

Countywide Planning Authority Countywide Plan Map Amendment

Case CW 24-11 – Pinellas County

June 11, 2024

Local Government Request

Subject Property

- 1.7-acre site m.o.l.
- 29703 US Highway 19 N, Clearwater

Existing Countywide Plan Map Category (future land use)

- Residential Low Medium and Preservation

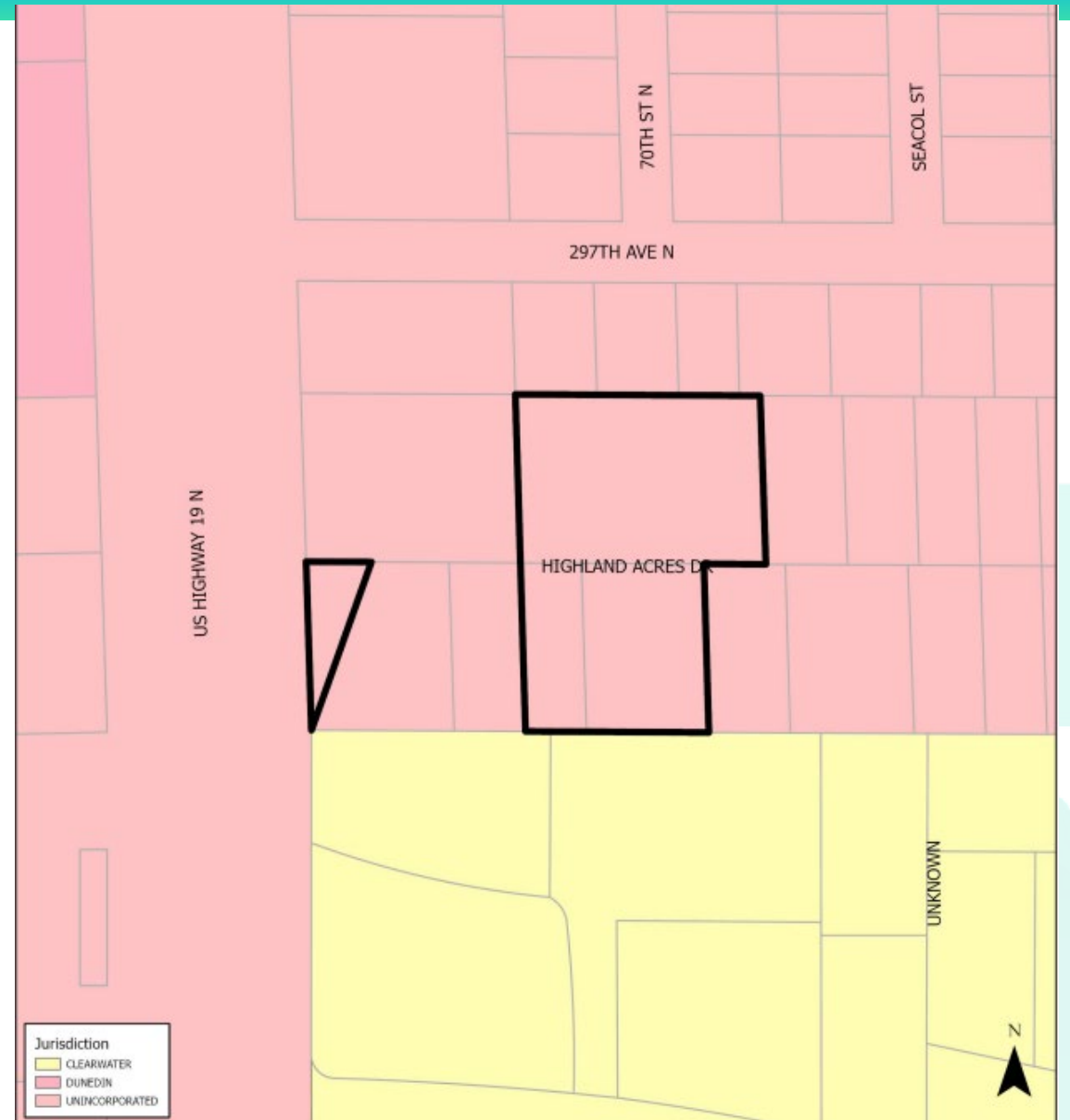
Proposed Countywide Plan Map Category (future land use)

- Retail & Services

Existing Use(s): Recreational/boat sales and service

Proposed Use(s): Use to remain the same. Planning redevelopment of the property with new buildings for sales and service, parking lot reconfiguration, inventory storage area, new stormwater system and driveway access.

