

Countywide Planning Authority

Case CW 22-21 – Pinellas County

December 13, 2022

Local Government Request

Subject Property

- Approximately 13.1 acres
- 10055 Seminole Blvd.

Existing Countywide Plan Map Category (future land use)

- Office (5.5 acres) / Preservation (7.6 acres)

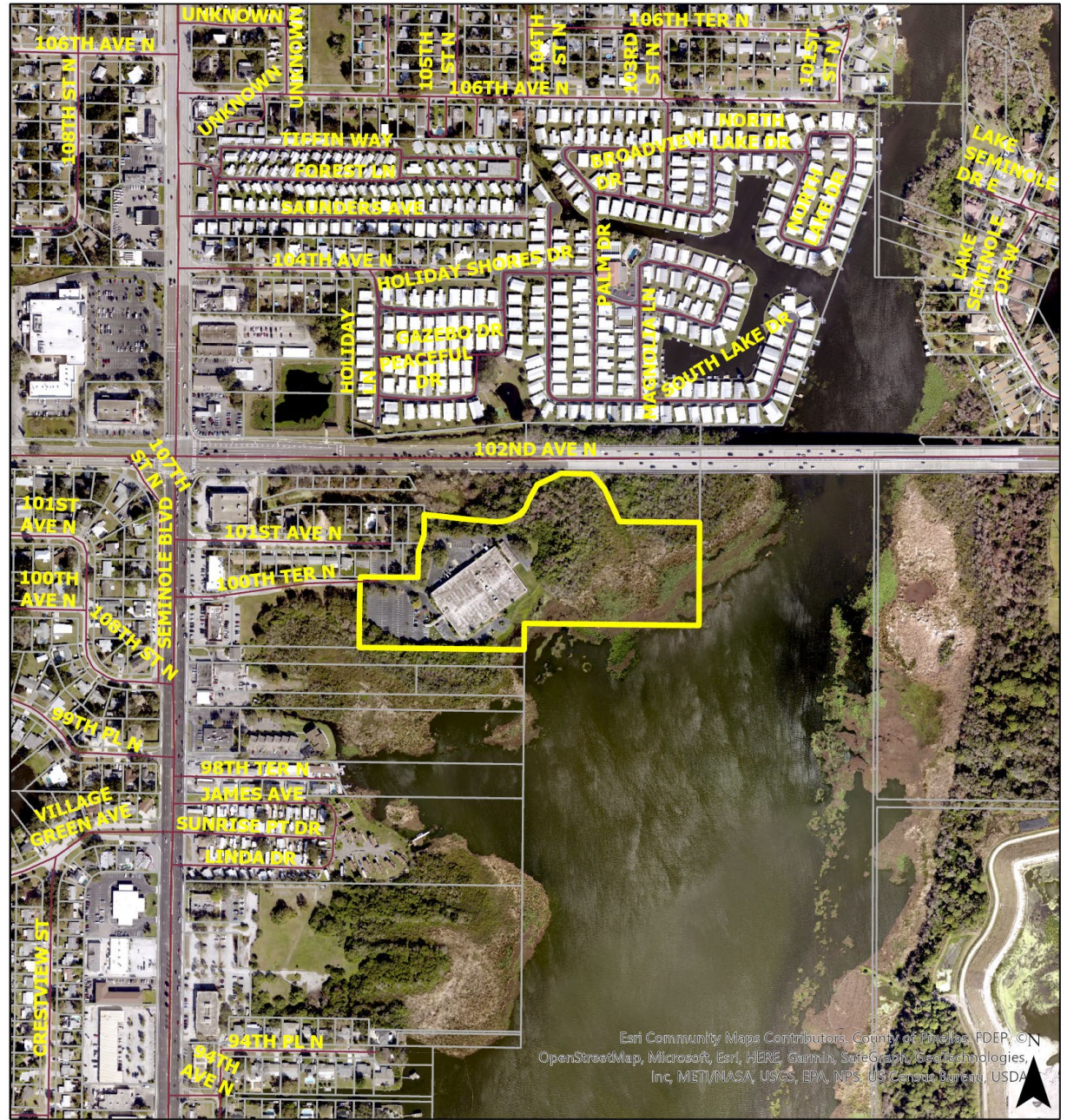
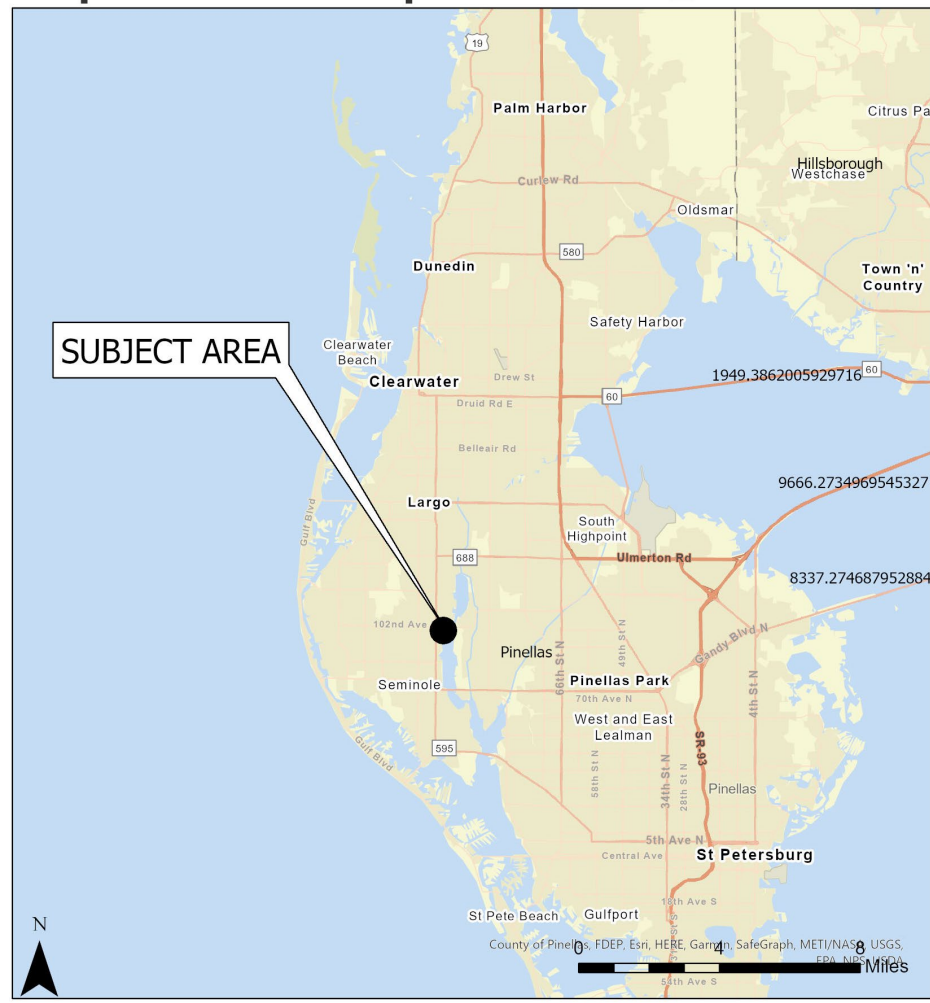
Proposed Countywide Plan Map Category (future land use)

