

**CW 20-17**  
**Forward Pinellas Staff Analysis**

**RELEVANT COUNTYWIDE CONSIDERATIONS:**

- 1) **Consistency with the Countywide Rules** – The proposed amendment is submitted by the City of Pinellas Park and seeks to amend the designation of approximately 2.19 acres of property from Retail & Services to Employment.

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 subject property is located on US Highway 19 North, directly abutting 126<sup>th</sup> Avenue North, and is currently used as a contractor shop. The purpose of the proposed amendment is to allow outdoor storage on the property, in tandem to the contractor shop. While outdoor storage is an allowable use under the Countywide Retail & Services category, it is limited to an accessory use and 35 percent of lot coverage under the local zoning category. Therefore, the applicant is requesting an amendment to the local category, Industrial Limited, which allows outdoor storage as a primary use. The local Industrial Limited category corresponds to the Countywide Employment category, under which storage is also an allowable use, hence the proposed amendment.

This amendment can be deemed consistent with this Relevant Countywide Consideration.

- 2) **Adopted Roadway Level of Service (LOS) Standard** – The amendment area is located on US Highway 19 North, which is operating at an LOS “F”. However, the proposed amendment category generates less average daily trips to and from the property than the current category.
- 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)** – Approximately 0.54 acres of the eastern portion of the subject property is located on the CHHA. However, the proposed amendment does not allow any residential uses, thereby resulting in no impact to the CHHA.
- 5) **Designated Development/Redevelopment Areas** – The amendment area is not located within a designated development/redevelopment area, so those policies are not applicable.

- 6) **Adjacent to or Impacting an Adjoining Jurisdiction or Public Educational Facility** – The proposed amendment area is not adjacent to a public educational facility; therefore, those policies are not applicable. The proposed amendment is adjacent to unincorporated Pinellas County. County staff were contacted and had no issues with the amendment.
- 7) **Reservation of Industrial Land** – The proposed amendment is located in the Target Employment Center. However, it does not involve the reduction of land designated as Industrial or Employment; therefore, the amendment is consistent with this Countywide Consideration.

**Conclusion:**

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