

CW 91-13 (SAP Change No. 5-2017) Forward Pinellas Staff Analysis

Relevant Countywide Considerations:

- 1) **Consistency with the Countywide Plan and Rules** – The City of Pinellas Park proposes to amend the Countywide Map designation from Activity Center to Activity Center.

The current and proposed Activity Center category is used to recognize those areas of the county that have been identified and planned for in a special and detailed manner, serve as identifiable centers of business, public, and residential activity that are the focal point of a community, and are served by enhanced transit commensurate with the type, scale, and intensity of use.

The City of Pinellas Park proposes to amend the permitted density, intensity and uses on a parcel located within the Activity Center governed by the Pinellas Park Community Redevelopment Plan, providing for: an increase in the maximum permitted density from 12.5 to 24 dwelling units per acre; a decrease in the maximum permitted floor area ratio from 0.65 to 0.55; and a change in permitted uses from predominantly institutional to predominantly commercial in nature.

The property is currently vacant, and is proposed to become an expansion to the existing automotive dealer (Crown Honda) to the north.

- 2) **Adopted Roadway Level of Service (LOS) Standard** – The amendment area is located on U.S. Highway 19, which is classified as a major arterial roadway. It is operating at an LOS of “F”. Based on the City’s comprehensive plan, the traffic generation rates will change from 67 trips per day (Institutional, “other” use) to 487 (Commercial General) per acre. That increase will have a de minimus impact on the 1,026-acre Activity Center as a whole. The property owner will be subject to the Pinellas County Multimodal Impact Fee Ordinance which will be assessed at the time of the final site plan submittal.
- 3) **Location on a Scenic/Noncommercial Corridor (SNCC)** – The amendment area is not located on a SNCC, so those policies are not applicable.
- 4) **Coastal High Hazard Areas (CHHA)** – The amendment area is not located in a CHHA, so those policies are not applicable.
- 5) **Designated Development/Redevelopment Areas** – The subject parcel is located with the Community Redevelopment Area (CRA). However, there was no consideration of special provisions for redevelopment of this parcel in the adopted Community Redevelopment Plan. Therefore, this amendment is deemed consistent with the Community Redevelopment Plan.

- 6) **Adjacent to or Impacting an Adjoining Jurisdiction or Public Educational Facility** – The proposed amendment area is not adjacent to the unincorporated Pinellas County or adjacent to or impacting a public educational facility, so those policies are not applicable.

Conclusion:

The proposed amendment is deemed consistent with the Relevant Countywide Considerations found in the Countywide Rules.