

## FORWARD PINELLAS STAFF ANALYSIS



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**APPLICATION NO.:** Case CW 26-01

**STAFF:** Emma Wennick, Program Planner

**APPLICANT:** Pinellas County

**PROPERTY SIZE:** 0.6 acres m.o.l.

**CURRENT COUNTYWIDE  
PLAN MAP CATEGORY:** Multimodal Corridor

**PROPOSED COUNTYWIDE  
PLAN MAP CATEGORY:** Retail & Services

**CURRENT LOCAL  
FUTURE LAND USE PLAN  
MAP CATEGORY:** Pinellas County – MUC-P-C

**PROPOSED LOCAL  
FUTURE LAND USE PLAN  
MAP CATEGORY:** Pinellas County – Commercial General

**LOCATION / PARCEL ID:** 2500 55th Avenue N./ 35-30-16-74340-009-0010

### BACKGROUND SUMMARY:

Pinellas County is applying to amend the Countywide Plan Map to reclassify a 0.60-acre parcel at 2500 55th Avenue North in Lealman from Multimodal Corridor to Retail & Services. The applicant intends to consolidate this parcel with an adjacent commercially designated property to establish a vehicle towing business. Located along a high-traffic segment near the I-275 interchange, the site is surrounded by a mix of commercial, office, and residential uses.

### STAFF RECOMMENDATION:

Staff recommends approval of an amendment to the Countywide Plan Map from Multimodal Corridor to Retail & Services.

**PLANNERS ADVISORY COMMITTEE RECOMMENDATION:**

The Planners Advisory Committee met on January 5, 2026 and voted unanimously to recommend approval.

**LOCAL GOVERNMENT COUNCIL/COMMISSION ACTION:**

The Pinellas County Board of County Commissioners held a public hearing on this local future land use map amendment on October 21, 2025. The Board approved the ordinance with a 5-0 vote. Public comments were received, primarily expressing concerns about traffic, unsafe vehicle movement, noise, and compatibility.

**CURRENT PROPERTY INFORMATION:**

<b>Property Use(s):</b>	Vehicle towing and storage
<b>Site Features:</b>	This site has frontage on 54th Avenue North, lies near the I-275 interchange, and is surrounded by a mix of commercial, office, and residential uses.

**PLANNING CONSIDERATIONS:**

When considering this application, the following general site conditions, planning concepts, and other facts should be noted:

1. The site's location along a high-traffic segment near the I-275 interchange supports higher-intensity commercial uses and promotes efficient access for business operations.
2. Consolidating the subject parcel with the adjacent commercially designated property enables cohesive development and optimizes land use along the corridor.
3. The proposed Retail & Services designation aligns with Countywide Plan policies directing commercial activity to well-connected multimodal corridors while maintaining compatibility with surrounding residential and commercial uses.

**RELEVANT COUNTYWIDE CONSIDERATIONS:**

The proposed amendment to the Countywide Plan Map is a legislative decision. The standards for the current and proposed Countywide Plan Map categories are summarized below:

	<b>Current Countywide Plan Map Category:</b> Multimodal Corridor	<b>Proposed Countywide Plan Map Category:</b> Retail & Services
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<b>Purpose:</b>	Intended to recognize those corridors of critical importance to the movement of people and goods throughout the county, and that are served by a combination of automobile, bus, bicycle, rail, and/or pedestrian transportation. This category is characterized by mixed-use development, supported by and designed to facilitate transit, and is particularly appropriate for creating transit connections between Activity Centers.	Intended to depict areas developed with, or appropriate to be developed with, a mix of businesses that provide for the shopping and personal service needs of the community or region, provide for employment opportunities and accommodate target employment uses, and may include residential uses as part of the mix of uses.
<b>Permitted Uses:</b>	Permitted Uses – As determined by the local government's implementing regulations adopted pursuant to Section 6.2.3.2. Amendments to permitted uses shall be pursuant to the Planning and Urban Design Principles described in Section 6.2.6 and Land Use Goal 16.0 of the Countywide Plan Strategies, and the use provisions of Section 6.2.4.	Office; Personal Service/Office Support; Retail Commercial; Commercial/Business Service; Commercial Recreation, Residential; Residential Equivalent; Vacation Rental pursuant to the provisions of Section 509.242(1)(c), Florida Statutes; Recreational Vehicle Park; Temporary Lodging; Research/Development- Light; Storage/Warehouse/Distribution- Light; Manufacturing-Light; Recreation/Open Space; Community Garden; Agricultural-Light.  Manufacturing-Medium is subject to a three-acre maximum.  Institutional; Transportation/Utility; Agricultural; Ancillary Nonresidential are subject to a five-acre maximum.
<b>Max. Density:</b>	45 units per acre	24 units per acre
<b>Max. Floor Area Ratio (FAR):</b>	2.5	0.55
<b>Max. Impervious Surface Ratio (ISR):</b>	N/A	0.90

