

FORWARD PINELLAS STAFF ANALYSIS



APPLICATION NO.:	Case CW 24-14
STAFF:	Emma Wennick, Program Planner
APPLICANT:	Pinellas County
PROPERTY SIZE:	0.15 acres m.o.l.
CURRENT COUNTYWIDE PLAN MAP CATEGORY:	Residential Low Medium
PROPOSED COUNTYWIDE PLAN MAP CATEGORY:	Retail & Services
CURRENT LOCAL FUTURE LAND USE PLAN MAP CATEGORY:	Pinellas County – Residential Low
PROPOSED LOCAL FUTURE LAND USE PLAN MAP CATEGORY:	Commercial General
LOCATION / PARCEL ID:	2520 55th Avenue North / 35-30-16-74340-009-0030

BACKGROUND SUMMARY:

The applicant is requesting an amendment to the Countywide Plan Map from Residential Low Medium to Retail & Services on approximately 0.15 acres located at 2520 55th Avenue North in the Lealman community of unincorporated Pinellas County.

STAFF RECOMMENDATION:

Staff recommends approval of an amendment to the Countywide Plan Map from Residential Low Medium to Retail & Services.

PLANNERS ADVISORY COMMITTEE RECOMMENDATION:

The Planners Advisory Committee met on August 26, 2024 and voted unanimously to recommend approval.

LOCAL GOVERNMENT COUNCIL/COMMISSION ACTION:

The Pinellas County Board of County Commissioners held a public hearing on the local future land use map amendment on June 11, 2024. The Board approved the first reading with a vote of 7-0. There was no public comment.

CURRENT PROPERTY INFORMATION:

Property Use(s):	Single-family home and shed
Site Features:	The site is surrounded by a mix of commercial and residential properties. The site has good access to major roadways and is within a block of predominantly commercial uses.

PLANNING CONSIDERATIONS:

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

1. The applicant requests an amendment to the Countywide Plan Map from Residential Low Medium to Retail & Services for a 0.15-acre parcel located at 2520 55th Avenue North in unincorporated Pinellas County.
2. The proposed amendment will allow the conversion of the existing single-family residence into office space, which will support the applicant’s adjacent business operations and align with the commercial development in the surrounding area.
3. The Pinellas County Local Planning Agency recommended approval of the amendment, noting that the transition to Retail & Services is consistent with the surrounding land uses and will have minimal impact on infrastructure.
4. The proposed change supports the county’s development goals by transitioning certain areas in Lealman from residential to commercial use which furthers the broader strategic growth and redevelopment objectives in this part of the county.

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:

	Current Countywide Plan Map Category: Residential Low Medium	Proposed Countywide Plan Map Category: Retail & Services
Purpose:	Intended to depict areas that are now developed, or appropriate to be developed, in a suburban, low density or moderately dense residential manner; and to recognize such areas as primarily well-suited for residential uses that are consistent with the suburban qualities,	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

	transportation facilities, including transit, and natural resources of such areas.	uses, and may include residential uses as part of the mix of uses.
Permitted Uses:	<p>Residential; Residential Equivalent; Vacation Rental pursuant to the provisions of Section 509.242(1)(c), Florida Statutes; Accessory Dwelling Unit; Public Educational Facility; Recreation/Open Space; Community Garden; Agricultural-Light; Agricultural.</p> <p>Office; Personal Service/Office Support; Retail Commercial are Subject to One Acre Maximum</p> <p>Ancillary Nonresidential; Transportation/Utility are subject to a three-acre maximum.</p> <p>Institutional (except Public Educational Facilities which are not subject to this threshold, pursuant to the provisions of Section 6.5.4.2) are subject to a five-acre maximum.</p>	<p>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.</p> <p>Manufacturing-Medium is subject to a three-acre maximum.</p> <p>Institutional; Transportation/Utility; Agricultural; Ancillary Nonresidential are subject to a five-acre maximum.</p>
Max. Density:	10 units per acre	24 units per acre
Max. Floor Area Ratio (FAR):	0.50	0.55
Max. Impervious Surface Ratio (ISR):	0.75	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 Countywide Rules state that the Retail & Services category is “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.”

The locational characteristics of the Retail & Services category are “generally appropriate to locations in and adjacent to activity centers where surrounding land uses support and are compatible with intensive commercial use; in areas in proximity to and with access to major transportation facilities, including transit; and on Multimodal Corridors and Future Transit Corridors depicted on the Land Use Strategy Map, where its proximity to transit service supports the type and density/intensity of the proposed use characteristics.”

The subject property, located at 2520 55th Avenue North in the Lealman community, is currently designated Residential Low Medium and houses a single-family residence. The applicant proposes to amend the Countywide Plan Map from Residential Low Medium to Retail & Services for this 0.15-acre parcel. This amendment aims to convert the existing residence into an office supporting the applicant’s adjacent business operations to the east and south.

The proposed amendment aligns with the strategic goal of fostering continual economic growth and vitality through planning and regulatory programs, as outlined in the County’s Strategic Plan. The subject property sits within the Lealman Community Redevelopment Area (CRA), which further supports its suitability for the proposed Retail & Services designation. The site's proximity to mixed-use areas and major transportation routes such as I-275 and 54th Avenue North enhances its compatibility with the intended future use.

2. Forward Pinellas has developed the Multimodal Accessibility (MAX) index. Proposed amendments increasing density and/or intensity must maintain a MAX score equal to or better than the Countywide Average MAX score. The current Countywide Average MAX score is 9.7; 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: Forward Pinellas assigns MAX scores to individual quarter-mile grid cells, defining them as reasonable walkable travel sheds. Factors such as bicycle facilities, premium transit services, walkability, roadway LOS, scooter/bike-share locations, transit access, and programmed transportation projects determine the MAX score. The subject property lies within a grid cell with an MAX score of 22, which exceeds the countywide

average of 9.7.

- 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

- 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 within the Coastal High Hazard Area.

- 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 amendment area does not involve the creation, expansion, contraction of, or substantive change to the Activity Center, Multimodal Corridor, or Planned Redevelopment District category.

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

Staff Analysis: The amendment has no significant impact on public educational facilities or adjoining jurisdictions, as it is entirely within Unincorporated Pinellas County's jurisdiction.

- 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 does not involve the conversion of land from the Employment, Industrial, or Target Employment Center categories.

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.