



FORWARD
PINELLAS

Integrating Land Use & Transportation

Pinellas Planning Council Countywide Plan Map Amendment

CW 22-21

Pinellas County

November 9, 2022



Pinellas County Requested Action

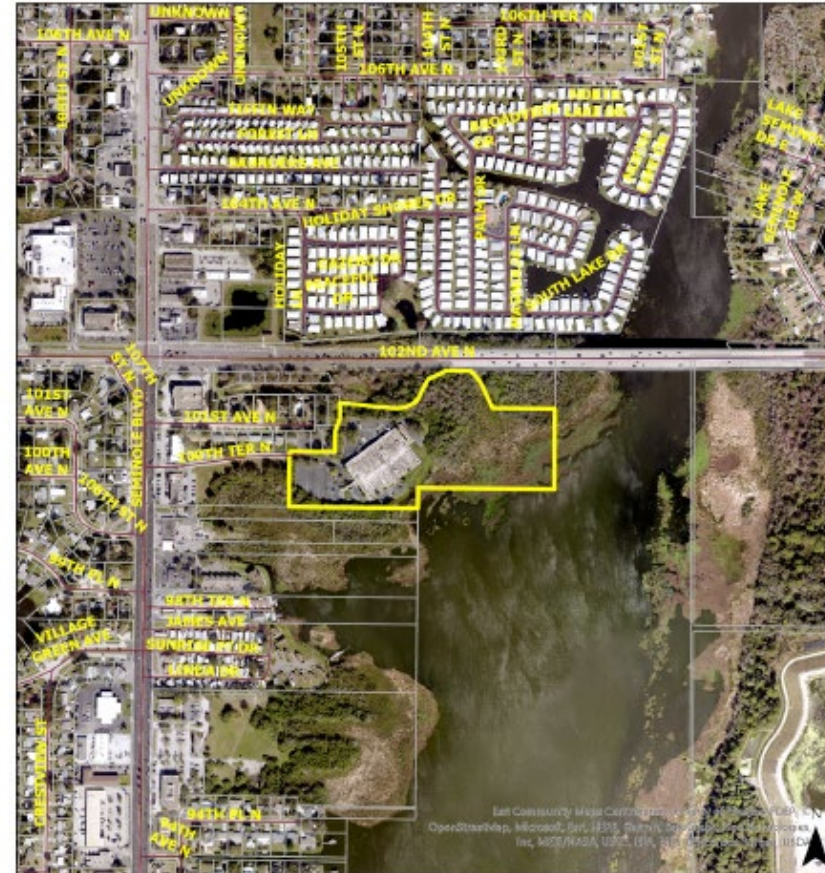
- Pinellas County seeks to amend a property from Office and Preservation to Employment and Preservation
- The purpose of the proposed amendment is to allow light manufacturing, assembly and processing uses (mixing and packing of nail coloring)



Site Description

- **Location:** 10055 Seminole Blvd
- **Area Size:** 13.1 acres m.o.l.
- **Existing Uses:** office building
- **Surrounding Uses:** single-family residential, retail commercial

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Map 3: Aerial Map



JURISDICTION: Pinellas County FROM: Office and Preservation TO: Employment and Preservation
AREA: 13.1 acres

