



**FORWARD  
PINELLAS**  
Integrating Land Use & Transportation

# Countywide Planning Authority Countywide Plan Map Amendment

CW 20-03

Pinellas Park

February 11, 2020

# Pinellas County Requested Action

- Pinellas Park seeks to amend a property from Retail & Services and Target Employment Center Overlay, to Employment and Target Employment Center Overlay.
- The purpose of this amendment would allow for the redevelopment of a currently vacant property into an outdoor storage facility.



Case CW20-03  
Map 1: Location Map



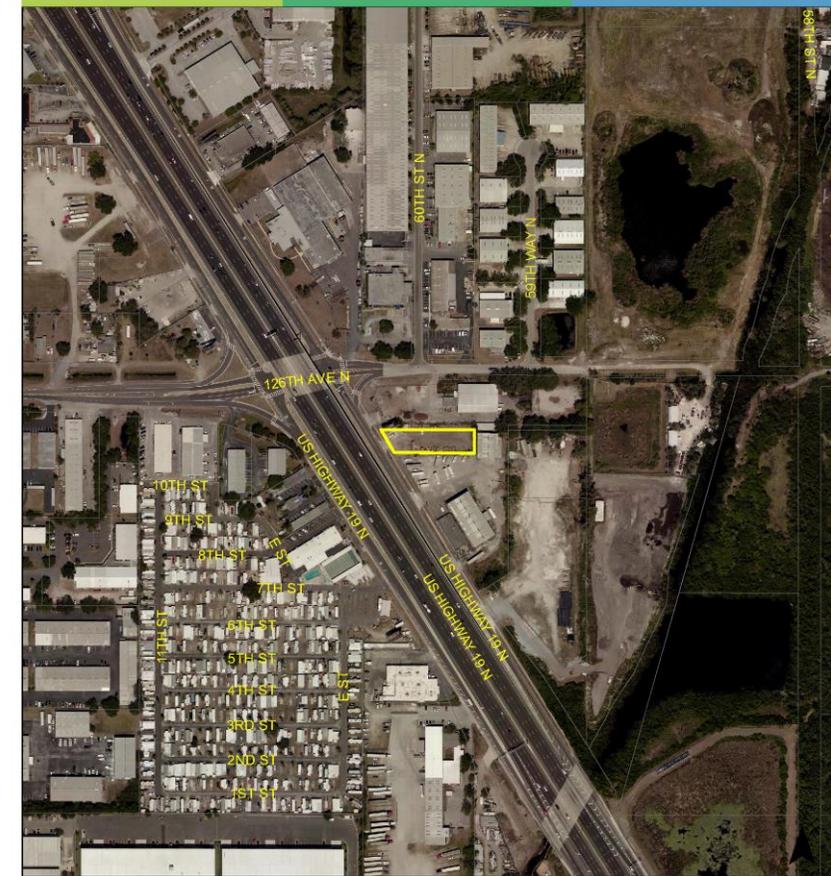
JURISDICTION:	Pinellas Park	FROM:	Retail & Services, and Target Employment Center	0 4 8 Miles
AREA:	0.45 Acres	TO:	Employment, and Target Employment Center	

## Site Description

- **Location:** 12551 U.S. Highway 19 N
- **Area Size:** 0.45 acres more or less
- **Existing Uses:** Vacant
- **Surrounding Uses:** Heavy commercial, light industrial, and some heavy industrial.



Case CW20-03  
Map 3: Aerial Map



JURISDICTION:	Pinellas Park	FROM:	Retail & Services, and Target Employment Center	0 250 500 Feet
AREA:	0.45 Acres	TO:	Employment, and Target Employment Center	

