

CW 22-21
Forward Pinellas Staff Analysis
RELEVANT COUNTYWIDE CONSIDERATIONS:

- 1) **Consistency with the Countywide Rules** – The proposed amendment is submitted by Pinellas County and seeks to amend approximately 13.1 acres of property from Office and Preservation to Employment and Preservation.

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) and the Preservation category is “intended to recognize natural resource features worthy of preservation and those areas of the county that are now used, or are appropriate to be used, for the conservation, production, and management of the regional potable water supply and the supporting infrastructure, consistent with the natural resources of the area.”

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.” The amendment area has sufficient internal service access through its location along 102nd Ave., which connects to Brian Dairy Rd., which consists of major target employment opportunities, requiring similar roadway access. Furthermore, the proposed amendment is surrounding by wetlands and Lake Seminole and will have minimal adverse impact on adjoining uses as a result. Hence, the proposed amendment is consistent with the locational characteristics of the Employment category.

The amendment area is located on the east side of Seminole Blvd., but is accessed from approximately 435 feet south of the intersection of Seminole Blvd. and 102nd Ave. The property currently consists of a 60,000 square foot office building and an applicant proposes to utilize the property for light manufacturing, assembly and processing uses, specifically for the mixing and packaging of nail coloring for acrylic nails. Currently, approximately 5.5 acres of the property is designated upland while the remaining 7.6 acres of the property are classified as wetlands. The proposed amendment would designate the 5.5 acres of uplands to the Employment category, allowing the proposed uses, while maintaining the Preservation designation for existing wetlands.

- 2) **Adopted Roadway Level of Service (LOS) Standard** – The amendment area is located on a roadway segment of LOS “D” or better; therefore, those policies are not applicable.

- 3) **Location on a Scenic/Noncommercial Corridor (SNCC)** – The amendment area is not located on an SNCC; therefore, those policies are not applicable.
- 4) **Coastal High Hazard Areas (CHHA)** – A portion of the amendment area is located in the CHHA. However, the proposed designation of Employment will remove any allowable residential uses and density across the entirety of the subject property. Hence, the proposed amendment will reduce impacts to the CHHA.
- 5) **Designated Development/Redevelopment Areas** – The amendment area does not involve a designated development/redevelopment area; 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 an adjoining jurisdiction or public educational facility.
- 7) **Reservation of Industrial Land** – The amendment does involve Employment designated land, but will add such land to the Countywide Plan Map, resulting in a positive impact.

Conclusion:

On balance, it can be concluded that the proposed amendment is deemed consistent with the Relevant Countywide Considerations found in the Countywide Rules.