

Countywide Planning Authority Countywide Plan Map Amendment

Case CW 26-09 – Redington Shores

July 21, 2026

Local Government Request

Subject Property

- 0.13-acre site m.o.l.
- 109 180th Avenue East

Existing Countywide Plan Map Category (future land use)

- Retail & Services

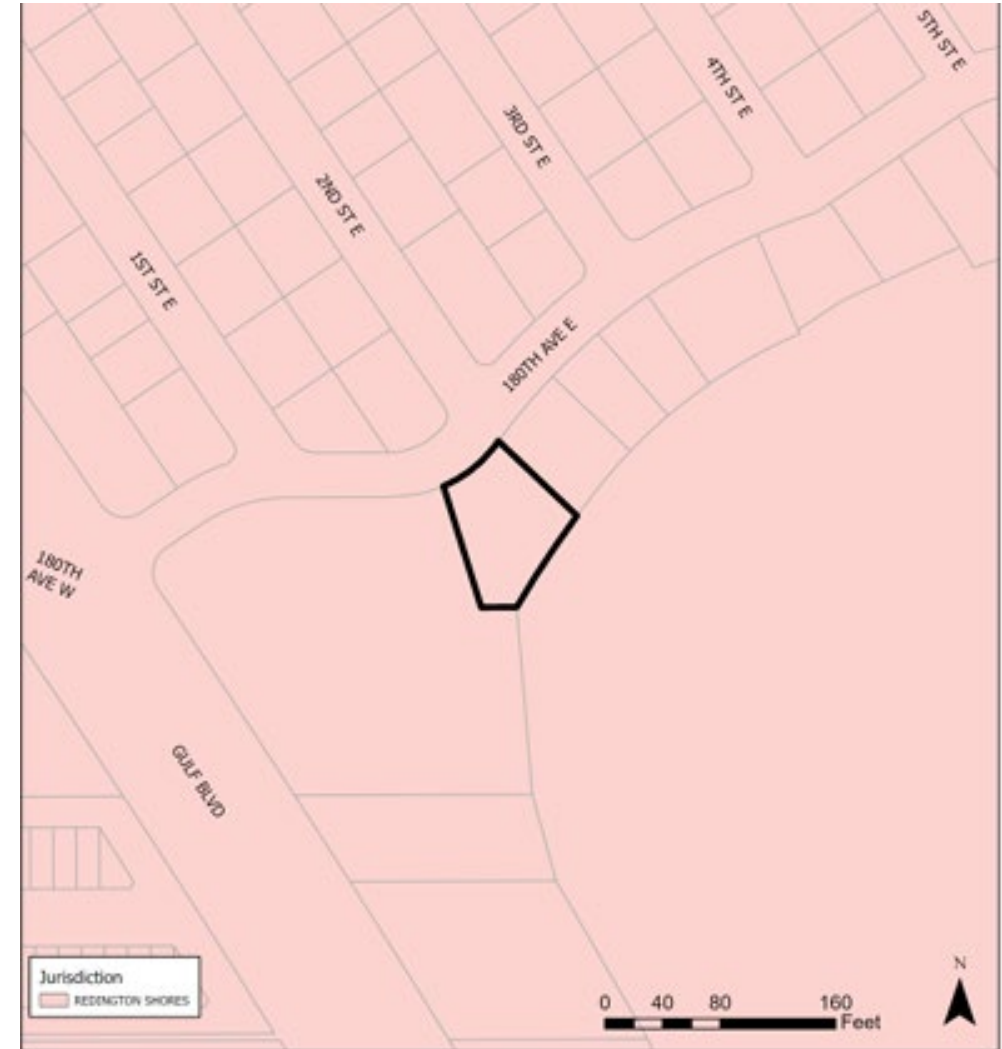
Proposed Countywide Plan Map Category (future land use)