## Front of the Subject Property



## North of the Subject Property



## South of the Subject Property



## West of the Subject Property

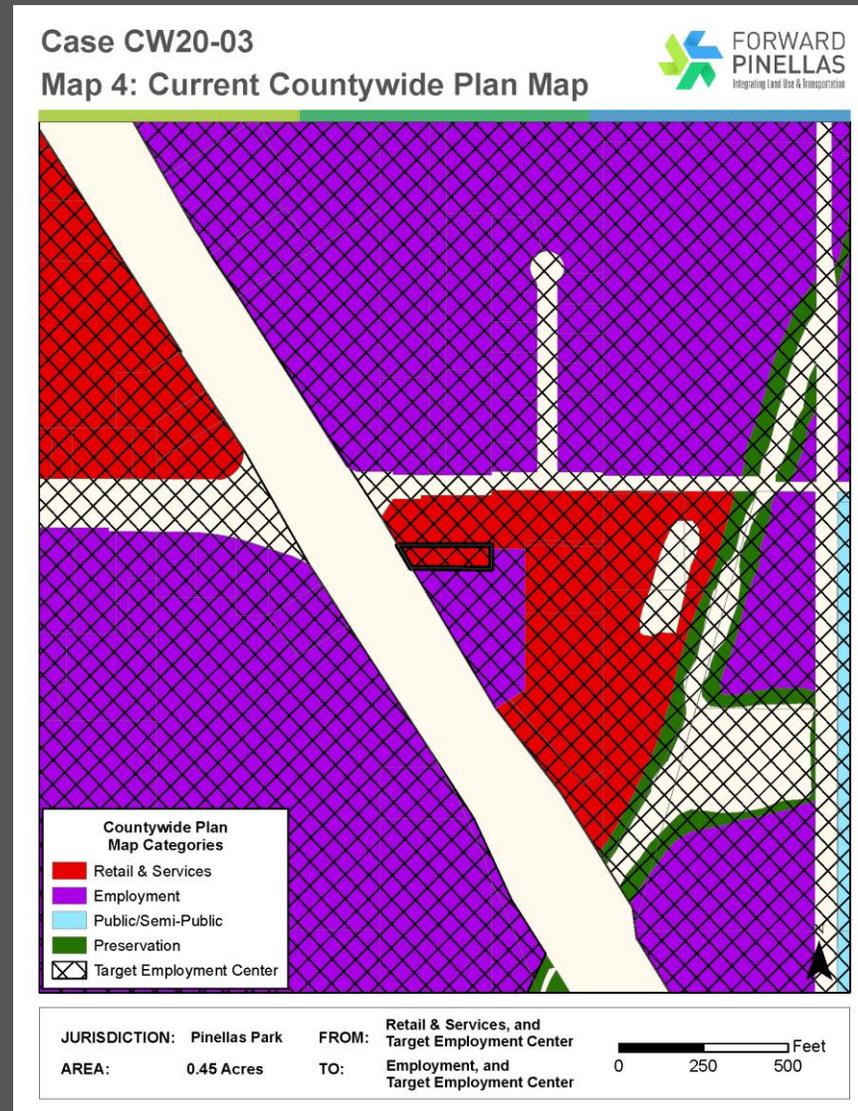


## Current Countywide Plan Map Category

- **Category:** Retail & Services & Target Employment Center
- **Permitted Uses:** – Office; Personal Service/Office Support; Retail Commercial; Commercial/Business Service; Commercial Recreation, Residential; Residential Equivalent; Vacation Rental; Recreational Vehicle Park; Temporary Lodging; Research/Development- Light; Storage/Warehouse-Light; Manufacturing-Light; Recreation/Open Space; Community Garden; Agricultural-Light; Manufacturing-Medium\*; Institutional\*; Transportation/Utility\*; Agricultural\*; Ancillary Nonresidential\*
- **Density/Intensity Standards:** Shall not exceed a floor area ratio (FAR) of .55, nor an impervious surface ratio (ISR) of .90



\* Uses subject to acreage thresholds



## Proposed Countywide Plan Map Category

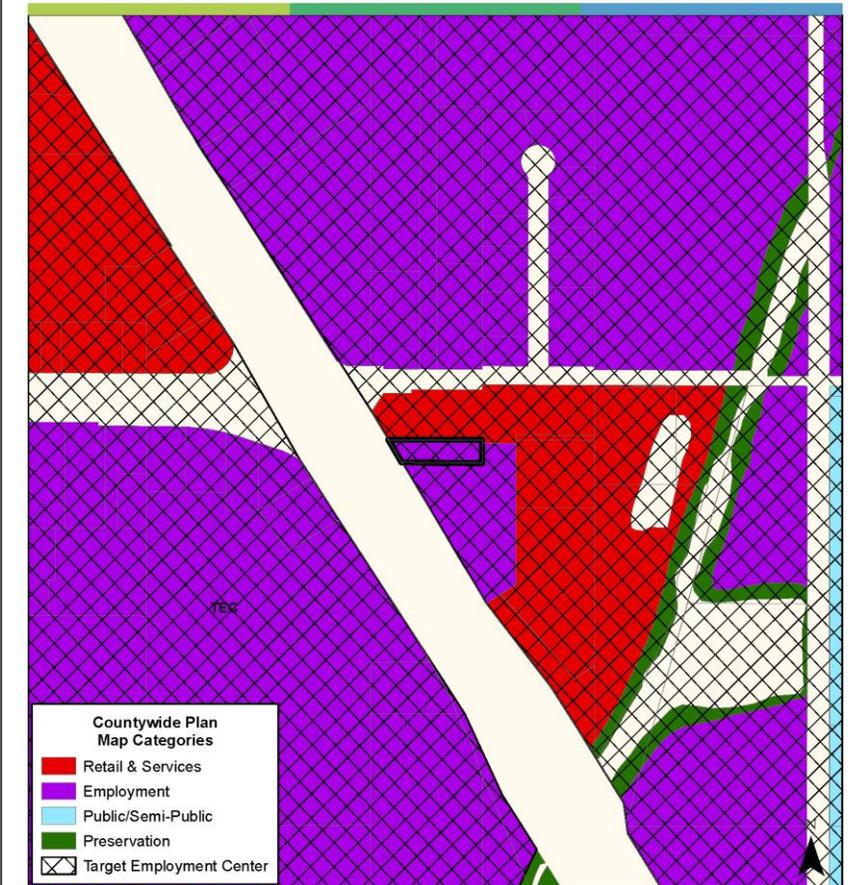
- **Category:** Employment and Target Employment Center
- **Permitted Uses:** – Office; Research/Development-Light; Research/Development-Heavy; Storage/Warehouse-Light; Storage/Warehouse-Heavy; Manufacturing-Light; Manufacturing-Medium; Incinerator Facility; Retail Commercial\*; Personal Service/Office Support\*; Transfer/Recycling\*; Temporary Lodging\*; Commercial/Business Service\*; Commercial Recreation\*; Institutional\*; Transportation/Utility\*; Agricultural\*
- **Density/Intensity Standards:** Shall not exceed a floor area ratio (FAR) of .65, nor an impervious surface ratio (ISR) of .85

*\* Uses subject to acreage thresholds*



Case CW20-03

Map 5: Proposed Countywide Plan Map



JURISDICTION: Pinellas Park FROM: Retail & Services, and Target Employment Center  
AREA: 0.45 Acres TO: Employment, and Target Employment Center

0 250 500 Feet

### **Conclusion:**

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



# Public Comments

- A property/business owner in the area sent a letter to the Commission prior to the meeting with concerns about rodents, traffic, and aesthetics. Only the applicant's brother-in-law spoke at the meeting on the item and was supportive of the request.

