



Pinellas County

Staff Report

File #: 24-0812A, Version: 1

Subject:

Case No. CW 24-11 - Pinellas County

Countywide Plan Map amendment from Residential Low Medium and Preservation to Retail and Services, regarding 1.7 acres more or less, located at 29703 U.S. Highway 19 North.

Recommended Action:

Sitting as the Countywide Planning Authority, adopt an ordinance approving Case No. CW 24-11, a proposal by Pinellas County to amend the Countywide Plan Map from Residential Low Medium and Preservation to Retail and Services, regarding 1.7 acres, more or less, located at 29703 U.S. Highway 19 North.

- The overall subject property at 29703 U.S. Highway 19 North consists of 6 parcels totaling approximately 3.7 acres. The applicant is seeking a land use change for a 1.7 acre portion of the subject property.
- The property is currently used as a recreational/boat sales and service business. The applicant wishes to keep the current Cycle Springs Powersports business on the site and redevelop the property with new buildings for sales and service, a reconfigured parking lot, an inventory storage area, a new stormwater system, and driveway access.
- If approved, the requested map amendment brings the entire 3.7 acre subject property under the Retail and Services category allowing the site to be comprehensively redeveloped to sustain long-term commercial use of the property.
- The Preservation designated areas were applied in the early 1980s in association with Pinellas County's Master Drainage Plan. It has been determined to no longer be warranted subsequent to a site inspection completed in 2013. Forward Pinellas staff processed a map adjustment to remove the Preservation designation and redesignate the area to Retail and Services in April 2024.
- Forward Pinellas and the Planners Advisory Committee each unanimously supported approval of the proposal.

Strategic Plan:

Foster Continual Economic Growth and Development

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 11-

0.

Background Information:

Forward Pinellas documentation us 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

Supporting Documentation

Affidavit of Publication