



# Pinellas County

## Legislation Details (With Text)

**File #:** 18-1958A      **Version:** 1

**Type:** Zoning / Land Use and Related Item      **Status:** Passed

**File created:** 11/21/2018      **In control:** Countywide Planning Authority

**On agenda:** 12/11/2018      **Final action:** 12/11/2018

**Title:** Case No. CW 18-22 - Pinellas County  
Countywide Plan Map amendment from Office to Retail & Services, regarding 0.67 acre more or less, located at 1003 Virginia Avenue, Palm Harbor.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. State-filed ORD 18-43, 2. Adopted ORD 18-43, 3. Comment Card Submitted by BCC Attendee, 4. Affidavit of Publication, 5. Forward Pinellas Staff Report, 6. Forward Pinellas Cover Memo, 7. Ordinance, 8. Disclosure of Interest, 9. Application, 10. Case Maps, 11. Forward Pinellas Staff Analysis, 12. Presentation/Site Visit Photos

Date	Ver.	Action By	Action	Result
12/11/2018	1	Board of County Commissioners	approved	Pass

**Subject:**

Case No. CW 18-22 - Pinellas County  
Countywide Plan Map amendment from Office to Retail & Services, regarding 0.67 acre more or less, located at 1003 Virginia Avenue, Palm Harbor.

**Recommended Action:**

Sitting as the Countywide Planning Authority, adopt an ordinance approving Case No. CW 18-22, a proposal by Pinellas County to amend the Countywide Plan Map from Office to Retail & Services, regarding 0.67 acre more or less, located at 1003 Virginia Avenue, Palm Harbor.

- The proposed amendment seeks to amend a site from Office to Retail & Services. The current use is a single family home. The proposed use is a compounding pharmacy. The corresponding zoning map amendment by Pinellas County includes a conditional overlay that would limit the utilization of this property to a compounding pharmacy.
- The Retail & Services category is appropriate for the proposed use of the subject property, and is consistent with the criteria for utilization of this category.
- Forward Pinellas and the Planners Advisory Committee each voted unanimously to recommend approval of this proposal.

**Strategic Plan:**

Foster Continual Economic Growth and Vitality  
4.3 Catalyze redevelopment through planning and regulatory programs

**Summary:**

Forward Pinellas, in its role as the Pinellas Planning Council, voted 12-0 to recommend approval of

the proposal. The Planners Advisory Committee recommended approval of this case by a vote of 9-0.

The Board of County Commissioners, at its August 21, 2018 meeting, adopted the related Case No. Q Z/LU-14-07-18: A resolution approving the application of Palm Harbor Florida, LLC, for a change of zoning from P-1, Professional Offices to C-1-CO, Neighborhood Commercial-Conditional Overlay, with a Conditional Overlay to limit the use to a compound pharmacy, and an ordinance for approval of a change in land use designation from Residential Office General to Commercial Neighborhood, regarding approximately 0.67 acre located at 1003 Virginia Avenue.

**Background Information:**

Forward Pinellas documentation is attached.

**Fiscal Impact:**

N/A

**Staff Member Responsible:**

Rodney Chatman, Planning Division Manager, Forward Pinellas

**Partners:**

N/A

**Attachments:**

Forward Pinellas Cover Memo  
Ordinance  
Forward Pinellas Staff Report  
Case Maps  
Forward Pinellas Staff Analysis  
Draft PAC Minutes  
Support Documents  
Presentation/Site Visit Photos  
Affidavit of Publication