

Countywide Planning Authority Countywide Plan Map Amendment

Case CW 24-02 – Pinellas County

February 20, 2023

Local Government Request

Subject Property

- 0.19-acre site
- 4685 Park Street in west Lealman

Existing Countywide Plan Map Category (future land use)

- Residential Low Medium

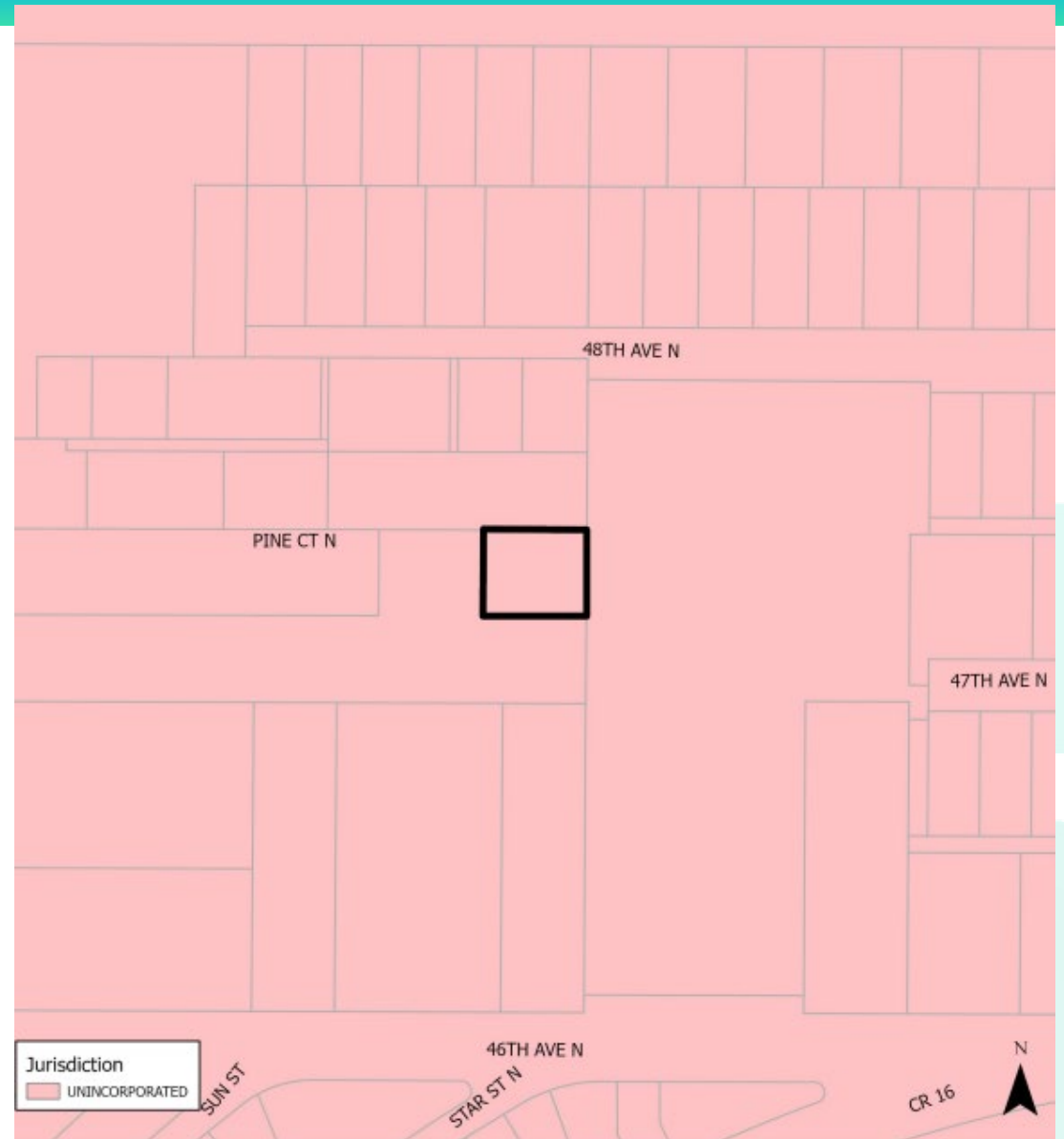
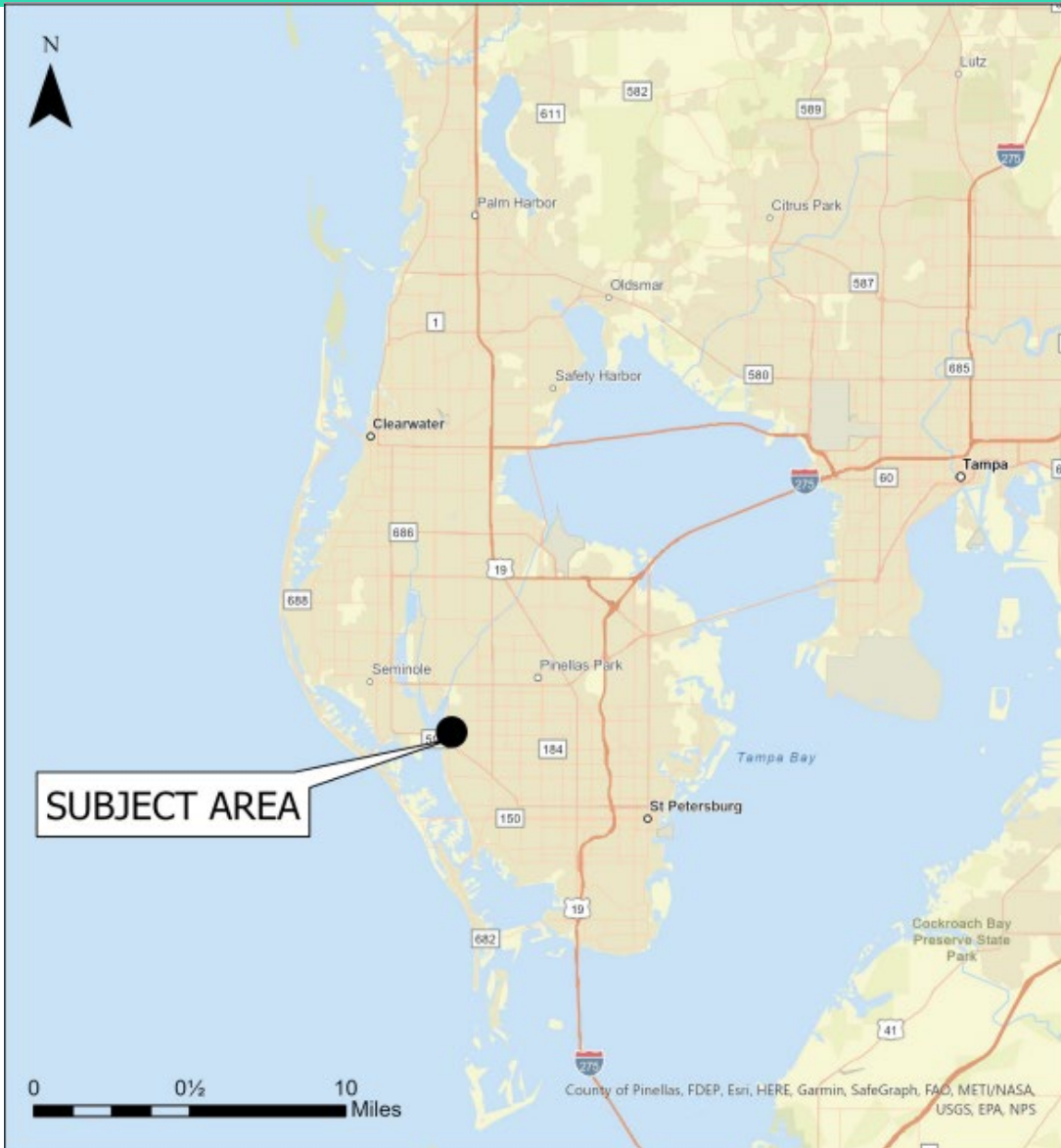
Proposed Countywide Plan Map Category (future land use)

