



# Pinellas County

## Staff Report

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File #: 17-685A, Version: 1

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### **Subject:**

Case No. CW 91-13 (SAP Change No. 5-2017) - City of Pinellas Park  
Countywide Plan Map amendment of an existing Activity Center (governed by the Pinellas Park Community Redevelopment Plan) for a 1.7 acres more or less parcel located at 7651 U.S. Highway 19, increasing the permitted density from 12.5 to 24 units per acre, decreasing the permitted floor area ratio from 0.65 to 0.55, and changing permitted uses to allow for predominantly commercial uses (regular amendment).

### **Recommended Action:**

Sitting as the Countywide Planning Authority, adopt an ordinance approving Case No CW 91-13 (SAP Change No. 5-2017), a proposal by the City of Pinellas Park, to amend the Countywide Plan Map existing Activity Center designation for density, intensity and allowable uses for 1.7 acres more or less, located at 7651 U.S. Highway 19 (regular amendment).

### **Strategic Plan:**

Foster Continual Economic Growth and Vitality  
4.3 Catalyze redevelopment through planning and regulatory programs

### **Summary:**

Forward Pinellas, in its role as the Pinellas Planning Council, voted 10-0 to recommend approval of the proposal and staff concurs with this recommendation. The Planners Advisory Committee recommended approval of this case by a vote of 10-0.

### **Background Information:**

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.

This proposed amendment is submitted by the City of Pinellas Park and seeks to amend a property totaling approximately 1.7 acres under the Activity Center designation (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 property is currently vacant, and is proposed to become an expansion to the existing automotive dealer (Crown Honda) to the north.

### **Fiscal Impact:**

N/A

### **Staff Member Responsible:**

Renea Vincent, Director, Planning Department

**Partners:**

City of Pinellas Park

**Attachments:**

Forward Pinellas Cover Memo

Ordinance

Forward Pinellas Staff Report

Case Maps

Forward Pinellas Staff Analysis

Draft PAC Minutes

PowerPoint Presentation/ Site Visit Photos

Affidavit of Publication