0 200 400 800 Feet



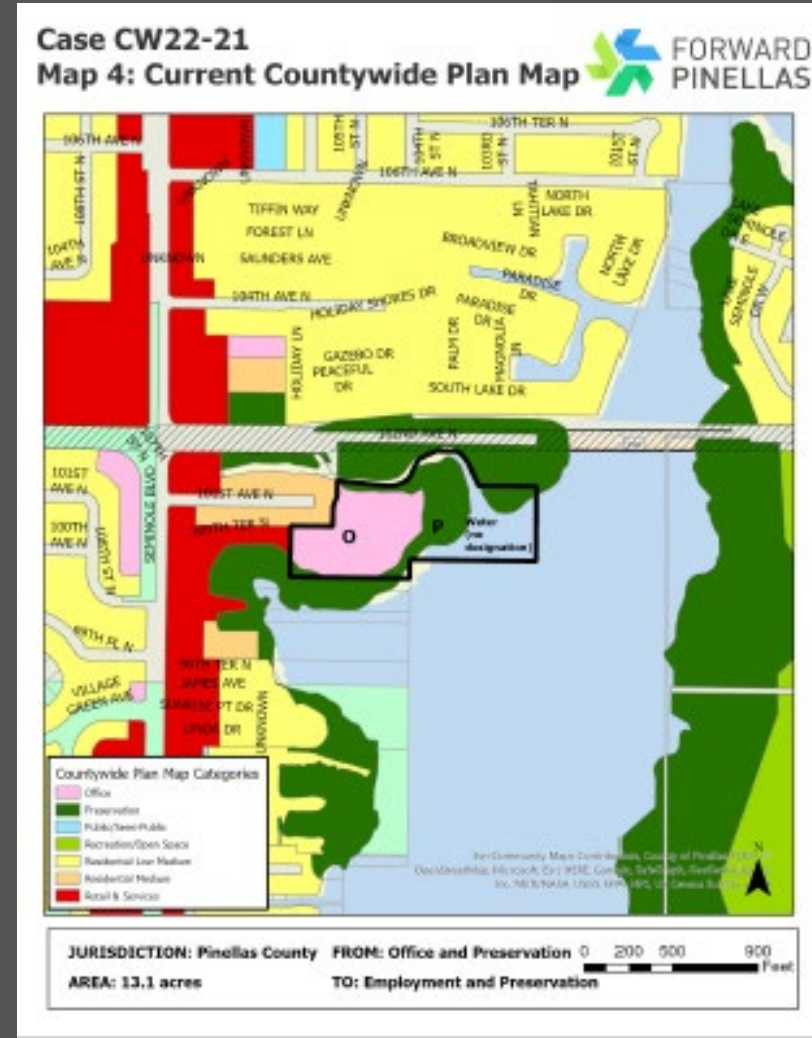
Front of subject property



Current Countywide Plan Map Category

Category: Office

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 Residential Equivalent Research/Development-Light Public Educational Facility Recreation/Open Space Community Garden Agricultural-Light 	<ul style="list-style-type: none"> Ancillary Nonresidential Transportation/Utility Manufacturing-Light 	<ul style="list-style-type: none"> Residential Vacation Rental pursuant to the provisions of Section 509.242(1)(c), Florida Statutes Institutional (except Public Educational Facilities which are not subject to this threshold, pursuant to the provisions of Section 6.5.4.2)
Use	Density/Intensity Standard	
Residential and Vacation Rental Use	Shall not exceed 15 units per acre (UPA)	
Residential Equivalent Use	Shall not exceed an equivalent of 3.0 beds per permitted dwelling unit at 15 UPA	
Nonresidential Use	Shall not exceed a floor area ratio (FAR) of .50, nor an impervious surface ratio (ISR) of .75	
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 1.0 for Manufacturing, Office and Research/Development uses	