- Retail & Services

Existing Use(s): Vacant

Proposed Use(s): RV and boat storage

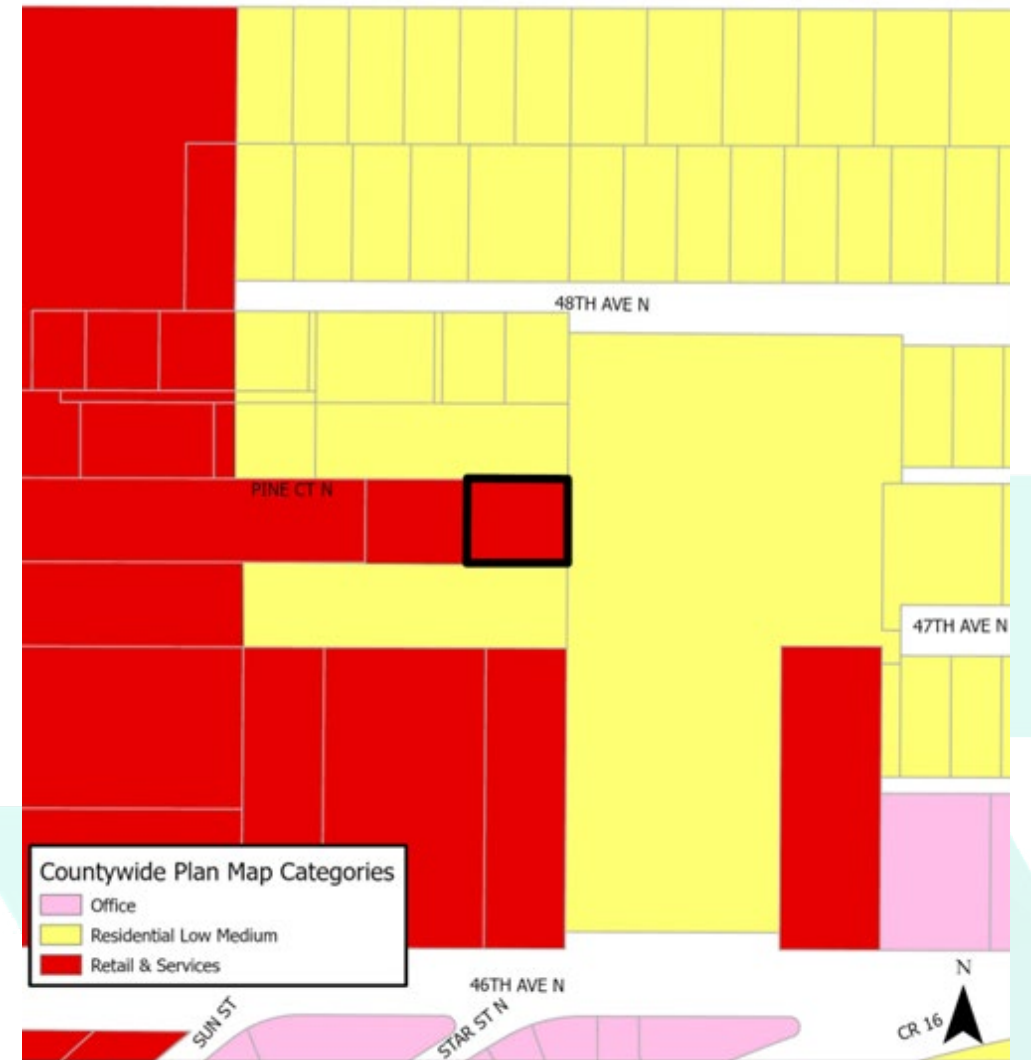
