



FORWARD
PINELLAS

Integrating Land Use & Transportation

Countywide Planning Authority Countywide Plan Map Amendment

CW 20-17

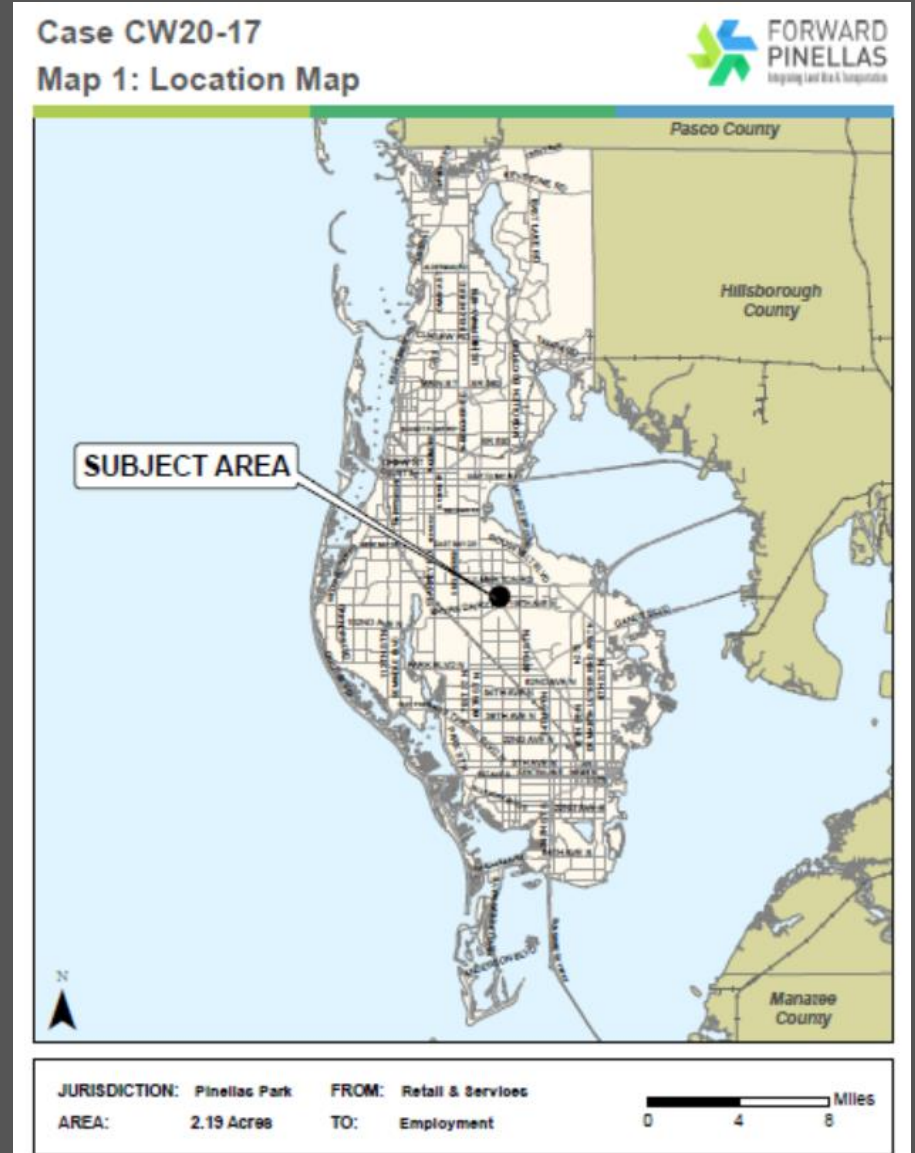
City of Pinellas Park

November 17, 2020



City of Pinellas Park Requested Action

- The City of Pinellas Park seeks to amend a property from Retail & Services to Employment
- The purpose of the proposed amendment is to allow for outdoor storage on the property



Site Description

- **Location:** 12575 US Highway 19 North
- **Area Size:** Approximately 2.19 acres
- **Existing Uses:** Contractor shop
- **Surrounding Uses:** Commercial, retail