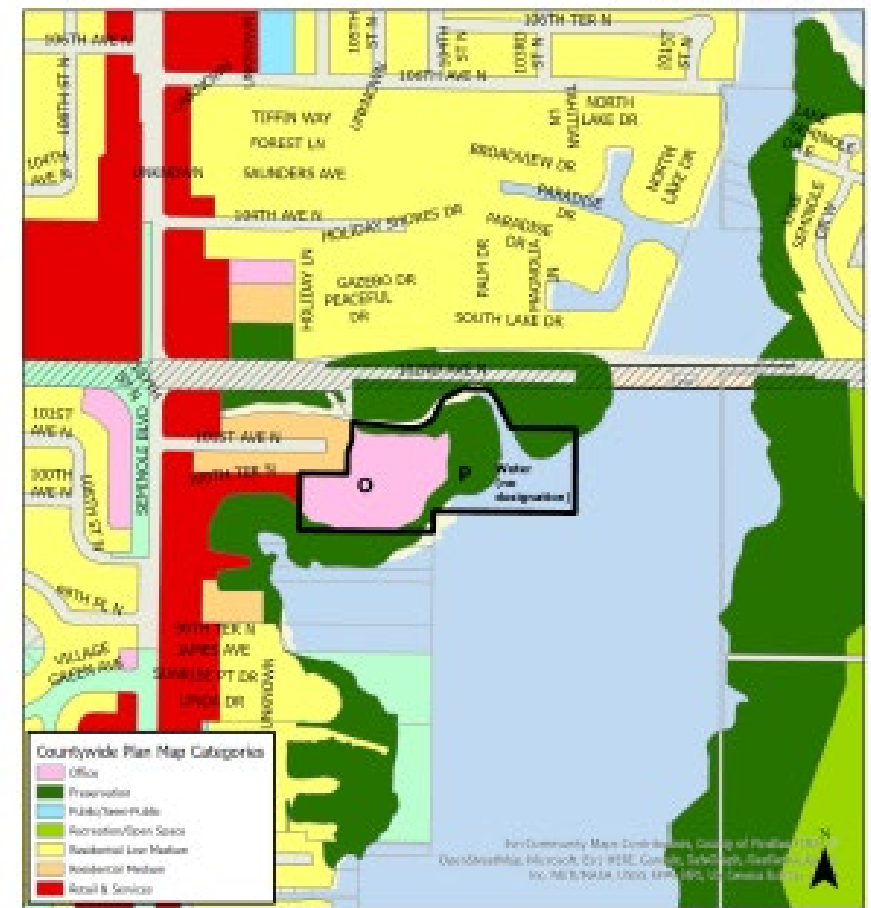


Current Countywide Plan Map Category

- Category: Preservation**

Permitted uses not subject to acreage thresholds	
<ul style="list-style-type: none"> • Preservation • Environmental Education/Research • Wellfield Protection • Groundwater Monitoring and Recharge • Resource-Based Recreation • Replacement/Repair of Water Infrastructure • Site Alteration as Permitted by a Management Plan Approved by a Local Government 	
Use	Density/Intensity Standard
Nonresidential Use	Shall not exceed a floor area ratio (FAR) of .10, nor an impervious surface ratio (ISR) of .20.

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Map 4: Current Countywide Plan Map 



JURISDICTION: Pinellas County **FROM:** Office and Preservation 0 200 500 800 Feet
AREA: 13.1 acres **TO:** Employment and Preservation

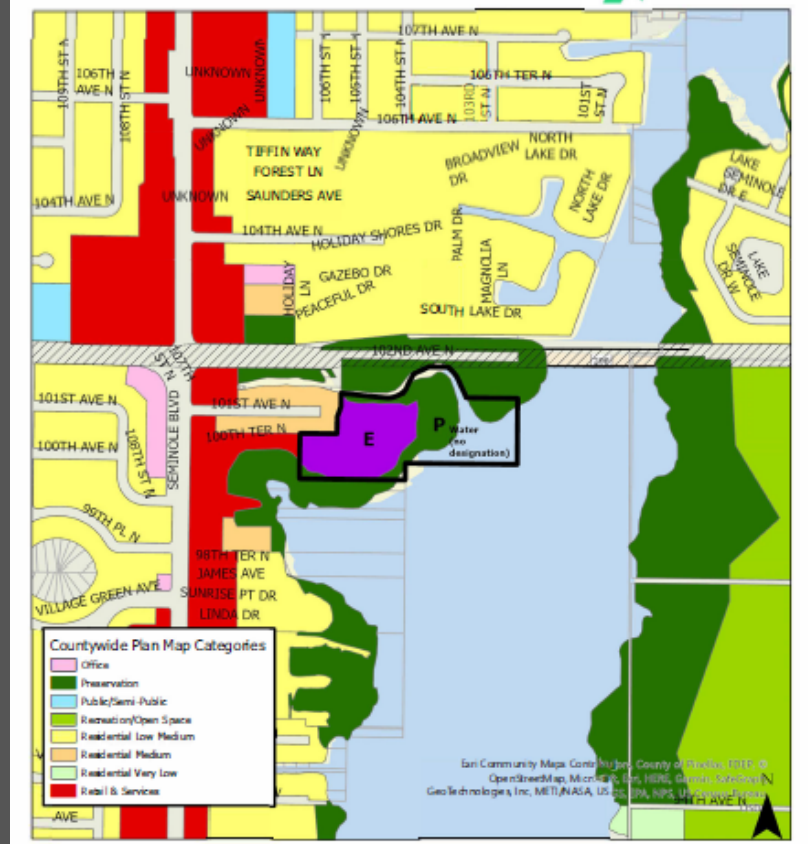


Proposed Countywide Plan Map Category

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 	<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	