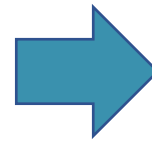
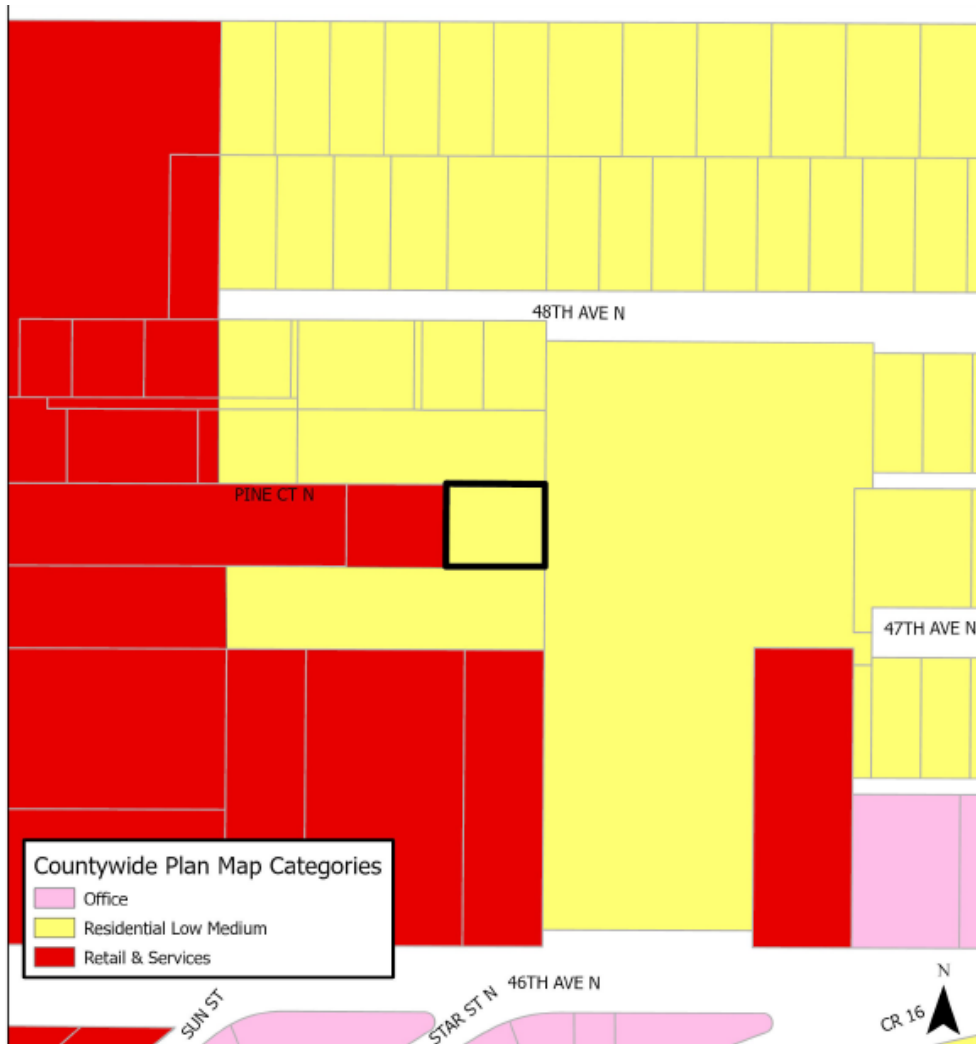
Location



