



# Pinellas County

## Staff Report

---

File #: 21-2245A, Version: 1

---

### **Subject:**

Case No. CW 21-15 - City of Pinellas Park

Countywide Plan Map amendment from Employment, Retail and Services and Target Employment Center to Retail and Services and Target Employment Center, regarding 5.25 acres more or less, located approximately 750 feet southwest of Ulmerton Road and 49th Street North.

### **Recommended Action:**

Sitting as the Countywide Planning Authority, adopt an ordinance approving Case No. CW 21-15, a proposal by the City of Pinellas Park to amend the Countywide Plan Map from Employment, Retail and Services and Target Employment Center to Retail and Services and Target Employment Center.

- The amendment area is located on the southwest corner of Ulmerton Road and 49<sup>th</sup> Street North, behind, and not including, a Shell gas station, and is currently used as a stormwater pond shared between two existing hotels.
- Currently, the northern portion of the stormwater pond is designated Retail and Services, and the southern and southwestern portion is designated Employment.
- The amendment area's use as a stormwater pond and the Target Employment Center overlay will remain unchanged.
- The proposed amendment to Retail and Services will allow the stormwater pond to match the category of the hotel parcels and allows its associated density to be used for an adaptive reuse of the two existing hotels.
- The two existing hotels are proposed to be converted into 183 residential multifamily units, with 8 of these units designated as affordable housing, and approximately 3,747 square feet of retail space.
- Forward Pinellas and the Planners Advisory Committee each unanimously recommended approval of this proposal.

### **Strategic Plan:**

Foster Continual Economic Growth and Vitality

4.3 Catalyze redevelopment through planning and regulatory

### **Summary:**

Forward Pinellas, in its role as the Pinellas Planning Council, voted 9-0 to recommend approval of the proposal. The Planners Advisory committee recommended approval of the case by a vote of 15-0.

### **Background Information:**

Forward Pinellas documentation is attached.

### **Fiscal Impact:**

N/A

**Staff Member Responsible:**

Rodney Chatman, Planning Division Manager, Forward Pinellas  
Nousheen Rahman, Planning Analyst, Forward Pinellas

**Partners:**

City of Pinellas Park

**Attachments:**

Ordinance  
Case Maps  
Forward Pinellas Staff Analysis  
Draft PAC Minutes  
Support Documents  
Presentation / Site Visit Photos  
Affidavit of Publication