

Tampa Bay Times

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COUNTY OF HERNANDO, CITRUS, PASCO,
PINELLAS, HILLSBOROUGH County

Before the undersigned authority personally appeared Deirdre Bonett who on oath says that he/she is a Legal Advertising Representative of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida that the attached copy of advertisement being a Legal Notice in the matter Countywide MAp Plan was published in said newspaper by print in the issues of 05/24/26 or by publication on the newspaper's website, if authorized.

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes. Affiant further says the said Tampa Bay Times is a newspaper published in Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida and that the said newspaper has heretofore been continuously published in said Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida each day and has been entered as a second class mail matter at the post office in said Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

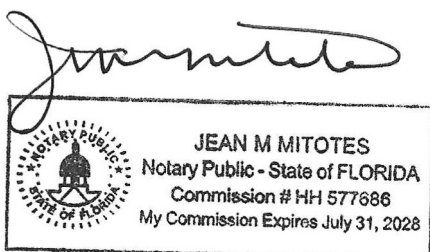
Signature of Affiant


Sworn to and subscribed before me this **05/24/2026**

Signature of Notary of Public

Personally known ☒ or produced identification.

Type of identification produced _____



NOTICE OF PUBLIC HEARING

PROPOSED AMENDMENT OF THE COUNTYWIDE PLAN MAP

The Pinellas County Board of County Commissioners, in its capacity as the Countywide Planning Authority (CPA), will conduct a public hearing on proposed amendment(s) to the Countywide Plan Map, pursuant to the Countywide Plan, as amended, and as set forth in the listing below.

A public hearing on the proposed amendment(s) will be held on Tuesday, July 21, 2026, at 6:00 P.M., or as soon thereafter as may be accommodated by the completion of the rest of the Board agenda, in the Palm Room of the Pinellas County Communications Building, 333 Chestnut Street, Clearwater, FL, 33756. Members of the public wishing to address the body are encouraged to attend in person, but may also attend virtually utilizing Communications Media Technology (CMT) on the Zoom platform or provide comments in advance.

The County makes its best efforts to ensure that public hearings will be streamed live at <https://youtube.com/pcctv1> and <https://pinellas.gov/pinellas-county-connection-television-pcc-tv>, and broadcast on the following Pinellas County cable public access channels:

Spectrum Channel 637 Frontier Channel 44 WOW! Channel 18

To address the County Commission in person, members of the public are encouraged to preregister at comment.pinellas.gov. Preregistration is encouraged but not required if individuals plan to attend the meeting at the Palm Room in person. Those who have not preregistered may register in person when they arrive.

Members of the public wishing to address the body virtually via Zoom or by phone are required to preregister by 5:00 P.M. the day before the meeting by visiting comment.pinellas.gov. The registration form requires full name, address and telephone number if joining by phone, along with the topic or agenda item to be addressed. Members of the public who cannot access the registration form via the internet may call (727) 464-3000 to request assistance preregistering. Only members of the public who have preregistered by 5:00 P.M. the day before the meeting will be recognized and unmuted to offer comments. If a member of the public does not log in with the same Zoom name or phone number provided in the registration form, they may not be recognized to speak. In person appearances for comment, or advance comments as noted below, are preferred. The County will use its best efforts to facilitate virtual comment, but citizens using technology to comment virtually are cautioned that this mechanism is being offered by the County as a courtesy and the County does not guarantee the proper functioning of technology involved.

Members of the public wishing to provide comments in advance may call the Agenda Comment Line at (727) 464-4400 or complete the online comment form at <https://www.mypinellasclerk.org/Home/Finance#60688-bcc-meetings>. Comments on any agenda item must be submitted by 5:00 P.M. the day before the meeting.

Persons who are deaf or hard of hearing may provide public input on any agenda item through use of the State of Florida's relay service at <https://www.ftri.org/relay/faqs> or 7-1-1.

All comments on any agenda item received by 5:00 P.M. the day before the meeting will be included as part of the official record for this meeting and will be available to be considered by the County Commission prior to any action taken.

The agenda for this meeting and information about participation options can be found at <https://pinellas.legistar.com/Calendar.aspx>.

Interested parties may appear at the hearing or use one of the other methods described above to be heard regarding the following proposed item to be considered by the Board of County Commissioners in its role as the CPA:

Case CW 26-07 – Submitted by City of Clearwater – 0.41 acres m.o.i.

From: Residential Low Medium
To: Residential Medium
Location: 2446 Nursery Road

The current Residential Low Medium category is used to depict areas that are primarily well-suited for suburban, low density or moderately dense residential uses at a maximum density of 10 dwelling units per acre.

The proposed Residential Medium category is used to depict areas that are primarily well-suited for medium-density residential uses at a maximum density of 15 dwelling units per acre.

Case CW 26-08 – Submitted by City of Clearwater – 491.5 acres m.o.i.

From: Residential Low Medium, Residential Medium, Residential High, Retail & Services, Public/ Semi-Public, Office
To: Planned Redevelopment District
Location: Generally bounded by Sunset Point Road to the north, Kings Highway to the east, Palmetto Street / CSX Railway / Jones Street to the south, and North Osceola Avenue / North Fort Harrison Avenue / Clearwater Harbor to the west, within the North Greenwood Community Redevelopment Area

The Planned Redevelopment District category is used to recognize those areas of the county that are developed with a mix of residential and nonresidential uses, within neighborhoods or distinct areas that are interrelated and complementary, with densities/intensities and urban design that promote walking, biking, and transit use. This category is intended for areas that are more dense/intense than typical for the surrounding community, but less dense/intense than Activity Centers or Multimodal Corridors, with supportive planning that facilitates infill and redevelopment and may allow for a variety of densities and building styles.

