

# Countywide Planning Authority Countywide Plan Map Amendment

Case CW 26-04 – Pinellas County

April 7, 2026

# Local Government Request

## **Subject Property**

- 3.49-acre site m.o.l.
- 5200 62nd Avenue North

## **Existing Countywide Plan Map Category (future land use)**

- Residential Low Medium

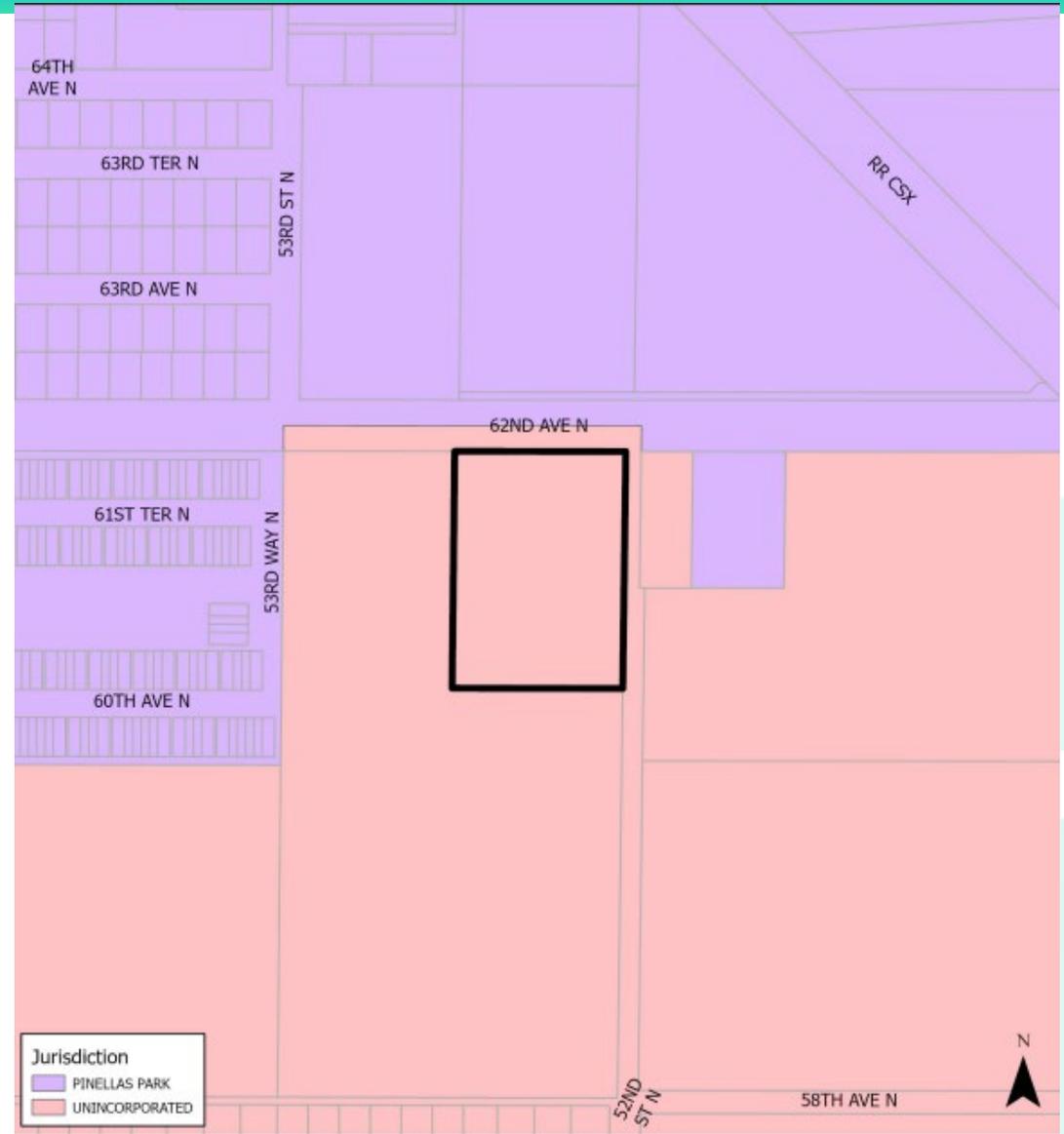
## **Proposed Countywide Plan Map Category (future land use)**

