Stormwater pond and surrounding area would also serve as an aesthetic amenity for the multifamily residential units



Amendment Area (from east)



East of subject property



North of subject property



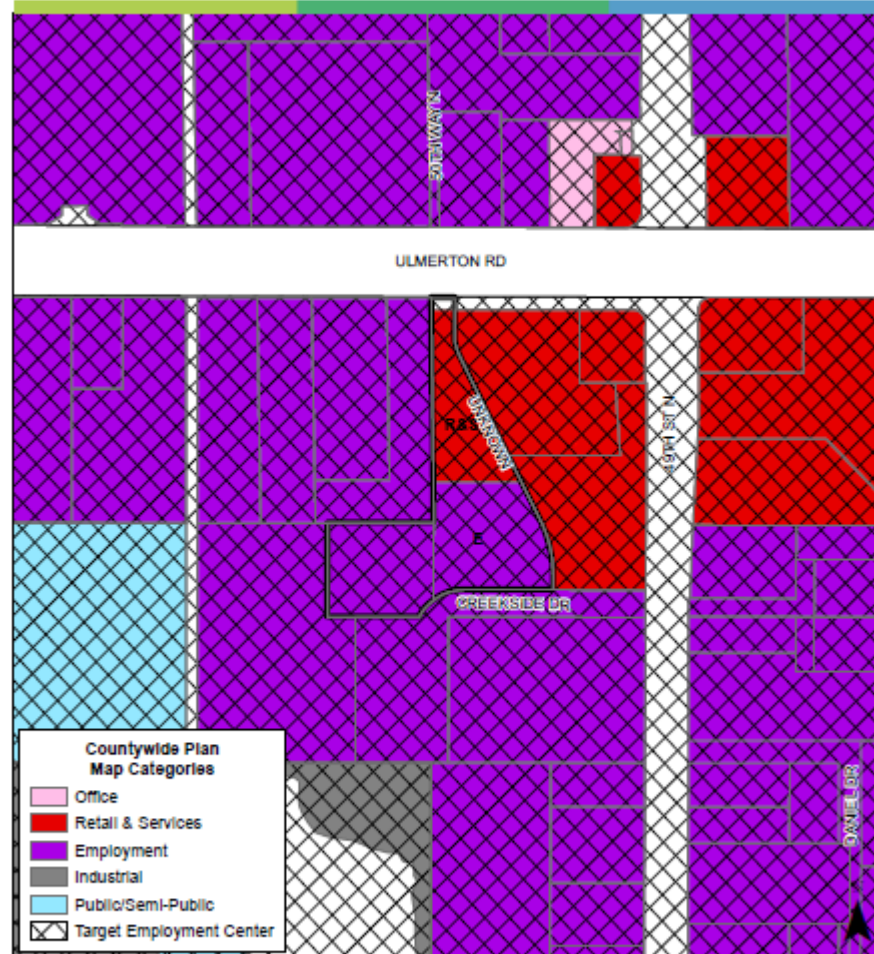
South of subject property



Current Countywide Plan Map Category

Case CW21-15

Map 4: Current Countywide Plan Map



JURISDICTION: Pinellas Park

FROM: Employment, Retail & Services and Target Employment Center

AREA: 5.25 acres

TO: Retail & Services and Target Employment Center

0 250 500 Feet



Current Countywide Plan Map Category

- Category: Employment**

Permitted Uses Not Subject to Acreage Threshold	Permitted Uses Subject to Three Acre Maximum	Permitted Uses Subject to Five Acre Maximum
<ul style="list-style-type: none"> • Office • Research/Development-Light • Research/Development-Heavy • Storage/Warehouse Distribution-Light • Storage/Warehouse/Distribution-Heavy • Manufacturing-Light • Manufacturing-medium 	<ul style="list-style-type: none"> • Incinerator Facility • Retail Commercial • Personal Service/Office Support 	<ul style="list-style-type: none"> • Temporary Lodging • Commercial/Business Service • Commercial Recreation • Institutional • Transportation/Utility • Community Garden • Agricultural-Light • Agricultural

Use	Density/Intensity Standard
Temporary Lodging Use	Shall not exceed 50 units per acre (UPA) or upon adoption of provisions for compliance with Section 5.2.1.3, the density and intensity standards set forth in Table 5 of the Countywide Plan Rules
Nonresidential use	Shall not exceed a floor area ration (FAR) of .65, nor an impervious surface ration (ISR) of .85
Mixed-Use	Shall not exceed, in combination, the respective number of UPA and FAR permitted, when allocated in their respective proportion to the net land area of the property
Located in Target Employment Center (TEC)	Shall not exceed FAR of 1.3 for Manufacturing, Office and Research/Development uses
Nonresidential use	Shall not exceed a floor area ratio (FAR) of 0.55, nor an impervious surface ratio (ISR) of .90