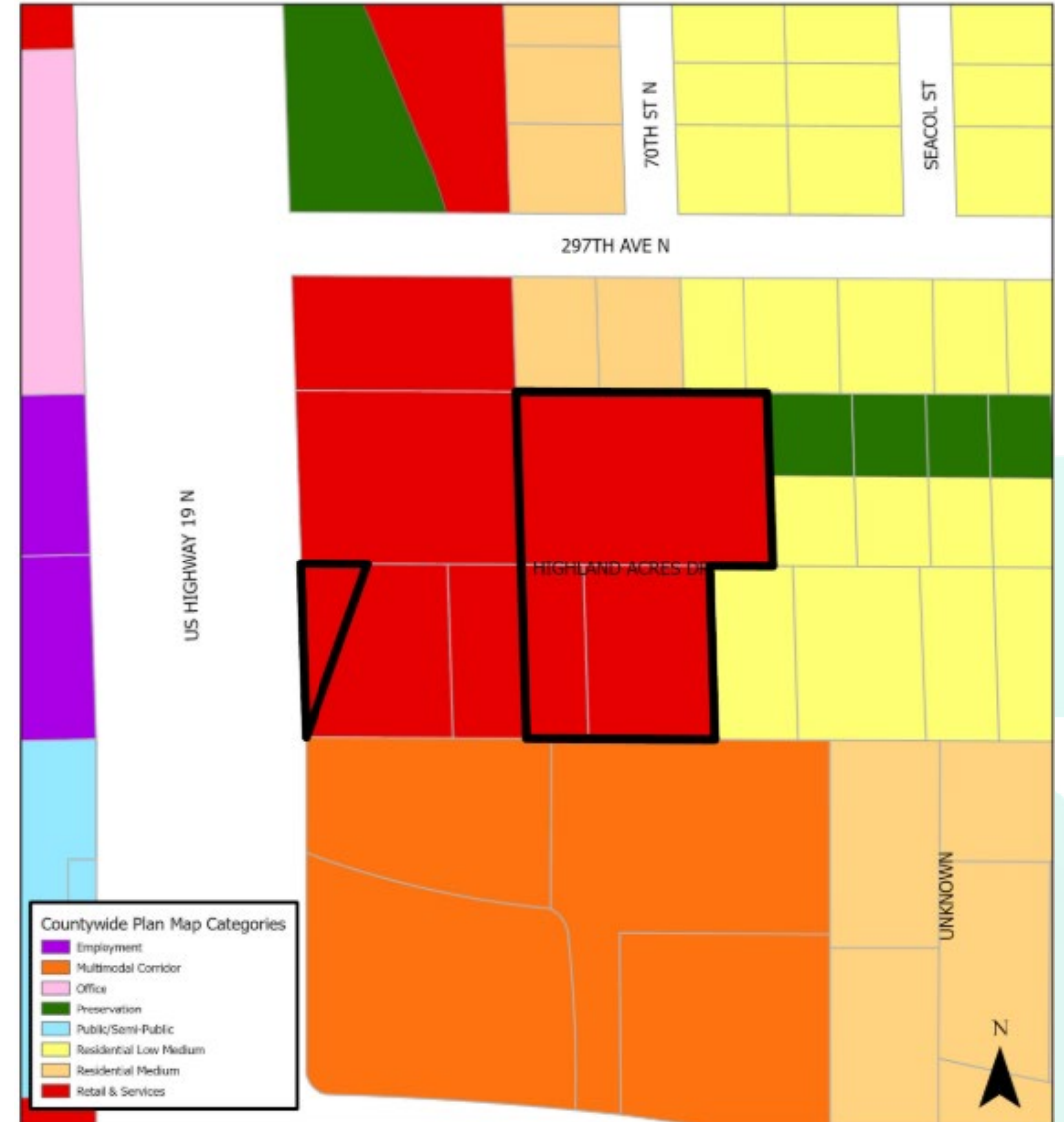
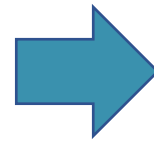