Case CW20-17
Map 3: Aerial Map



JURISDICTION: Pinellas Park FROM: Retail & Services
AREA: 2.19 Acres TO: Employment

0 250 500 Feet

Front of the subject property



West of the subject property



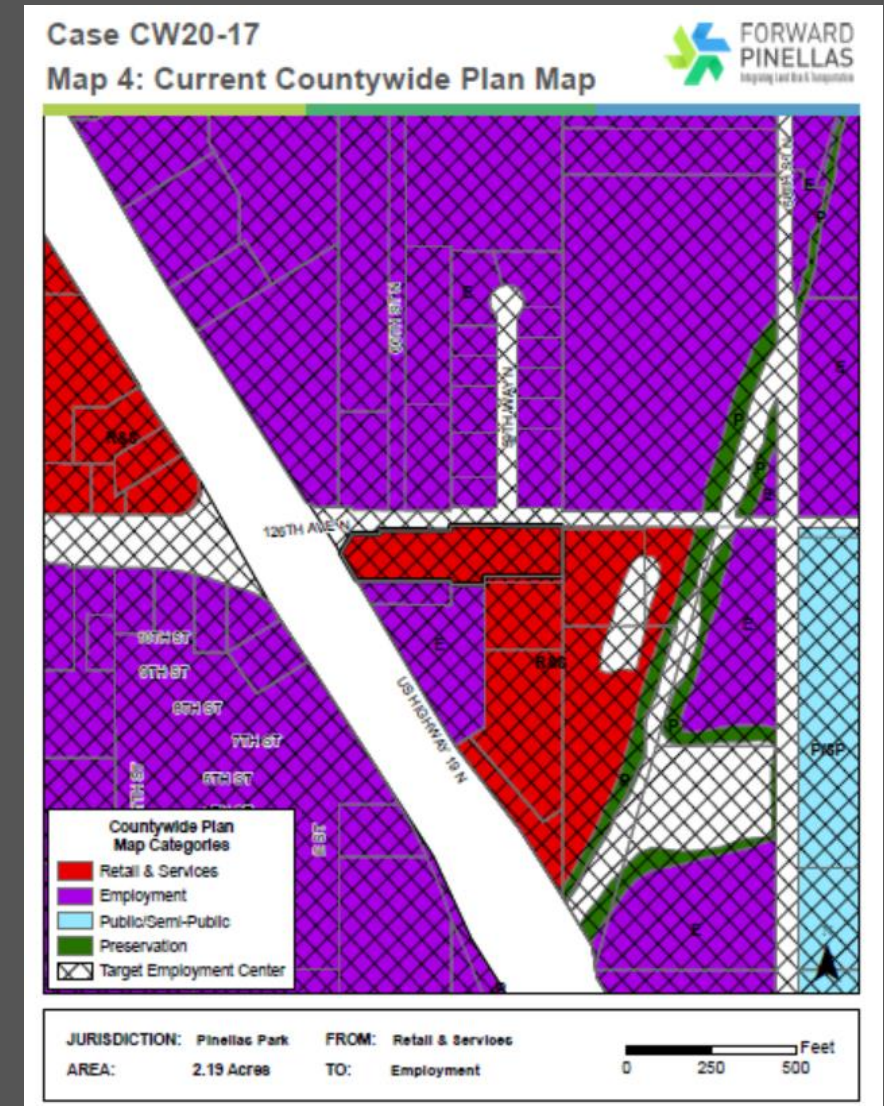
North of the subject property



Current Countywide Plan Map Category

- Category: Retail & Services**

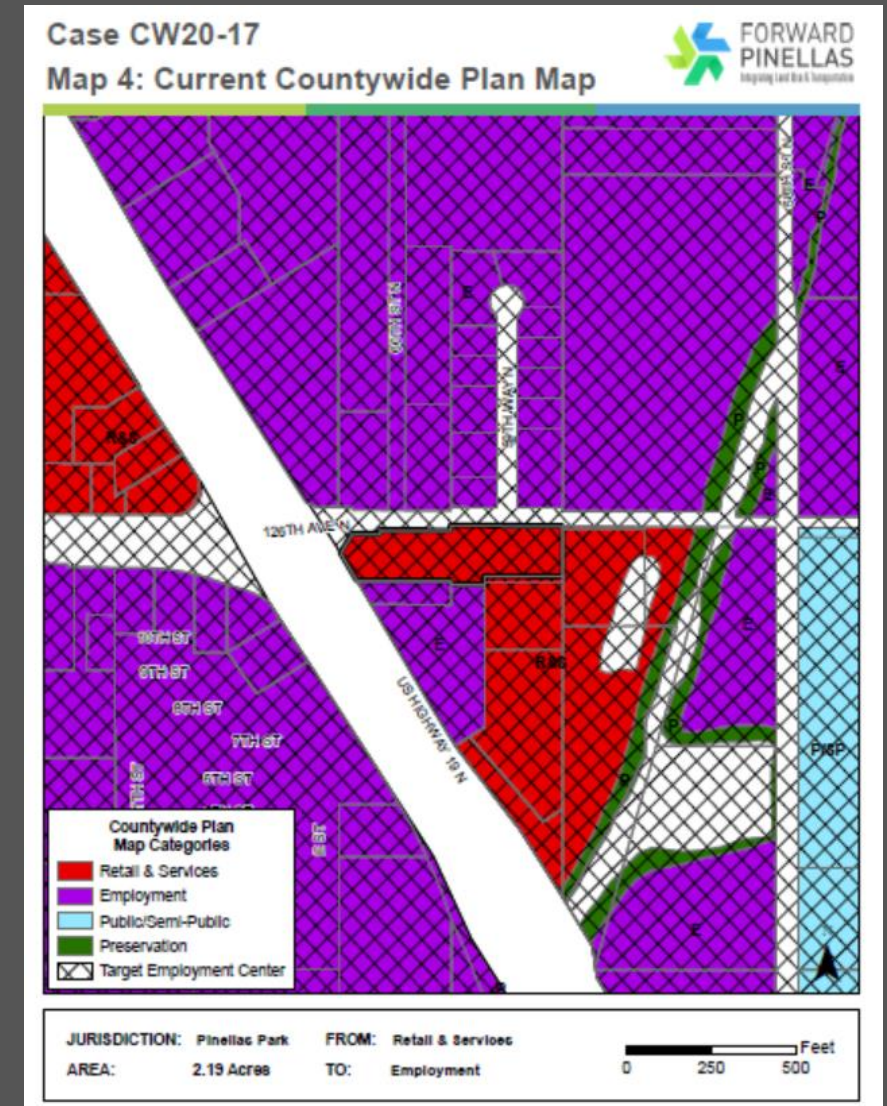
Permitted Uses Not Subject to Acreage Threshold	Permitted Uses Subject to Three Acre Maximum	Permitted Uses Subject to Five Acre Maximum
<ul style="list-style-type: none"> Office Personal Service/Office Support Retail Commercial Commercial/Business Service Commercial Recreation Residential; Residential Equivalent Vacation Rental pursuant to the provisions of Section 509.242(1)(c) 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



Current Countywide Plan Map Category

- Category: Retail & Services**

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, the density and intensity standards set forth in Table 6 therein; or 3) in the alternative, the nonresidential density standards may be used.
Nonresidential Use	Shall not exceed a floor area ratio (FAR) of .55, nor an impervious surface ratio (ISR) of .90.
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. In the alternative, the mixed-use bonus provisions of Section 4.2.3.6 may be used.