Proposed Countywide Plan Map Category

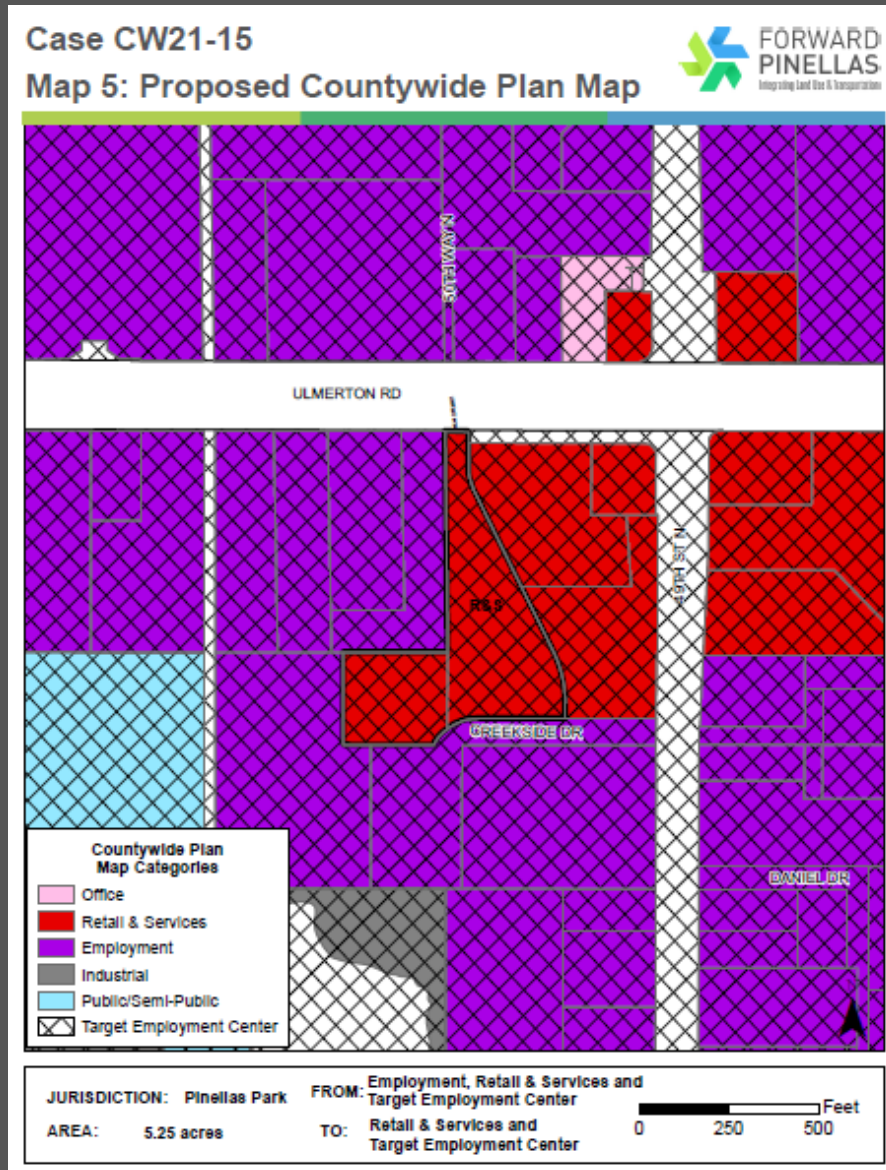
- Category: Retail & Services**

Permitted Uses Not Subject to Acreage Threshold	Permitted Uses Subject to Three Acre Maximum	Permitted Uses Subject to Five Acre Maximum
<ul style="list-style-type: none"> Office Personal Service/Office Support Retail Commercial Commercial/Business Service Commercial Recreation Residential Equivalent Vacation Rental pursuant to provisions of Section 500.242(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 	<ul style="list-style-type: none"> Manufacturing- Medium 	<ul style="list-style-type: none"> Institutional Transportation/Utility Agricultural Ancillary Nonresidential

Use	Density/Intensity Standard
Residential and Vacation Rental Use	Shall not exceed 24 units per acre (UPA)
Residential Equivalent Use	Shall not exceed an equivalent of 3.0 beds per permitted dwelling unit at 24 UPA
Recreational Vehicle Use	Shall not exceed 24 UPA
Temporary Lodging Use	Shall not exceed 1) 40 UPA; or 2) in the alternative, upon adoption of provisions for compliance with Section 5.2.1.3 of the Countywide Rules, the density and intensity standards set forth in Table 6 therein; or 3) in the alternative, the nonresidential intensity standards may be used
Nonresidential use	Shall not exceed a floor area ratio (FAR) of 0.55, nor an impervious surface ratio (ISR) of .90



Proposed Countywide Plan Map Category



Analysis of the Relevant Countywide Considerations

Relevant Countywide Considerations

1. **Consistency with the Countywide Rules**: Consistent with Rules and locational characteristics.
2. Adopted Roadway Level of Service (LOS) Standard: The amendment area is located on a roadway segment that is 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 applicable.
5. Activity Center and Multimodal Corridor Plan Categories: The amendment area does not involve AC or MMC categories; 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. The amendment area is directly adjacent to Unincorporated Pinellas County. However, County staff were contacted and found no issues with the amendment.
7. **Reservation of Industrial Land**: **The proposed amendment involves the reduction of land designated Employment; however, the amendment will not reduce existing employment capacity. Discussion provided on Slide 11.**



1. Target Employment Opportunities

- Amendment area currently does not provide any target employment opportunities
- The stormwater pond also serves three properties designated Employment, which allows them to provide the maximum allowable target employment opportunities
- The Target Employment Center overlay remains unchanged

2. Amendment site characteristics

- Amendment area is entirely developed with stormwater pond and private road

3. Amendment area characteristics

- Proposed amendment allows the provision of affordable housing units in proximity to existing target employment uses, without reducing employment capacity



Summary and Conclusion

SUMMARY

- The proposed amendment does involve Countywide Consideration 6.5.3.1.7 in reducing land designated as Employment
- However, the proposed amendment does not reduce existing employment capacity, and continues to serve surrounding employment uses

CONCLUSION

- The proposed amendment is appropriate for the intended purpose, and is consistent with the locational characteristics for the Retail & Services and Target Employment Center category
- On balance, it can be concluded that the proposed amendment is consistent with the Relevant Countywide Considerations contained in Section 6.5.3.1 of the Countywide Rules.



Public Comments

- The applicant submitted three letters of support from businesses/property owners in the area, which were submitted locally to the City
- However, there were no other public comments received by Forward Pinellas staff for CW 21-15.

