

## FORWARD PINELLAS STAFF ANALYSIS



**APPLICATION NO.:** Case CW 26-04

**STAFF:** Emma Wennick, Program Planner

**APPLICANT:** Pinellas County

**PROPERTY SIZE:** 3.49 acres m.o.l.

**CURRENT COUNTYWIDE  
PLAN MAP CATEGORY:** Residential Low Medium

**PROPOSED COUNTYWIDE  
PLAN MAP CATEGORY:** Employment

**CURRENT LOCAL  
FUTURE LAND USE PLAN  
MAP CATEGORY:** Pinellas County – Residential Low

**PROPOSED LOCAL  
FUTURE LAND USE PLAN  
MAP CATEGORY:** Pinellas County – Employment

**LOCATION / PARCEL ID:** 5200 62nd Avenue North / 33-30-16-69948-300-3701

### **BACKGROUND SUMMARY:**

Pinellas County is requesting a Countywide Plan Map amendment from Residential Low Medium to Employment for approximately 3.49 acres located at 5200 62nd Avenue North in the Lealman Community Redevelopment Area. The site is currently vacant and fronts 62nd Avenue North, a minor arterial roadway within an established mixed industrial and commercial area. The proposed amendment would allow future nonresidential development consistent with surrounding employment, office, medical, and utility uses, including the adjacent HCA Florida Northside Hospital campus.

### **STAFF RECOMMENDATION:**

Staff recommends approval of an amendment to the Countywide Plan Map from Residential Low Medium to Employment.

### **PLANNERS ADVISORY COMMITTEE RECOMMENDATION:**

The Planners Advisory Committee met on March 2, 2026 and voted unanimously to recommend approval.

### **LOCAL GOVERNMENT COUNCIL/COMMISSION ACTION:**

The Pinellas County Board of County Commissioners held a public hearing on the local future land use map amendment on January 20, 2026. The Board approved the first reading with a

vote of 6-0 and there were no public comments.

**CURRENT PROPERTY INFORMATION:**

<b>Property Use(s):</b>	Vacant
<b>Site Features:</b>	A portion of the site lies within Flood Zone AE, though it is not located within the Coastal High Hazard Area.

**PLANNING CONSIDERATIONS:**

When considering this application, the following general site conditions, planning concepts, and other facts should be noted:

1. The amendment supports economic redevelopment within the Lealman Community Redevelopment Area by transitioning a vacant parcel to an employment-supportive Countywide Plan category.
2. The site fronts a minor arterial roadway and sits adjacent to established employment and medical uses, making the proposed Employment category compatible with the surrounding development pattern.
3. The amendment removes the potential for residential development within a flood hazard area while allowing nonresidential uses that align with the Countywide Plan’s framework for employment clustering near corridors and activity centers.

**RELEVANT COUNTYWIDE CONSIDERATIONS:**

The proposed amendment to the Countywide Plan Map is a legislative decision. The standards for the current and proposed Countywide Plan Map categories are summarized below:

	<b>Current Countywide Plan Map Category:</b> Residential Low Medium	<b>Proposed Countywide Plan Category:</b> Employment
<b>Purpose:</b>	Intended to depict areas that are now developed, or appropriate to be developed, in a suburban, low density or moderately dense residential manner; and to recognize such areas as primarily well-suited for residential uses that are consistent with the suburban qualities, transportation facilities, including transit, and natural resources of such areas.	Intended to recognize areas developed with, or appropriate to be developed with, a wide range of employment uses, including primary industries (i.e., those with a customer base that extends beyond Pinellas County), allowing for flex space, and for uses that have minimal external impacts. include residential as part of the mix of uses.

<p><b>Permitted Uses:</b></p>	<p>Residential; Residential Equivalent; Vacation Rental pursuant to the provisions of Section 509.242(1)(c), Florida Statutes; Accessory Dwelling Unit; Public Educational Facility; Recreation/Open Space; Community Garden; Agricultural-Light; Agricultural.</p> <p>Office; Personal Service/Office Support; Retail Commercial are Subject to One Acre Maximum</p> <p>Ancillary Nonresidential; Transportation/Utility are subject to a three-acre maximum.</p> <p>Institutional (except Public Educational Facilities which are not subject to this threshold, pursuant to the provisions of Section 6.5.4.2) are subject to a five-acre maximum.</p>	<p>Office; Research/Development-Light; Research/Development-Heavy; Storage/Warehouse/Distribution-Light; Storage/Warehouse/Distribution-Heavy; Manufacturing-Light; Manufacturing-Medium; Incinerator Facility.</p> <p>Retail Commercial; Personal Service/Office Support; Transfer/Recycling are subject to a three-acre maximum.</p> <p>Temporary Lodging; Commercial/Business Service; Commercial Recreation; Institutional; Transportation/Utility; Community Garden; Agricultural-Light; Agricultural are subject to a five-acre maximum.</p>
<p><b>Max. Density:</b></p>	<p>10 units per acre</p>	<p>Temporary Lodging Uses shall not exceed 50 units per acre</p>
<p><b>Max. Floor Area Ratio (FAR):</b></p>	<p>0.50</p>	<p>Nonresidential Use - 0.65</p>
<p><b>Max. Impervious Surface Ratio (ISR):</b></p>	<p>0.75</p>	<p>Nonresidential Use - 0.85</p>

