

FORWARD PINELLAS STAFF ANALYSIS



APPLICATION NO.: Case CW 26-09

STAFF: Emma Wennick, Program Planner

APPLICANT: Redington Shores

PROPERTY SIZE: 0.13 acres m.o.l.

**CURRENT COUNTYWIDE
PLAN MAP CATEGORY:** Retail & Services

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

**CURRENT LOCAL
FUTURE LAND USE PLAN
MAP CATEGORY:** Redington Shores – Commercial General

**PROPOSED LOCAL
FUTURE LAND USE PLAN
MAP CATEGORY:** Redington Shores – Residential Low Medium

LOCATION / PARCEL ID: 109 180th Avenue East / 31-30-15-88506-002-0060

BACKGROUND SUMMARY:

The Town of Redington Shores submitted a proposed Countywide Plan Map amendment for a 0.13-acre waterfront parcel located at 109 180th Avenue East. The amendment proposes to change the Countywide Plan Map category from Retail & Services to Residential Low Medium and amend the Town's Future Land Use Map designation from Commercial General to Residential Low Medium. The property historically contained a single-family residence dating back to approximately 1967 and is surrounded primarily by residential development. The applicant seeks to reestablish residential use on the site following demolition of the prior home. The proposed amendment would align the property's land use designation with the existing neighborhood development pattern and proposed residential zoning classification.

STAFF RECOMMENDATION:

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

PLANNERS ADVISORY COMMITTEE RECOMMENDATION:

The Planners Advisory Committee met on June 1, 2026 and voted unanimously to recommend approval (15-0).

LOCAL GOVERNMENT COUNCIL/COMMISSION ACTION:

The Redington Shores Planning and Zoning Board reviewed the proposed amendment on December 3, 2025, and recommended approval to the Board of Commissioners. The Board of Commissioners approved Ordinance No. 25-09 on first reading on December 10, 2025. The Town found the amendment consistent with the goals, objectives, and policies of the Comprehensive Plan. No public opposition or adverse public comment was received during the local hearing process.

CURRENT PROPERTY INFORMATION:

Property Use(s):	Vacant residential site
Site Features:	Waterfront lot located within the Surfside Subdivision

PLANNING CONSIDERATIONS:

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

1. The amendment would reduce the development intensity permitted on the property by replacing commercial land use potential with a low-medium residential designation compatible with the surrounding neighborhood pattern.
2. The property historically functioned as a residential site for several decades despite its commercial land use designation, and the amendment would resolve an existing inconsistency between historical use, zoning context, and future land use designation.
3. The proposed Residential Low Medium category and associated residential zoning district would support redevelopment of a single-family residence consistent with adjacent properties and established community character.

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:

	Current Countywide Plan Map Category: Retail & Services	Proposed Countywide Plan Map Category: Residential Low Medium
Purpose:	Intended to depict areas developed with, or appropriate to be 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.	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.
Permitted Uses:	Office; Personal Service/Office Support; Retail Commercial; Commercial/Business Service; Commercial Recreation, Residential; Residential Equivalent; Vacation Rental pursuant to the provisions of Section 509.242(1)(c), Florida Statutes; Recreational Vehicle Park; Temporary Lodging; Research/Development- Light; Storage/Warehouse/Distribution- Light; Manufacturing-Light; Recreation/Open Space; Community Garden; Agricultural-Light. Manufacturing-Medium is subject to a three-acre maximum. Institutional; Transportation/Utility; Agricultural; Ancillary Nonresidential are subject to a five-acre maximum.	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. Office; Personal Service/Office Support; Retail Commercial are Subject to One Acre Maximum Ancillary Nonresidential; Transportation/Utility are subject to a three-acre maximum. 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.
Max. Density:	24 units per acre	10 units per acre

Max. Floor Area Ratio (FAR):	0.55	0.50
Max. Impervious Surface Ratio (ISR):	0.90	0.75

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 is consistent with the Countywide Rules and the objectives and strategies of the Countywide Plan. The amendment would change the Countywide Plan Map category on an approximately 0.13-acre parcel from Retail & Services to Residential Low Medium in order to permit redevelopment of the site with a single-family residence compatible with the surrounding residential neighborhood. The proposed Residential Low Medium category supports the established development pattern in the area and reduces the potential development intensity currently permitted under the existing commercial designation. The amendment does not involve an Activity Center, Multimodal Corridor, Planned Redevelopment District, Target Employment Center, or employment land conversion and does not create inconsistencies with the density and intensity standards established in the Countywide Rules. The amendment also improves consistency between the Countywide Plan Map category, the proposed local Future Land Use Map designation, the surrounding land use pattern, and the proposed residential zoning classification.

- 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: Since the proposed amendment does not increase density or intensity and does not involve an Activity Center, Multimodal Corridor, or Planned

Redevelopment District designation, Multimodal Accessibility Index balancing criteria isn't required to be evaluated.

- 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 amendment area is not located on a Scenic/Noncommercial Corridor; therefore, those policies are not applicable.

- 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 subject property is located within the Coastal High Hazard Area. The proposed amendment would not increase residential density, transient accommodations, or development intensity within the Coastal High Hazard Area and instead would reduce the commercial development potential currently permitted on the site. The amendment would allow redevelopment of the property with a single-family residence consistent with the surrounding established residential neighborhood and historical use pattern. As such, the amendment is consistent with the applicable balancing considerations contained in Section 4.2.7 of the Countywide Rules.

- 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 area does not involve the conversion of Employment, Industrial, or Target Employment Center-designated land.

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.