

FORWARD PINELLAS STAFF ANALYSIS



APPLICATION NO.:	Case CW 24-02
STAFF:	Emma Wennick, Program Planner
APPLICANT:	Pinellas County
PROPERTY SIZE:	0.19 acres
CURRENT COUNTYWIDE PLAN MAP CATEGORY:	Residential Low Medium
PROPOSED COUNTYWIDE PLAN MAP CATEGORY:	Retail & Services
CURRENT LOCAL FUTURE LAND USE PLAN MAP CATEGORY:	Pinellas County – Residential Urban
PROPOSED LOCAL FUTURE LAND USE PLAN MAP CATEGORY:	Pinellas County – Commercial General
LOCATION / PARCEL ID:	4685 Park Street / portion of Parcel # 01-31-15-00000-130-3200

BACKGROUND SUMMARY:

The applicant is requesting an amendment to the Countywide Plan Map from Residential Low Medium to Retail & Services to allow development for RV and boat storage use.

STAFF RECOMMENDATION:

Staff recommends approval of an amendment to the Countywide Plan Map from Residential Low Medium to Retail & Services.

PLANNERS ADVISORY COMMITTEE RECOMMENDATION:

The Planners Advisory Committee met on January 2, 2024 and voted unanimously to recommend approval. (vote: 13-0)

LOCAL GOVERNMENT COUNCIL/COMMISSION ACTION:

The Pinellas County Board of County Commissioners held a public hearing on the local future land use map amendment on October 31, 2023. The Board approved first reading of the ordinance by a vote of 7-0 and there were no public comments.

CURRENT PROPERTY INFORMATION:

Property Use(s):	Vacant
Site Features:	The amendment area is an approximately 0.19-acre portion of a larger 1.58-acre parcel located at 4685 Park Street North in west Lealman.

PLANNING CONSIDERATIONS:

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

1. The site is currently vacant and was historically used as a towing yard. The applicant wishes to utilize the property for a recreational vehicle and boat storage use.
2. The parent parcel to the subject property shares split future land use map classifications and the request would consolidate the entire parcel under one future land use map designation.
3. The subject property is surrounded by a broad range of uses.

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: Residential Low Medium	Proposed Countywide Plan Map Category: Retail & Services
Purpose:	Intended to depict areas that are now developed, or appropriate to be developed, in a suburban, low density or moderately dense residential manner; and to recognize such areas as primarily well-suited for residential uses that are consistent with the suburban qualities, transportation facilities, including transit, and natural resources of such areas.	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.
Permitted Uses:	Residential; Residential Equivalent; Vacation Rental pursuant to the provisions of Section 509.242(1)(c), Florida Statutes; Accessory Dwelling Unit; Public Educational Facility; Recreation/Open Space; Community Garden; Agricultural-Light; Agricultural.	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;

	<p>Office; Personal Service/Office Support; Retail Commercial are Subject to One Acre Maximum</p> <p>Ancillary Nonresidential; Transportation/Utility are subject to a three-acre maximum.</p> <p>Institutional (except Public Educational Facilities which are not subject to this threshold, pursuant to the provisions of Section 6.5.4.2) are subject to a five-acre maximum.</p>	<p>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>
Max. Density:	10 units per acre	24 units per acre
Max. Floor Area Ratio (FAR):	0.50	0.55
Max. Impervious Surface Ratio (ISR):	0.75	0.90

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 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.”

The locational characteristics of the Retail & Services category are “generally appropriate to locations ranging from rural areas distant from urban activity centers, to suburban areas near or in proximity to urban activity centers; in close, walkable, or bikeable proximity to low-intensity neighborhood servicing uses and low to mid-intensity and density mixed-use areas; in areas where use and development characteristics are residential in nature; and in areas serving as a transition between rural or suburban to more urban residential areas. These areas are generally served by and accessed from minor and collector roadways which connect to the arterial and highway network.”

The applicant is seeking a Countywide Plan Map amendment of an approximately 0.19-acre portion of a larger 1.58-acre parcel located at 4685 Park Street North in west

Lealman. The site is currently vacant and was historically used as a towing yard. The applicant wishes to utilize the property for a recreational vehicle and boat storage use. The requested amendment to Retail & Services would permit a wide range of nonresidential and residential uses intended for areas that support and are compatible with intense commercial uses. The proposed land use change would establish one classification for the entire parcel and facilitate the intended future use.

- 2. Forward Pinellas has developed a multimodal accessibility index (MAX index). Proposed amendments will need to maintain a MAX score equal to or better than the Countywide Average MAX score. The Current Countywide Average MAX score: 7.5; 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 MAX score for the parcels associated with the proposed amendment is 16.25, which exceeds the Countywide Average MAX score of 7.5.

- 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 subject property is located on Park Street, a designated Scenic/Noncommercial Corridor. This segment of the roadway is further subclassified as an Enhancement Connector at this location. However, Section 6.5.4.1.3.C. of the Countywide Rules state that the Scenic/Noncommercial Corridor use restrictions extend up to 500 feet from the right-of-way line. In this particular instance, the subject property's western boundary is 527 feet from the Park Street right-of-way line.

- 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 not located adjacent to an adjoining jurisdiction and 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 area does not involve the conversion of Employment, Industrial, or Target Employment Center designated land.

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.