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Map 5: Proposed Countywide Plan Map



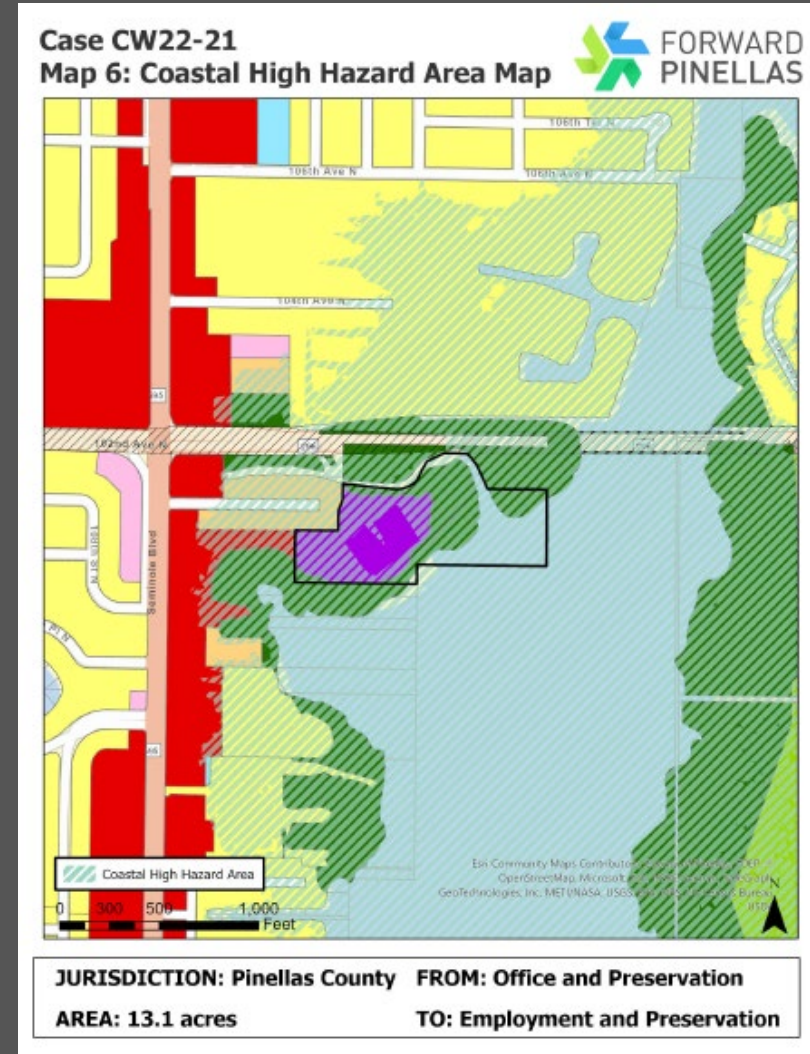
JURISDICTION: Pinellas County FROM: Office and Preservation TO: Employment and Preservation
 AREA: 13.1 acres

0 230 460 920 Feet



Coastal High Hazard Area

- The majority of the amendment area is located in the CHHA
- However the proposed amendment to the Employment category will remove allowable residential developmental potential entirely from the amendment area
- Hence, there will be no impact to the CHHA



Conclusion:

- The proposed amendment is appropriate for the intended purpose, and is consistent with the locational characteristics for the Employment and Preservation categories.
- 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 Rules and locational characteristics.
2. Adopted Roadway Level of Service (LOS) Standard: The amendment area is located on a roadway segment operating at an LOS “D” or above; 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): The amendment area is located in the CHHA, but will eliminate residential uses and developmental potential; therefore, there will be no impacts to the CHHA.
5. Activity Center and Multimodal Corridor Plan Categories: The amendment area does not involve an AC or MMC.
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 area will add Employment designated land to the Countywide Plan Map.



Public Comments

- There were no public comments received for Case CW 22-21