Section 6.5.3. of the Countywide Rules provides the review criteria for amendments to the Countywide Plan Map. An analysis of these criteria are provided below:

- 1. The manner in, and extent to, which the amendment is consistent with the Countywide Rules and with the Countywide Plan Strategies as implemented through the Countywide Rules.**

*Staff Analysis:* The proposed amendment reclassifying the subject parcel from Multimodal Corridor to Retail & Services is consistent with the Countywide Rules and the Countywide Plan Strategies because it directs higher-intensity commercial activity to a location that is well-connected to major transportation facilities, including the I-275 interchange, supporting efficient movement of goods and people. The Retail & Services designation aligns with the Countywide Rules by accommodating a mix of commercial uses appropriate to meet shopping, personal service, and employment needs, while remaining compatible with adjacent residential and commercial development. The site's location along a high-traffic corridor satisfies locational criteria for intensive commercial use, and the amendment supports Countywide Plan strategies promoting economic development, corridor revitalization, and the concentration of nonresidential uses in areas with multimodal accessibility. By consolidating with the adjacent commercially designated parcel, the amendment facilitates cohesive development consistent with Countywide Plan objectives and the intended use characteristics for the Retail & Services category.

- 2. Forward Pinellas has developed a multimodal accessibility index (MAX index). Proposed amendments increasing density/intensity will need to maintain a MAX score equal to or better than the Countywide Average MAX score. The Current Countywide Average MAX score: 7.1; if that score is not reached, balancing criteria will be required. An amendment adopting or amending the Activity Center (AC), Multimodal Corridor (MMC) and Planned Redevelopment District (PRD) categories and affecting fewer than 10 acres shall be subject to the Multimodal Accessibility Index (MAX Index).**

*Staff Analysis:* The Multimodal Accessibility Index (MAX) score for the subject property is 10.25. This score exceeds the countywide average MAX score of 7.1. Since the property's MAX score is well above the average, the proposed amendment does not require balancing criteria.

- 3. If located within a Scenic/Noncommercial Corridor, the manner in, and extent to, which the amendment conforms to the criteria and standards contained in Section 6.5.4.1 of these Countywide Rules.**

*Staff Analysis:* The amendment area is not located on a Scenic/Noncommercial Corridor; therefore, those policies are not applicable.

- 4. If located within a Coastal High Hazard Area, the manner in, and extent to, which the amendment conforms to the terms set forth in Section 4.2.7.**

*Staff Analysis:* The amendment area is not located on a CHHA; therefore, those policies are not applicable.

- 5. If the amendment involves the creation, expansion, contraction of, or substantive change to the Activity Center, Multimodal Corridor, or Planned Redevelopment District category, the manner in, and extent to, which the amendment conforms to the purpose and requirements of the applicable category, and addresses the relevant Planning and Urban Design Principles described in Section 6.2.6 and Land Use Goal 16.0 of the Countywide Plan Strategies.**

*Staff Analysis:* The proposed amendment changes the subject parcel from Multimodal Corridor to Retail & Services, which conforms to the purpose of the applicable category by directing higher-intensity commercial uses to a location with strong multimodal access and proximity to major transportation facilities, including I-275. The amendment supports cohesive development by consolidating the site with an adjacent commercially designated parcel and ensures that the mix and intensity of uses are compatible with surrounding commercial and residential areas. By focusing nonresidential activity in a high-traffic corridor, the amendment promotes efficient use of land and strengthens economic opportunities along the corridor.

- 6. The manner in, and extent to, which the amendment significantly impacts a public educational facility or an adjoining jurisdiction.**

*Staff Analysis:* The amendment area is not located adjacent to an adjoining jurisdiction and if approved, the amendment would not significantly impact a public educational facility.

- 7. If the amendment involves the conversion from the Employment (E), Industrial (I), or Target Employment Center (TEC) category, the extent to which the amendment area can continue to provide for target employment opportunities as evaluated and set forth in Section 6.5.4.5.**

*Staff Analysis:* The amendment area does not involve the conversion of Employment, Industrial, or Target Employment Center designated land.

## **PUBLIC CORRESPONDENCE**

The proposed Countywide Plan Map amendment was publicly advertised as required by Section 7.8.4. of the Countywide Rules. No public correspondence has been received to date.

## **CONCLUSION**

Staff finds the proposed amendment is consistent with the Relevant Countywide Considerations found in Section 6.5.3.1 of the Countywide Rules.