



Pinellas County

Staff Report

File #: 22-0578A, Version: 1

Subject:

Case No. CW 22-07 - Pinellas County

Countywide Plan Map amendment from Residential Low Medium to Retail and Services, regarding 0.33 acres more or less, located at 90 20th Terrace Southwest.

Recommended Action:

Sitting as the Countywide Planning Authority, adopt an ordinance approving Case No. CW 22-07, a proposal by Pinellas County to amend the Countywide Plan Map from Residential Low Medium to Retail and Services regarding 0.33 acres more or less, located at 90 20th Terrace Southwest.

- The amendment area is located approximately 200 feet west of Seminole Boulevard and consists of one vacant parcel
- The applicant intends to change the land use of the amendment area to create consistency with the underlying local zoning district.
- The applicant proposes an amendment to the Retail and Services category, which would allow a wider range of non-residential uses that are compatible with the local zoning category.
- Forward Pinellas and the Planners Advisory Committee each unanimously recommended 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 11-0 to recommend approval of the proposal. The Planners Advisory Committee recommended approval of this case by a vote of 15-0.

The Board of County Commissioners, at its January 25, 2022 meeting, adopted an ordinance approving the application of 90 20th Terrace Southwest, LLC for a land use change from Residential Low to Commercial General on approximately 0.33 acres located at 90 20th Terrace Southwest in unincorporated Largo.

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:

Ordinance

Case Maps

Forward Pinellas Staff Analysis

Draft PAC Minutes

PowerPoint Presentation/Site Visit Photos

Affidavit of Publication