

FORWARD PINELLAS

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310 Court Street

Clearwater, FL 33756



January 22, 2026

Barry Burton, County Administrator
315 Court Street, 6th Floor
Clearwater, FL 33756

RE: Case CW 26-01 Pinellas County
January 14, 2026 Forward Pinellas Meeting Follow-up

Dear Mr. Burton:

Forward Pinellas, in its role as the Pinellas Planning Council (PPC), considered and recommended approval at public hearing the application indicated above from Pinellas County for amendment of the Countywide Plan Map. The Board of County Commissioners acting pursuant to its Countywide Planning Authority (CPA), will now conduct the final public hearing on February 17, 2026.

Thank you and your staff for your assistance in the coordination of our countywide planning process.

Sincerely,

Whit Blanton, FAICP
Executive Director

Enclosures

cc: Gregg Mims, Director, Housing and Community Development

January 14, 2026

6A1. Case CW 26-01 – Pinellas County



SUMMARY

From: Multimodal Corridor
To: Retail & Services
Area: 0.6 acres m.o.l.
Location: 2500 55th Ave. N.
Jurisdiction: Pinellas County

RECOMMENDATION

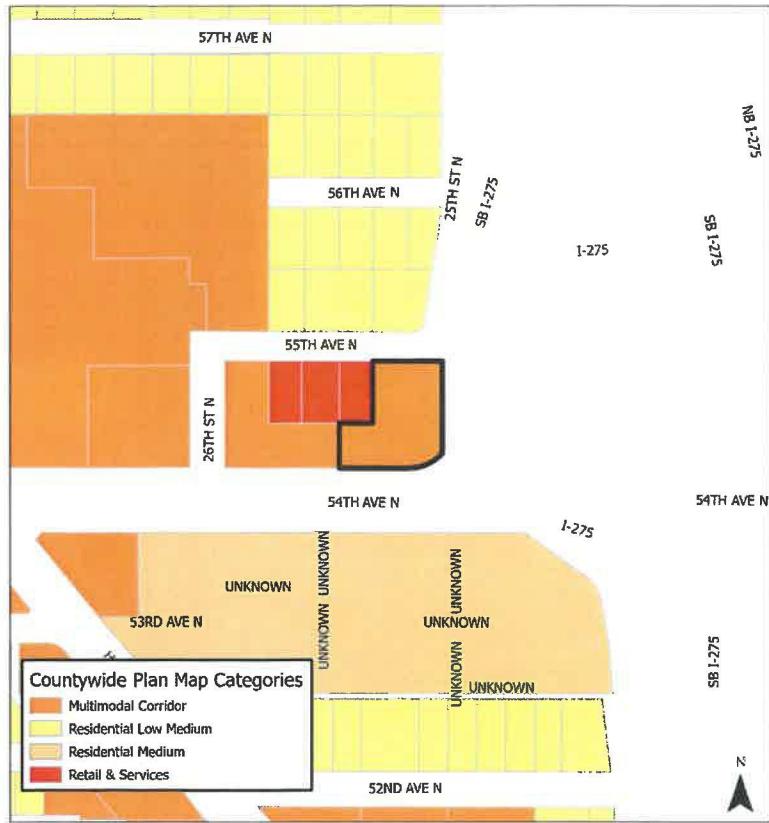
Pinellas Planning Council staff recommends that the proposed map amendment to Retail & Services, be approved.

BACKGROUND

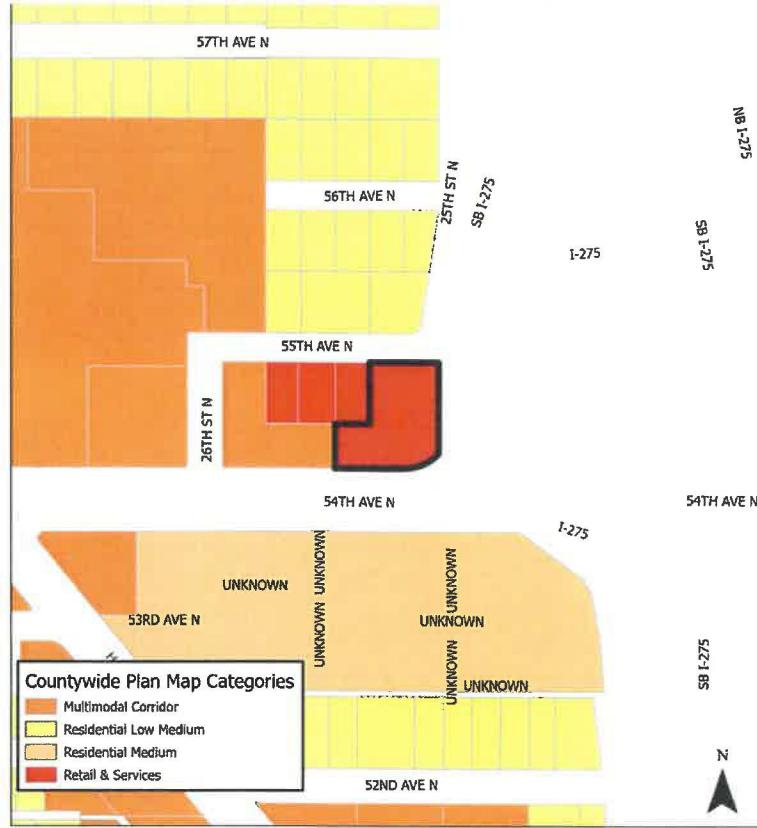
Pinellas County has applied to amend the Countywide Plan Map from Multimodal Corridor to Retail & Services for a 0.60-acre parcel at 2500 55th Avenue North in the Lealman area. The site has frontage on 54th Avenue North, and lies immediately west of the I-275 interchange. The applicant proposes to consolidate the parcel with an adjacent commercially designated property to establish a vehicle towing business. The site is currently used for vehicle storage that does not have an approved site plan. The surrounding uses include a mix of commercial, office, and residential properties, creating a transitional context that supports higher-intensity commercial development along the corridor.

The proposed amendment directs commercial activity to a well-connected, high-traffic corridor consistent with Countywide Plan strategies for concentrating nonresidential uses in locations with multimodal access and major transportation connections.

Current Countywide Plan Map



Proposed Countywide Plan Map



FINDINGS

Staff submits the following findings in support of the preliminary recommendation:

- The Retail & Services category is appropriate for the proposed use of the property and is consistent with the criteria for utilization of this category.
- Consolidating the subject parcel with the adjacent commercially designated property enables cohesive development and optimizes land use along the corridor.
- The proposed amendment either does not involve, or will not significantly impact, the remaining relevant countywide considerations.

Please see accompanying attachments in explanation and support of these findings.

LIST OF MAPS & ATTACHMENTS:

- Map 1 Location Map
- Map 2 Jurisdictional Map
- Map 3 Aerial Map
- Map 4 Current Countywide Plan Map
- Map 5 Proposed Countywide Plan Map

MEETING DATES:

Planners Advisory Committee, January 5, 2026, at 1:30 p.m.

Forward Pinellas, January 14, 2026, at 1:00 p.m.

Countywide Planning Authority, February 17, 2026, at 6:00 p.m.

ADVISORY COMMITTEE RECOMMENDATION: At its January 5, 2026 meeting, the Planners Advisory Committee voted 11-0 to recommend approval of this amendment.

FORWARD PINELLAS BOARD RECOMMENDATION: The board met on January 14, 2026 and voted 18-0 to recommend approval of this amendment.