Section 6.5.3. of the Countywide Rules provides the review criteria for amendments to the Countywide Plan Map. An analysis of these criteria are provided below:

- 1. The manner in, and extent to, which the amendment is consistent with the Countywide Rules and with the Countywide Plan Strategies as implemented through the Countywide Rules.**

*Staff Analysis:* The proposed amendment from Residential Low Medium to Employment is consistent with the Countywide Rules and advances several objectives of the Countywide Plan Strategies. The Employment category is intended to accommodate nonresidential development along arterial corridors and in proximity to existing employment and institutional uses. The subject property fronts 62nd Avenue North, a minor arterial roadway, and is located within the Lealman Community Redevelopment Area, where redevelopment and economic reinvestment are encouraged. The amendment supports employment clustering, aligns with surrounding nonresidential development, and removes the potential for residential use within a flood hazard area,

thereby furthering the Countywide Plan's target employment strategy.

- 2. Forward Pinellas has developed a multimodal accessibility index (MAX index). Proposed amendments will need to maintain a MAX score equal to or better than the Countywide Average MAX score. The Current Countywide Average MAX score: 8.1; if that score is not reached, balancing criteria will be required. An amendment adopting or amending the Activity Center (AC), Multimodal Corridor (MMC) and Planned Redevelopment District (PRD) categories and affecting fewer than 10 acres shall be subject to the Multimodal Accessibility Index (MAX Index).**

*Staff Analysis:* The subject parcel is located within a Multimodal Accessibility Index grid cell with a score of 8.0, which is slightly below the Countywide average score of 8.1 and is therefore classified as underperforming pursuant to Section 6.5.5 of the Countywide Rules. Because the proposed amendment increases allowable intensity from Residential Low Medium to Employment, the amendment requires evaluation under the balancing criteria set forth in Section 6.5.5.2(A) through (E). The proposed amendment area is located within the Lealman Community Redevelopment Area, as established by an adopted Community Redevelopment Plan, and contributes to economic growth and redevelopment objectives identified through local comprehensive planning efforts. Accordingly, the amendment satisfies the balancing criterion in Section 6.5.5.2(A) related to location within a Community Redevelopment Area.

In addition, the parcel fronts 62nd Avenue North, a minor arterial roadway, and is located in proximity to established employment, medical, and commercial uses, including a Target Employment Center. The amendment promotes continued employment clustering within an identified redevelopment area and supports efficient use of existing infrastructure consistent with multimodal advancement principles. Although the Multimodal Accessibility Index score does not meet or exceed the Countywide average, the amendment qualifies for approval based upon a balancing of the applicable criteria, most notably its location within an adopted Community Redevelopment Area and its contribution to redevelopment and economic vitality.

- 3. If located within a Scenic/Noncommercial Corridor, the manner in, and extent to, which the amendment conforms to the criteria and standards contained in Section 6.5.4.1 of these Countywide Rules.**

*Staff Analysis:* The subject property is not located on a designated Scenic/Noncommercial Corridor.

- 4. If located within a Coastal High Hazard Area, the manner in, and extent to, which the amendment conforms to the terms set forth in Section 4.2.7.**

*Staff Analysis:* The amendment area is not located within the Coastal High Hazard Area.

- 5. If the amendment involves the creation, expansion, contraction of, or substantive change to the Activity Center, Multimodal Corridor, or Planned Redevelopment**

**District category, the manner in, and extent to, which the amendment conforms to the purpose and requirements of the applicable category, and addresses the relevant Planning and Urban Design Principles described in Section 6.2.6 and Land Use Goal 16.0 of the Countywide Plan Strategies.**

*Staff Analysis:* The amendment area does not involve the creation, expansion, contraction of, or substantive change to the Activity Center, Multimodal Corridor, or Planned Redevelopment District category.

**6. The manner in, and extent to, which the amendment significantly impacts a public educational facility or an adjoining jurisdiction.**

*Staff Analysis:* The amendment area is not located adjacent to an adjoining jurisdiction and if approved, the amendment would not significantly impact a public educational facility.

**7. If the amendment involves the conversion from the Employment (E), Industrial (I), or Target Employment Center (TEC) category, the extent to which the amendment area can continue to provide for target employment opportunities as evaluated and set forth in Section 6.5.4.5.**

*Staff Analysis:* The amendment does not significantly impact public educational facilities because the Employment category does not permit residential development and therefore does not generate school enrollment. The amendment also does not adversely affect an adjoining jurisdiction due to the parcel's limited size, its compatibility with surrounding nonresidential uses, and the absence of cross-jurisdictional service or infrastructure impacts.

**PUBLIC CORRESPONDENCE**

The proposed Countywide Plan Map amendment was publicly advertised as required by Section 7.8.4. of the Countywide Rules. No public correspondence has been received to date.

**CONCLUSION**

Staff finds the proposed amendment is consistent with the Relevant Countywide Considerations found in Section 6.5.3.1 of the Countywide Rules.