This amendment proposes to establish a new Planned Redevelopment District within the North Greenwood Community Redevelopment Area. The proposal establishes a redevelopment incentive framework intended to support mixed-use redevelopment, missing-middle housing, multimodal connectivity, and transit-supportive infill development through future implementing Comprehensive Plan and Community Development Code provisions.

Case CW 26-09 – Submitted by Town of Redington Shores– 0.13 acres m.o.i.

From: Retail & Services
To: Residential Low Medium
Location: 109 180th Avenue East

The current Retail & Services category is used to depict areas developed with a mix of businesses that provide for the shopping and personal service needs of the community or region, provide for employment opportunities and accommodate target employment uses, and may include residential uses as part of the mix of uses.

The proposed Residential Low Medium category is used to depict areas that are primarily well-suited for suburban, low density or moderately dense residential uses at a maximum density of 10 dwelling units per acre.

5/24/2026 DB

Case CW 26-10 – Submitted by City of Pinellas Park – 3,305 acres m.o.i.

From: Activity Center, Employment, Industrial, Office, Preservation, Public/Semi-Public, Recreation/ Open Space, Residential Low Medium, Residential Medium, Retail & Services, Target Employment Center
To: Activity Center, Employment, Industrial, Office, Preservation, Public/Semi-Public, Recreation/ Open Space, Residential Low Medium, Residential Medium, Retail & Services, Target Employment Center
Location: Generally located within portions of the Gateway Western, Gateway South, and Gateway Central Target Employment Centers in the City of Pinellas Park.

The underlying Countywide Plan Map categories within the amendment area are not proposed to change. The amendment instead implements the Target Employment Center (TEC) overlay consistent with the recommendations of the Target Employment and Industrial Lands Study (TEILS) Update and revises certain TEC subcategory designations within the overlay area. The current and proposed Target Employment Center (TEC) category is an overlay used to depict those areas of the county that are now developed, or appropriate to be developed, in a concentrated and cohesive pattern to facilitate employment uses of countywide significance. The category includes subcategories intended to reflect the unique location, intended use, appropriate density/intensity, and pertinent planning considerations associated with each TEC overlay boundary.

The amendment applies the TEC overlay across applicable TEC areas within the City of Pinellas Park while proposing revisions to certain portions of TEC Suburban Industrial and TEC Urban subcategory designations. The proposed TEC Suburban Office subcategory is intended to recognize areas characterized by suburban office, retail, and residential development in a campus-style setting with potential for infill redevelopment, enhanced placemaking, and greater mixed-use activity supportive of target employment uses. Pursuant to Sections 2.3.3.14 and 6.5.4.4.2 of the Countywide Rules, amendments resulting in a change to a Target Employment Center subcategory are classified as Tier II amendments and require review pursuant to the Target Employment Center conversion criteria contained in Section 6.5.4.4 of the Countywide Rules.

In review of the ordinance(s) above, there may be modifications that arise at the public hearing and/or with other responsible parties. Certain matters heard by the Board of County Commissioners are quasi-judicial in nature. Please note that only competent, substantial, fact-based testimony or evidence may be considered by the boards in deciding the matters before them. Pure speculation or opinion, not based on competent facts, cannot be legally considered by the boards. Lay testimony with fact-based support (including but not limited to meeting minutes, surveys, engineering reports, etc.) may be considered competent and substantial evidence. Please note the County Attorney's Office represents and advises the Board and County staff but cannot give legal advice to the applicant or other interested parties.

The proposed ordinance(s) can be viewed at the Forward Pinellas office, 310 Court St., 2nd Floor, Clearwater, FL, 33756-5137. In addition, you may call Forward Pinellas at (727) 464-8250 or email your questions to info@forwardpinellas.org.

The public is hereby advised that the effect of any proposed amendment may significantly impact the type and intensity of use of the subject property and may be of interest to neighboring property owners. Forward Pinellas has made an advisory recommendation to the CPA for each proposed amendment. The subsequent action of the CPA may amend the Countywide Plan Map from the existing plan category to another plan category as may be determined appropriate based on the public hearings and consistent with the Countywide Plan and procedures related thereto.

Persons are advised that if they decide to appeal any decision made at the meeting/hearing, they will need a record of the proceedings, and, for such purposes, they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

PERSONS WITH DISABILITIES WHO NEED REASONABLE ACCOMMODATIONS TO EFFECTIVELY PARTICIPATE IN THIS MEETING ARE ASKED TO CONTACT PINELLAS COUNTY'S OFFICE OF HUMAN RIGHTS BY EMAILING SUCH REQUESTS TO ACCOMMODATIONS@PINELLAS.GOV AT LEAST THREE (3) BUSINESS DAYS IN ADVANCE OF THE NEED FOR REASONABLE ACCOMMODATION. YOU MAY ALSO CALL (727) 464-4882 (VOICE) OR (727) 464-4062 (TDD). MORE INFORMATION ABOUT THE ADA, AND REASONABLE ACCOMMODATION, MAY BE FOUND AT PINELLAS.GOV/ACCESSIBILITY-ASSISTANCE.

KEN BURKE, CLERK TO
THE BOARD OF COUNTY COMMISSIONERS
By: Derelynn Revie, Deputy Clerk

