



## Staff Report

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

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### **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