- Employment

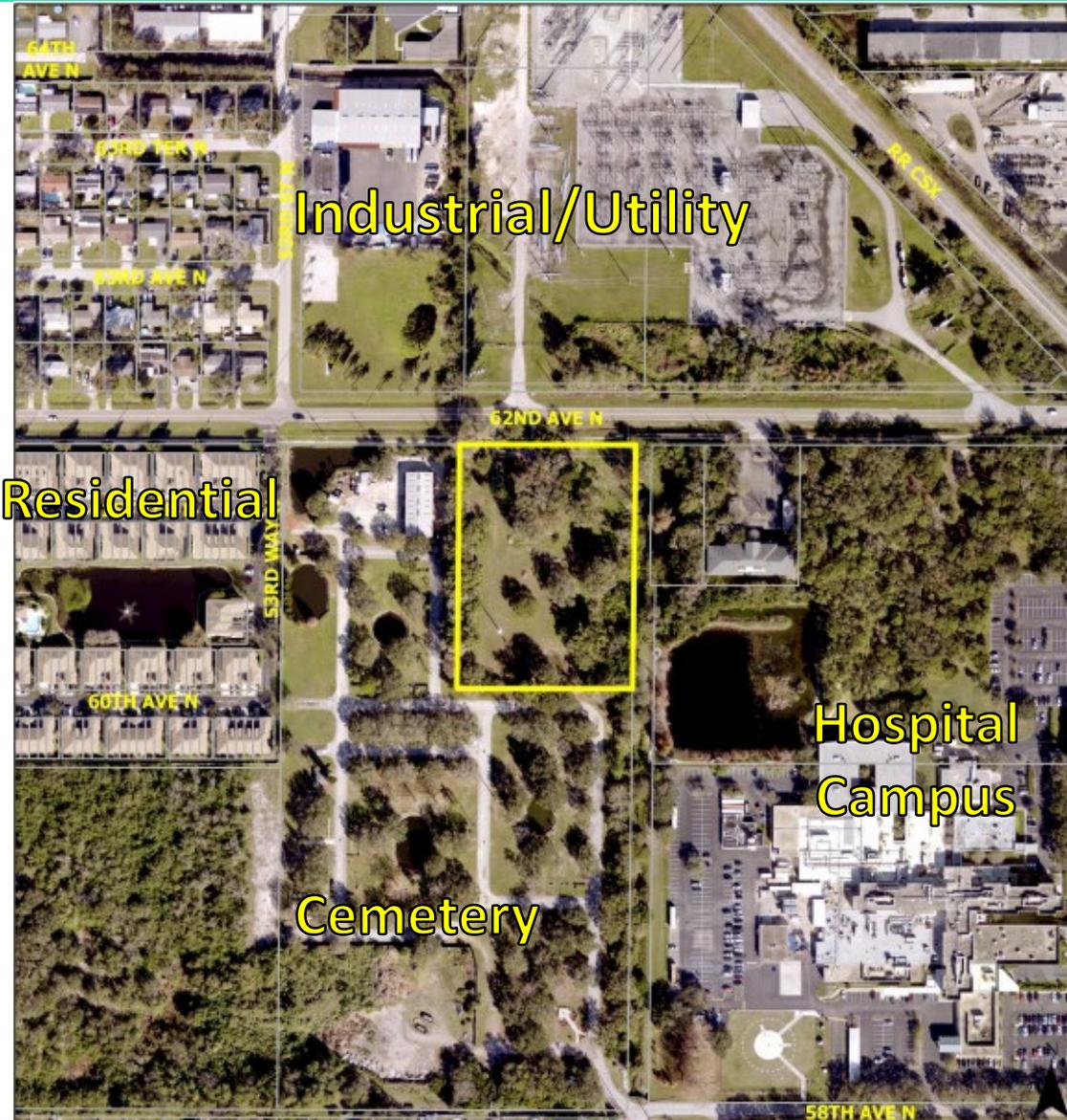
**Existing Use(s):** Vacant

**Proposed Use(s):** None at this time

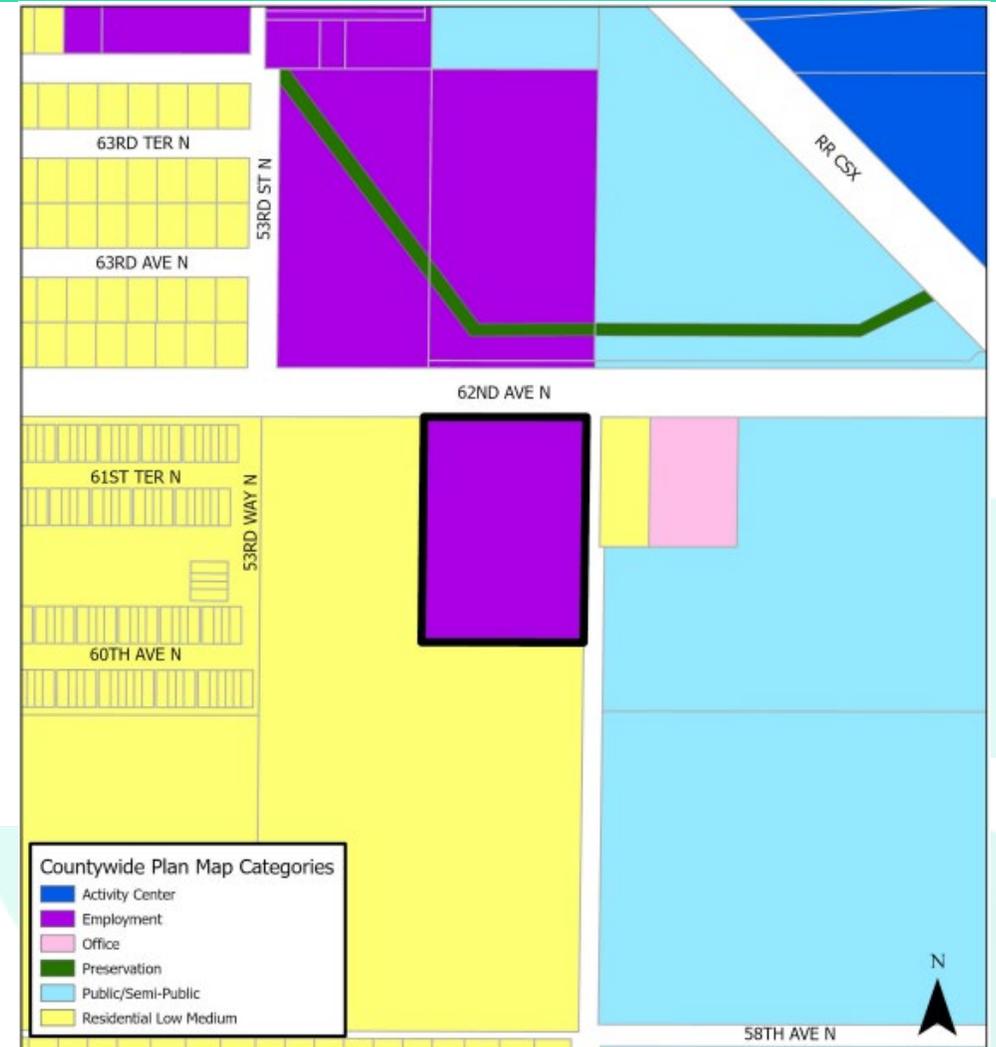
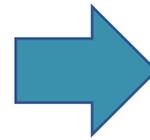
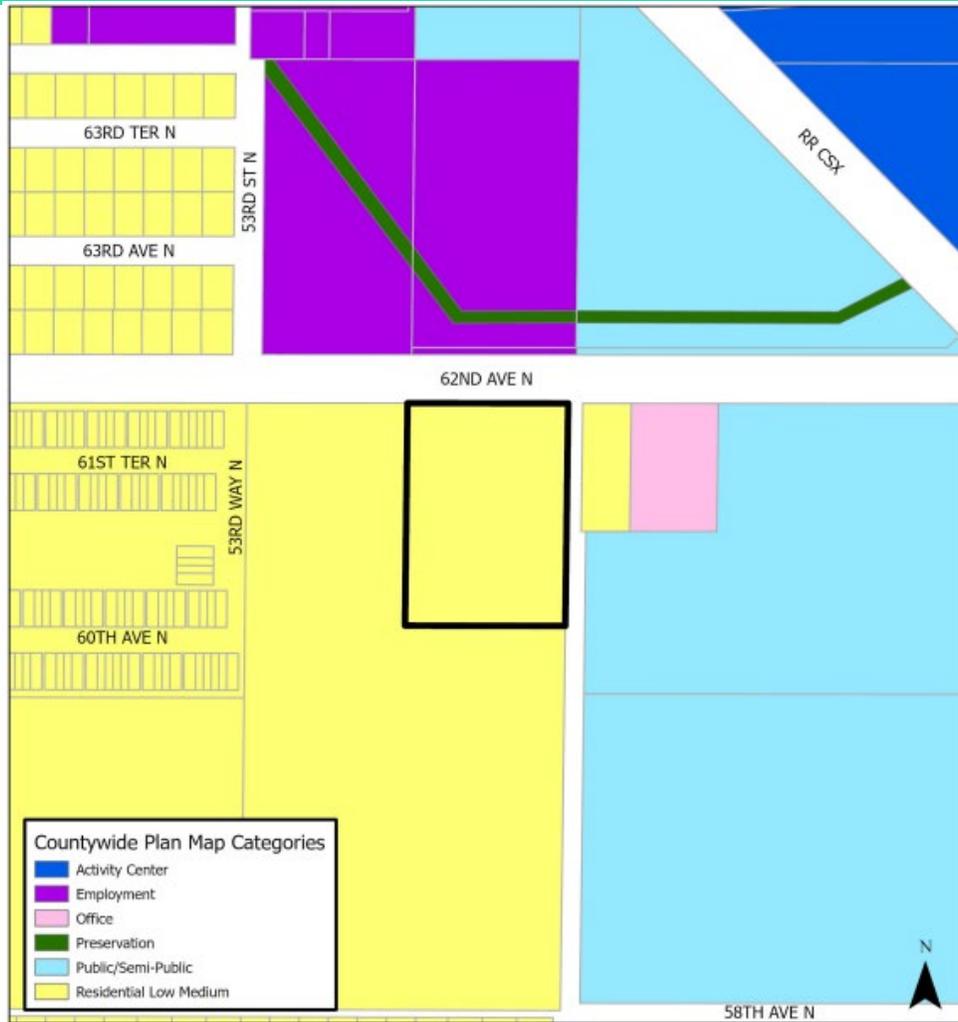
# Location



# Surrounding Uses



# Countywide Plan Map Designation



# Multimodal Accessibility Index (MAX Index)

- Located within a quarter-mile grid cell with a score of 8.0, slightly below the Countywide average of 8.1 and therefore classified as underperforming.
- The amendment increases allowable intensity from Residential Low Medium to Employment, requiring evaluation under Section 6.5.5 of the Countywide Rules.
- The property is located within the adopted Lealman Community Redevelopment Area and supports identified economic redevelopment objectives.
- Frontage on a minor arterial roadway and adjacency to established employment support multimodal accessibility.



# Recommendation

## **Proposed Countywide Plan Map Amendment Findings**

- The surrounding area is consistent with the locational characteristics for the proposed category.
- The proposed amendment increases allowable intensity within an underperforming Multimodal Accessibility Index grid cell; however, the amendment qualifies for approval based on its location within the adopted Lealman Community Redevelopment Area and its contribution to economic growth and redevelopment objectives identified in the local Community Redevelopment Plan.
- 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 and recommends approval**

**Forward Pinellas Board and Planners Advisory Committee recommends approval**