- Employment (5.5 acres) / Preservation (7.6 acres)

Existing Use(s): Vacant office building

Proposed Use(s): Light manufacturing, assembly, and processing

Location



Site Aerial Photos



Site Street Photos

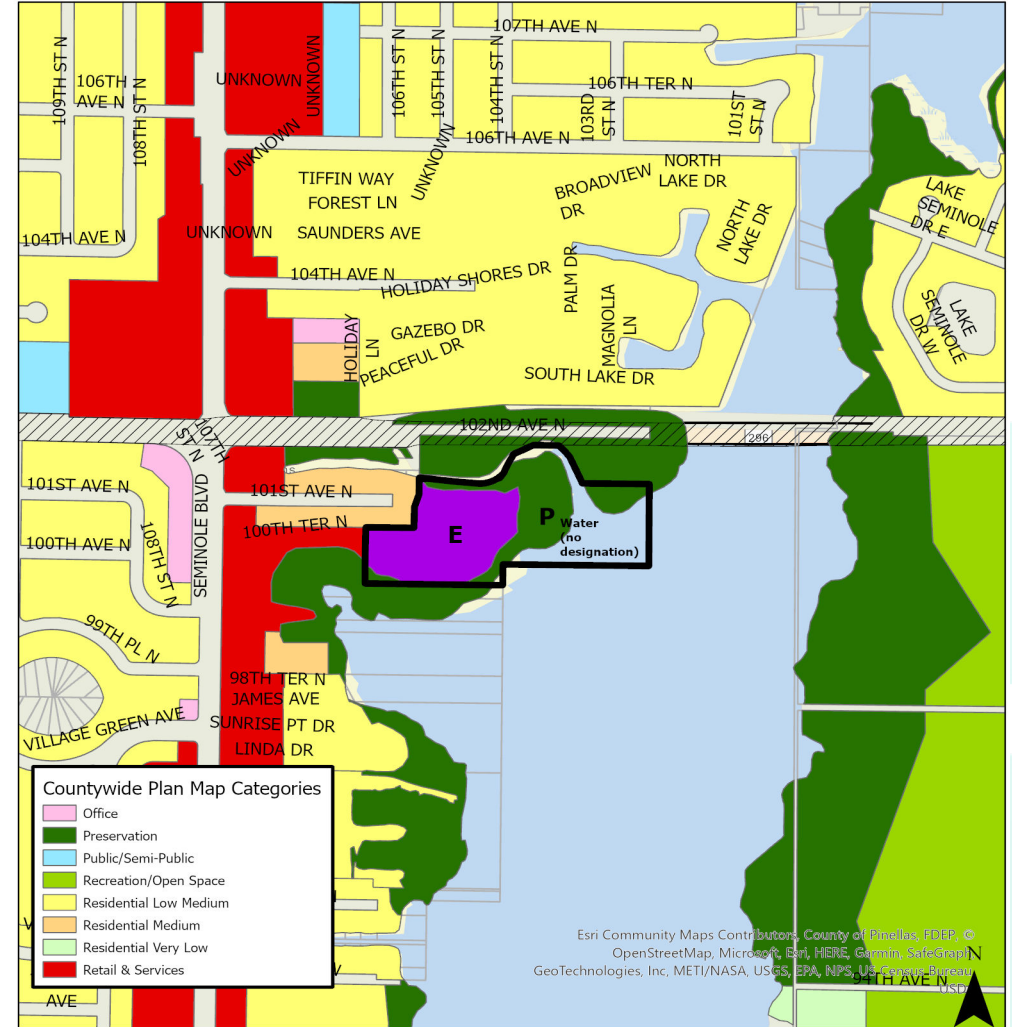
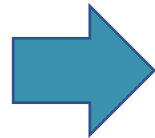
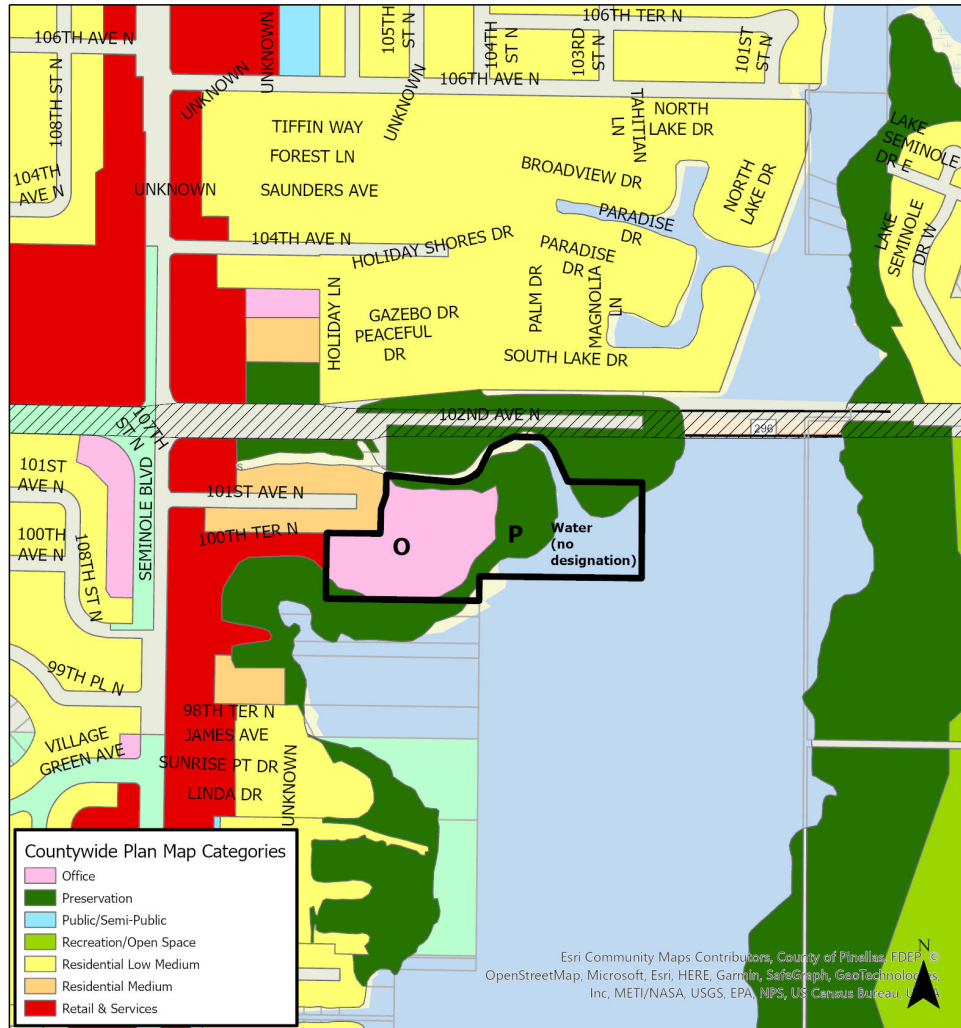