Surrounding Uses

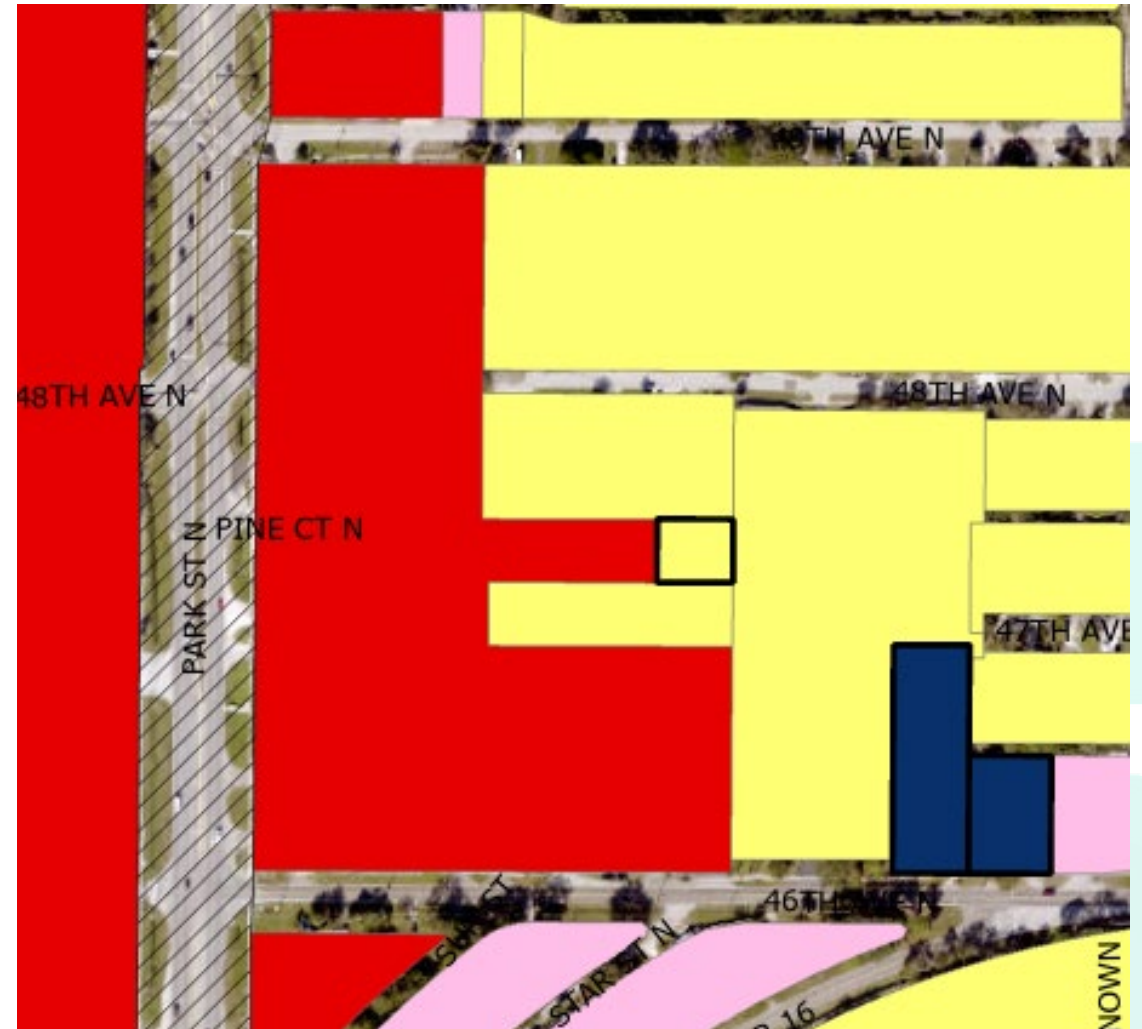


Countywide Plan Map Designation



Scenic/Noncommercial Corridor

- Located on Park Street
 - Enhancement Connector
- Countywide Rules state that the Scenic/Noncommercial Corridor use restrictions extend up to 500 feet from the right-of-way line.
- Property's western boundary is 527 feet from the Park Street right-of-way line.



Recommendation

Proposed Countywide Plan Map Amendment Findings

- Surrounding area is consistent with the locational characteristics for the proposed category.
- The requested amendment to Retail & Services would permit a wide range of nonresidential and residential uses intended for areas that support and are compatible with intense commercial uses.
- The proposed amendment either does not involve, or will not significantly impact, the remaining relevant countywide considerations.

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

Planners Advisory Committee recommends approval