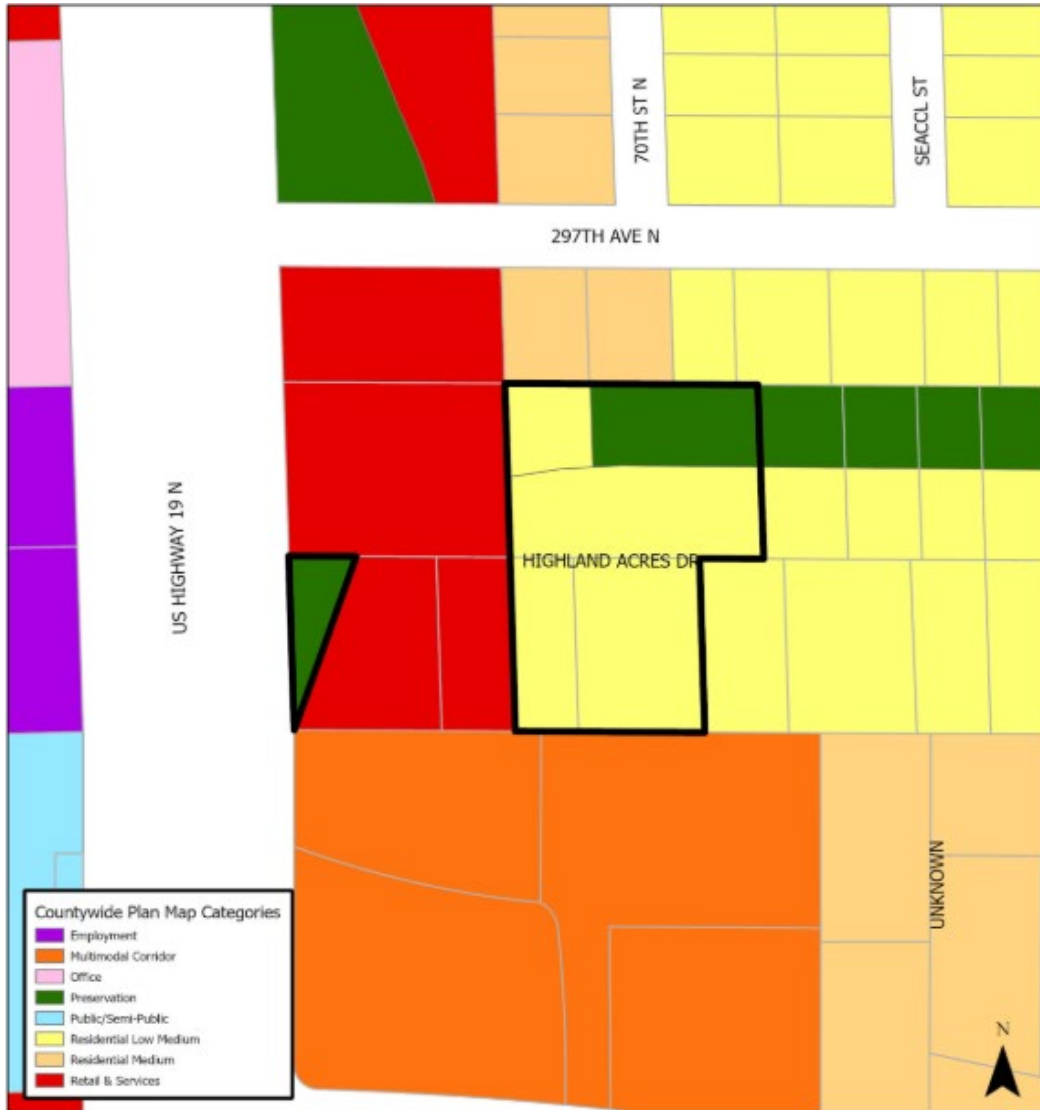
Location