Looking east from the parking lot



Looking northeast from Seminole Blvd.
towards 100th Terrace

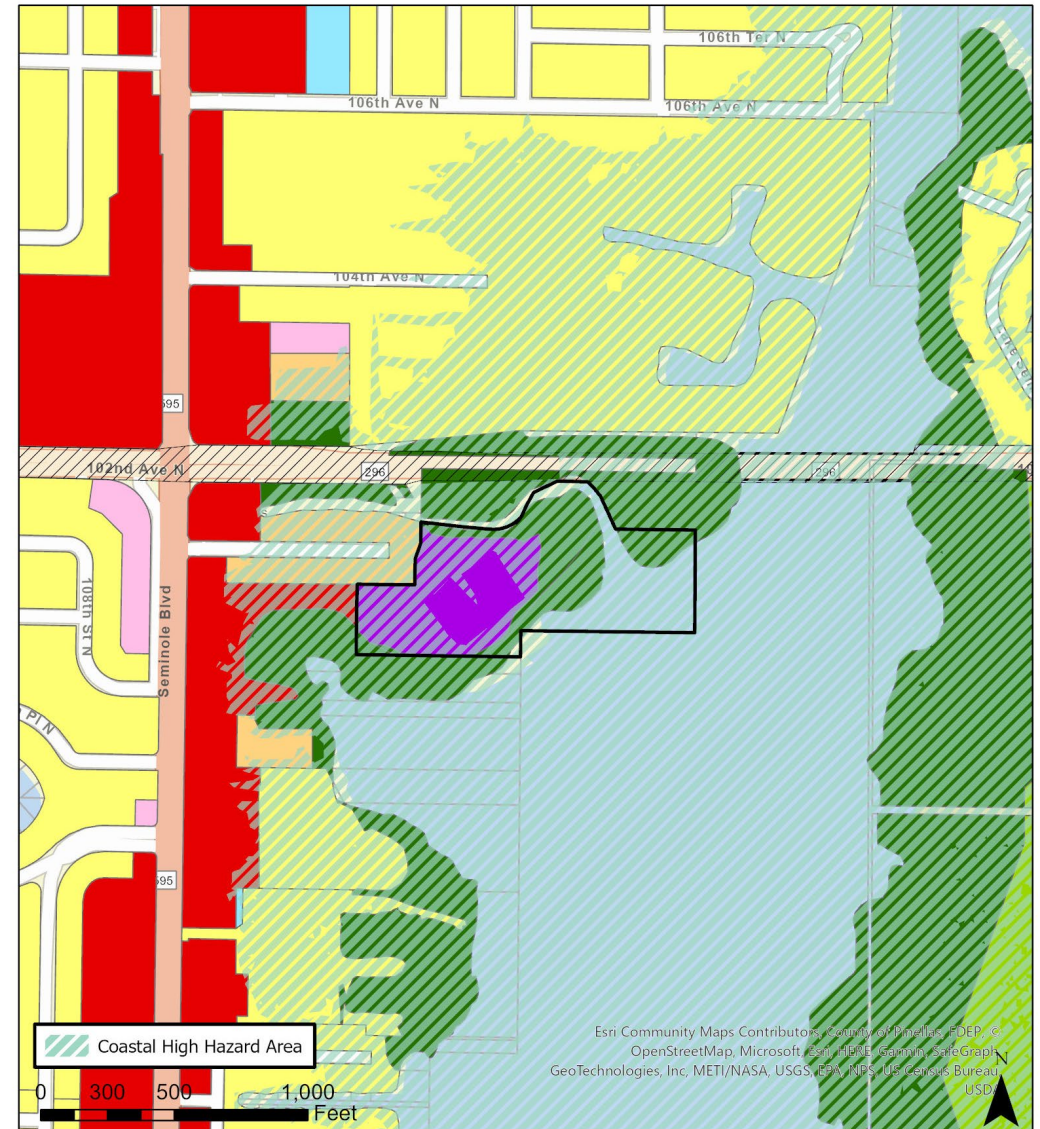
Countywide Plan Map Designation



Additional Information

Coastal High Hazard Area (CHHA)

- Amendment area is located in the CHHA
- Proposed amendment to the Employment category will remove the allowable residential developmental potential from the amendment area
- Proposed amendment will have no impact on future residential uses in the CHHA



Recommendation

Proposed Countywide Plan Map Amendment

- Surrounding area is consistent with the locational characteristics for the proposed categories (mix of commercial, professional office, residential uses, and Lake Seminole).
- Non-residential intensity standards are increasing.
- Proposed map amendment is consistent with the relevant Countywide Considerations.

Board of County Commissioners approved 1st reading on August 16, 2022

Planners Advisory Committee recommends approval

Forward Pinellas Board recommends approval (11-0 vote)