

November 14, 2018

6C2. Case CW 18-22 – Pinellas County



SUMMARY

From: Office
To: Retail & Services
Area: 0.67 acre m.o.l.
Location: 1003 Virginia Avenue, Palm Harbor

This proposed amendment is submitted by Pinellas County and seeks to amend a site in the unincorporated area totaling approximately 0.67 acre from Office (used to depict areas developed, or appropriate to be developed, with office uses, low-impact employment uses, and residential uses (subject to an acreage threshold), in areas characterized by a transition between residential and commercial uses and in areas well-suited for community-scale residential/office mixed-use development) to Retail & Services (used to depict areas 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 current use of the subject property is a single family home. The proposed use is for a compounding pharmacy. If approved, this amendment will be consistent with Pinellas County's Comprehensive Plan.

FINDINGS

Staff submits the following findings in support of the recommendation for approval:

- 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 either does not involve, or will not significantly impact, the remaining relevant countywide considerations.

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

LIST OF MAPS & ATTACHMENTS:

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

Attachment 1 Forward Pinellas Staff Analysis

MEETING DATES:

- Planners Advisory Committee, November 5, 2018 at 1:30 p.m.
- Forward Pinellas, November 14, 2018 at 1:00 p.m.
- Countywide Planning Authority, December 11, 2018 at 6:00 p.m.

ACTION: Board, in its role as the Pinellas Planning Council, to recommend approval or denial of the requested amendment to the Countywide Planning Authority.

STAFF RECOMMENDATION: The staff recommends to the board that it recommend approval of the requested amendment.

ADVISORY COMMITTEE RECOMMENDATION: At its November 5, 2018 meeting, the Planners Advisory Committee voted 9-0 to recommend approval of this amendment.

FORWARD PINELLAS BOARD RECOMMENDATION: The board met on November 14, 2018 and voted 12-0 to recommend approval of this amendment.