- Residential Low Medium

Existing Use(s): Vacant waterfront parcel

Proposed Use(s): Single-family residential

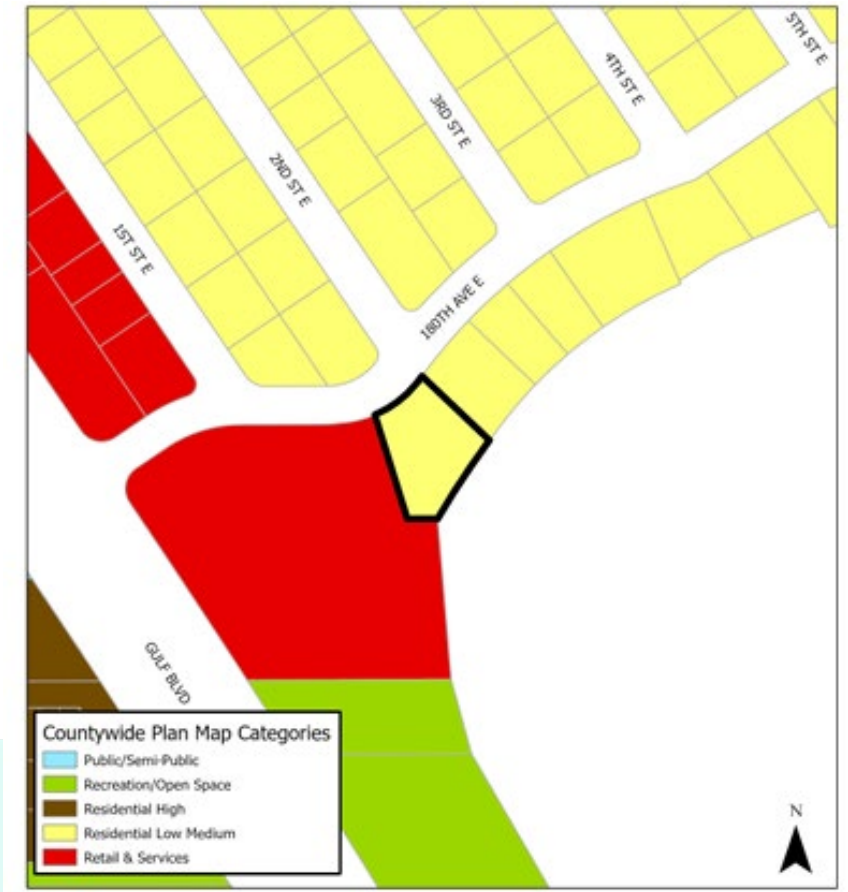
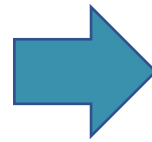
Location



Surrounding Uses

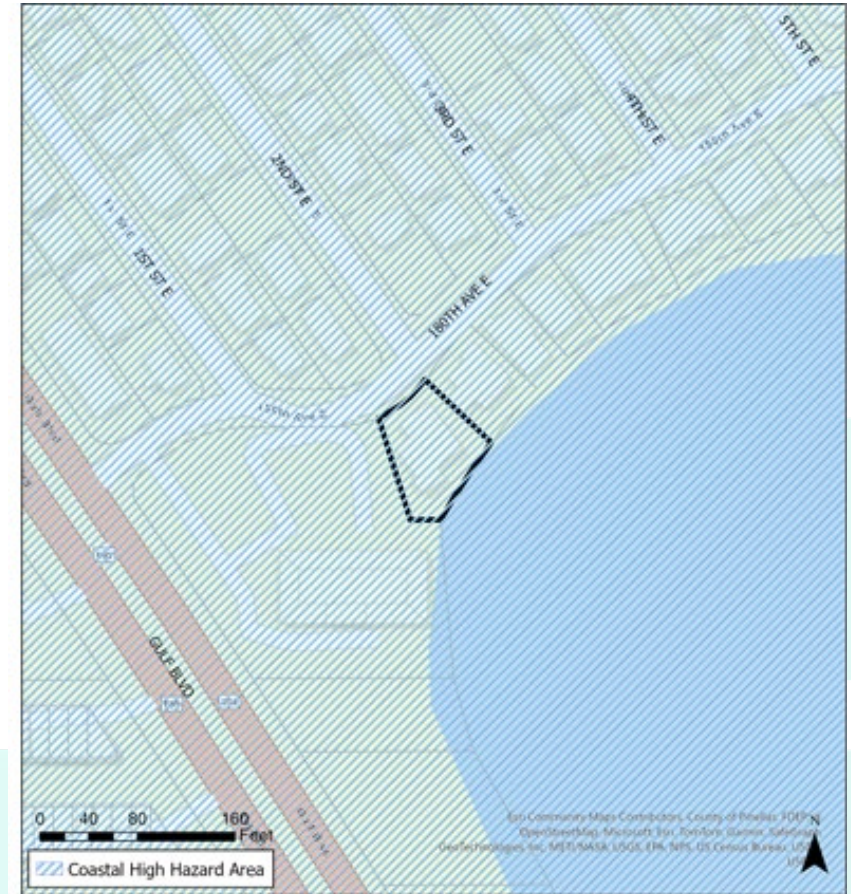


Countywide Plan Map Designation



Coastal High Hazard Area (CHHA) Consistency

- Site is located within the Coastal High Hazard Area
- No increase in density or intensity
- Commercial potential replaced with residential use
- Supports redevelopment consistent with coastal residential pattern
- Consistent with Countywide Rules Section 4.2.7



Recommendation

Proposed Countywide Plan Map Amendment Findings

- The Residential Low Medium categories are appropriate for the proposed use of the property and is consistent with the criteria for utilization of this category.
- Although the property is located within the Coastal High Hazard Area, the amendment would not increase residential density, transient accommodations, or development intensity and is therefore consistent with the applicable balancing considerations contained in Section 4.2.7 of the Countywide Rules.
- The proposed amendment either does not involve, or will not significantly impact, the remaining relevant countywide considerations.

Staff finds the proposed amendment consistent with the Relevant Countywide Considerations.

Forward Pinellas Board and Planners Advisory Committee recommends approval.