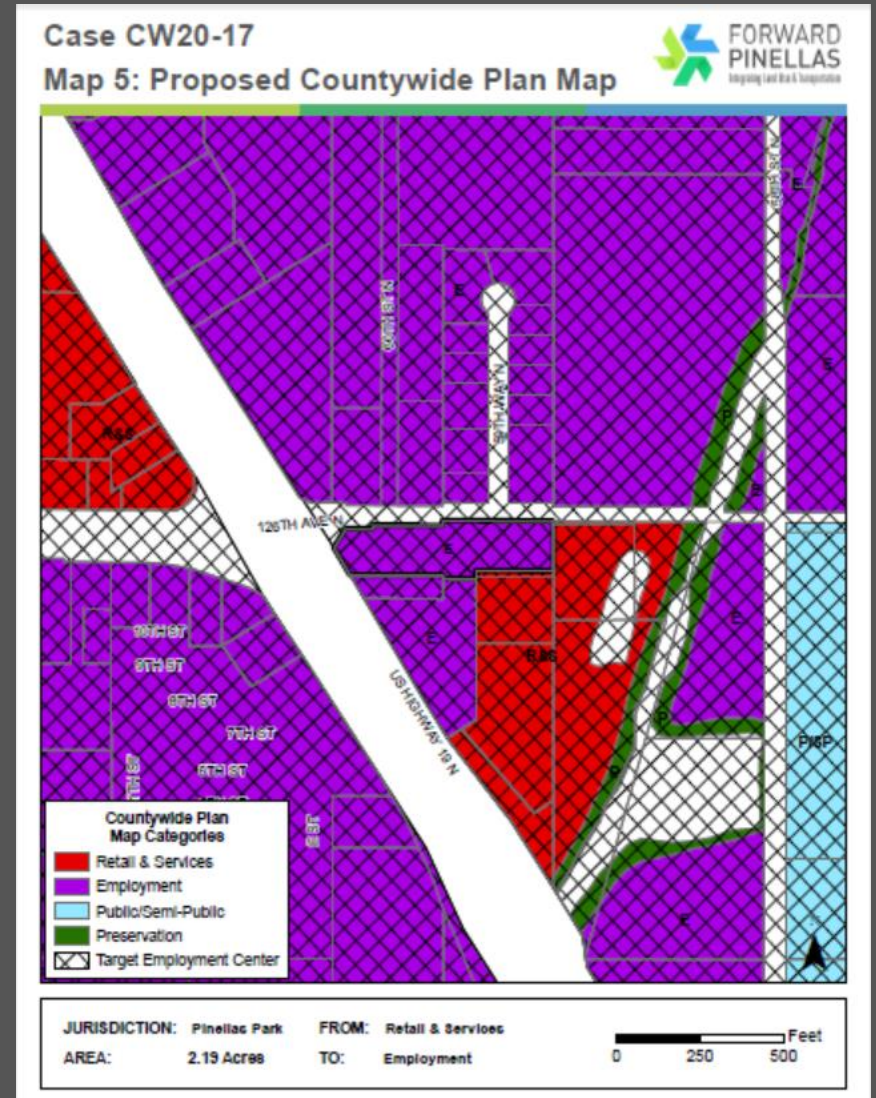


Proposed Countywide Plan Map Category

Category: Employment

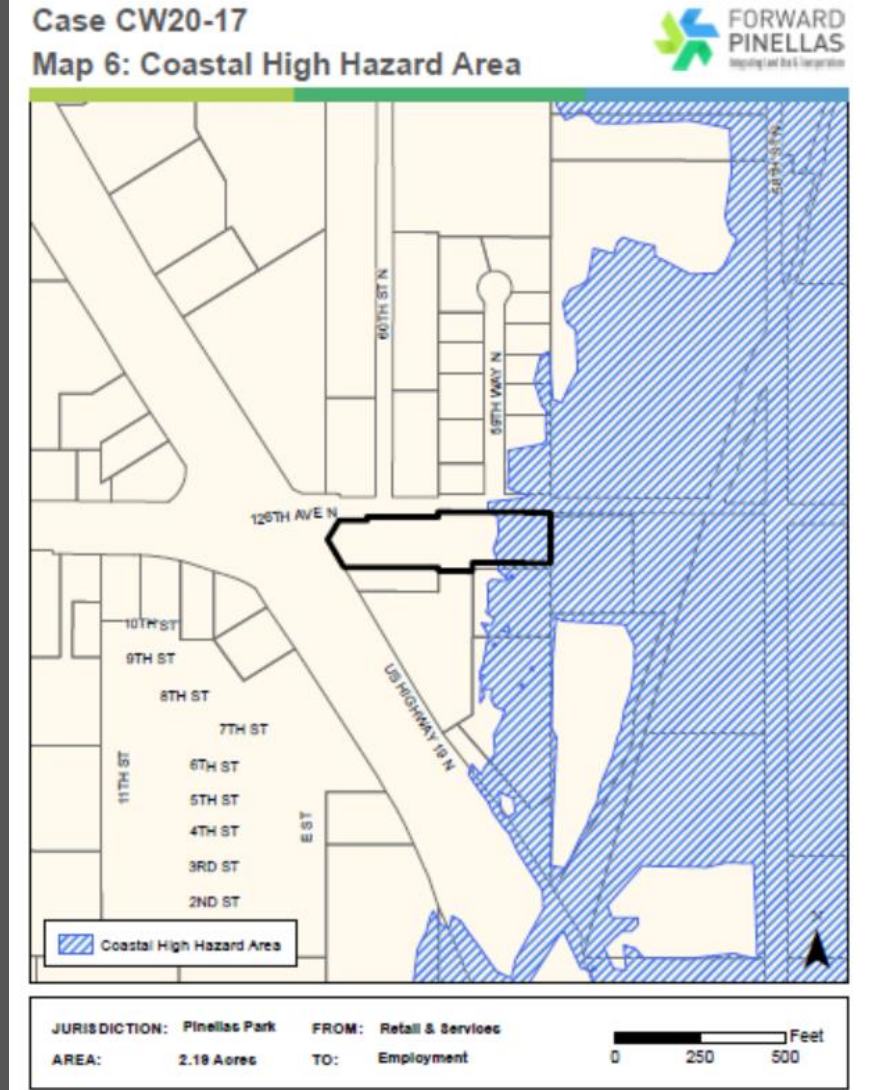
Permitted Uses Not Subject to Acreage Threshold	Permitted Uses Subject to Three Acre Maximum	Permitted Uses Subject to Five Acre Maximum
<ul style="list-style-type: none"> Office Research/Development-Light Research/Development-Heavy Storage/Warehouse/Distribution-Light Storage/Warehouse/Distribution-Heavy Manufacturing-Light Manufacturing-Medium Incinerator Facility 	<ul style="list-style-type: none"> Retail Commercial Personal Service/Office Support Transfer Recycling 	<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 1) 50 units per acre (UPA) or 2) in the alternative, upon adoption of provisions for compliance with Section 5.2.1.3, 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 .65, nor an impervious surface ratio (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
When located in Target Employment Center (TEC)	Shall not exceed an FAR of 1.3 for Manufacturing, Office and Research/Development Uses



Coastal High Hazard Area

- Approximately 0.54 acres of the eastern portion of the subject property is located on the Coastal High Hazard Area (CHHA)
- However, the proposed amendment does not allow residential uses, therefore there are no impacts to the CHHA



Conclusion:

- The proposed amendment is appropriate for the intended purpose, and is consistent with the locational characteristics for the Employment 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.



Analysis of the Relevant Countywide Considerations

Relevant Countywide Considerations

1. Consistency with the Countywide Rules: Consistent with purpose and locational characteristics.
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 is not expected to increase the average daily trips to and from the property.
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 Coastal High Hazard Area. However, the proposed amendment does not allow residential uses, thereby resulting in no impact to the CHHA.
5. Activity Center and Multimodal Corridor Plan Categories: Does not involve AC or MMC.
6. Adjacent to or Impacting an Adjoining Jurisdiction or Public Educational Facility: The proposed amendment is not adjacent a public educational facility; therefore, those policies are not applicable. The proposed amendment is adjacent to Unincorporated Pinellas County. Pinellas County staff reviewed the application and found no issues with the amendment.
6. 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.



- There were no public comments for Case CW 20-17

