

# Countywide Planning Authority Countywide Plan Map Amendment

Case CW 24-14 – Pinellas County

October 15, 2024

# Local Government Request

## **Subject Property**

- 0.15-acre site m.o.l.
- 2520 55th Avenue North

## **Existing Countywide Plan Map Category (future land use)**

- Residential Low Medium

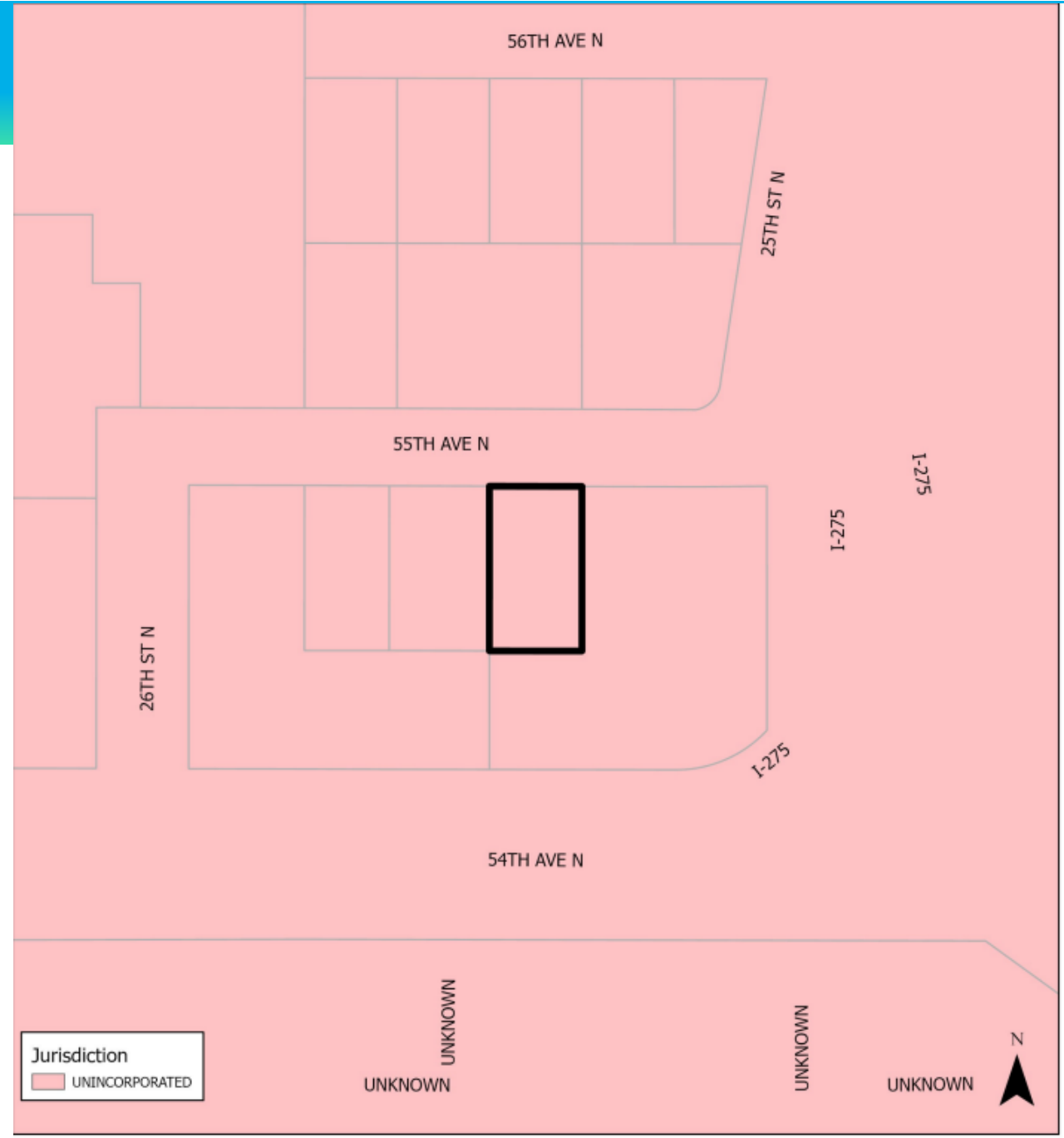
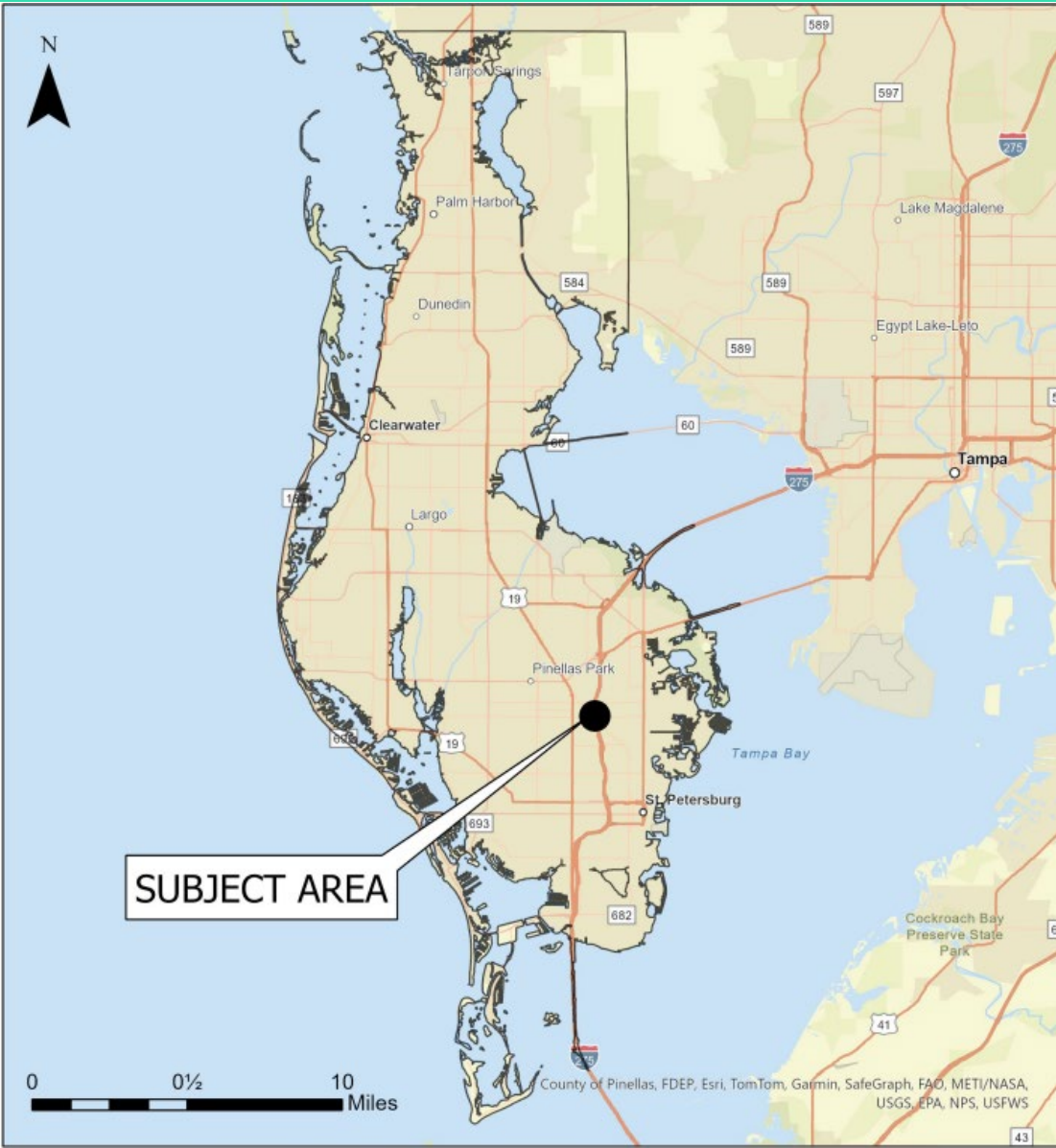
## **Proposed Countywide Plan Map Category (future land use)**

- Retail & Services

**Existing Use(s):** Single-family home, driveway, fences, shed

**Proposed Use(s):** Office space, which will support the applicant's adjacent business operations

# Location



# Surrounding Uses





# Street View



- Current Use: Single-family residence
- Proposed Use: Office space for adjacent business



# Countywide Considerations

- **Compatibility:** Consistent with surrounding land uses
- **Impact on Infrastructure:** Minimal
- **Compliance:** Aligned with Countywide Rules and Strategies
- **MAX Score:** Exceeds countywide average (22 vs. 9.7)

# Recommendation

## Proposed Countywide Plan Map Amendment Findings

- A. The Retail & Services category is appropriate for the proposed use of the property and is consistent with the criteria for utilization of this category.
- B. The proposed amendment aligns with the surrounding area's development pattern, which includes a mix of retail, commercial/business services, and residential uses
- C. The proposed amendment either does not involve, or will not significantly impact, the remaining relevant countywide considerations.

Local Planning Agency: Recommended approval with minimal public opposition

Board Action: First reading approved unanimously

**Staff finds the proposed amendment consistent with the Relevant Countywide Considerations and recommends approval**

**Forward Pinellas and Planners Advisory Committee recommends approval**