Surrounding Uses



Countywide Plan Map Designation

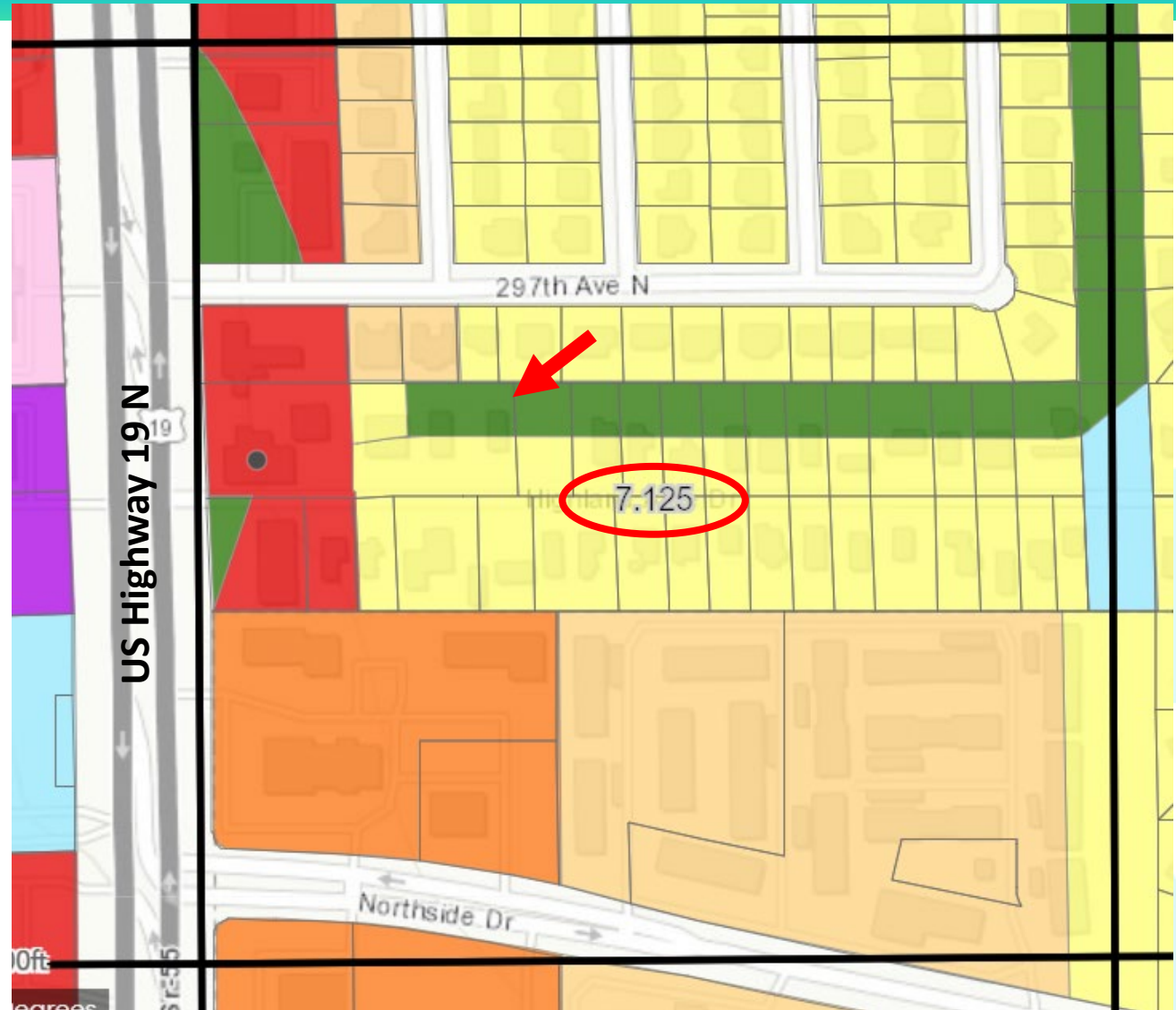


MAX Index Score

- The MAX Index score for the subject property's grid cell is 7.125 which is below the countywide average score of 9.7.
- Countywide Rules allow for the consideration of other factors when determining if the requested amendment meets the relevant Countywide Considerations.

Countywide Considerations:

- New sidewalk construction
- US Highway 19 N Expansion (under construction)
- Northside Dr Pedestrian Overpass (under construction)
- Reduction of on-street parking



Conditional Overlay

- The Pinellas County Board of County Commissioners approved the first reading with a vote of 6-0.
- Two persons from the public spoke in opposition.
 - Lack of privacy
 - Traffic Impacts
- Conditional Overlay
 - Allowable uses limited to existing
 - Enhanced permitter buffering and screening
 - Building setbacks
 - Building height limited to 45 feet

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 MAX Index score for the subject property's grid cell is 7.125, which is below the countywide average score of 9.7. However, the Countywide Rules allow for the consideration of other factors when determining if the requested amendment meets the relevant Countywide Considerations. Forward Pinellas considered other multimodal and development potential factors and determined support is warranted for the proposed amendment.
- C. 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 and Forward Pinellas Board recommends approval