

FORWARD PINELLAS

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310 Court Street

Clearwater, FL 33756



January 22, 2026

Barry Burton, County Administrator
315 Court Street, 6th Floor
Clearwater, FL 33756

RE: Case CW 26-02 Pinellas County
January 14, 2026 Forward Pinellas Meeting Follow-up

Dear Mr. Burton:

Forward Pinellas, in its role as the Pinellas Planning Council (PPC), considered and recommended approval at public hearing the application indicated above from Pinellas County for amendment of the Countywide Plan Map. The Board of County Commissioners acting pursuant to its Countywide Planning Authority (CPA), will now conduct the final public hearing on February 17, 2026.

Thank you and your staff for your assistance in the coordination of our countywide planning process.

Sincerely,

A handwritten signature in blue ink, appearing to read "Whit Blanton". The signature is stylized and fluid.

Whit Blanton, FAICP
Executive Director

Enclosures

cc: Gregg Mims, Director, Housing and Community Development

January 14, 2026

6A2. Case CW 26-02 – Pinellas County



SUMMARY

From: Public/Semi-Public and Preservation
To: Residential Rural and Preservation
Area: 4.02 acres m.o.l.
Location: Southwest corner of Keystone Road and Woodfield Boulevard
Jurisdiction: Pinellas County

RECOMMENDATION

Pinellas Planning Council staff recommends that the proposed map amendment to Residential Rural and Preservation, be approved.

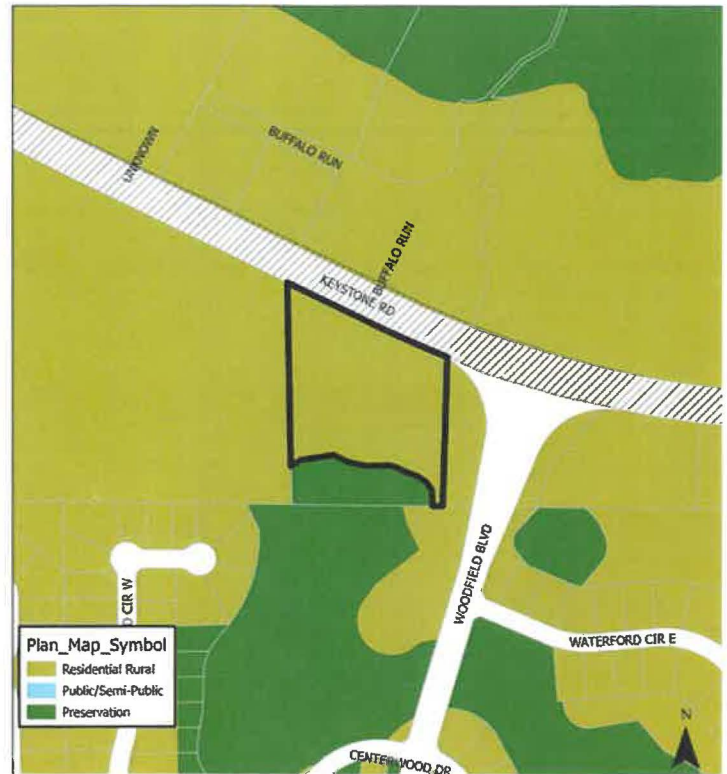
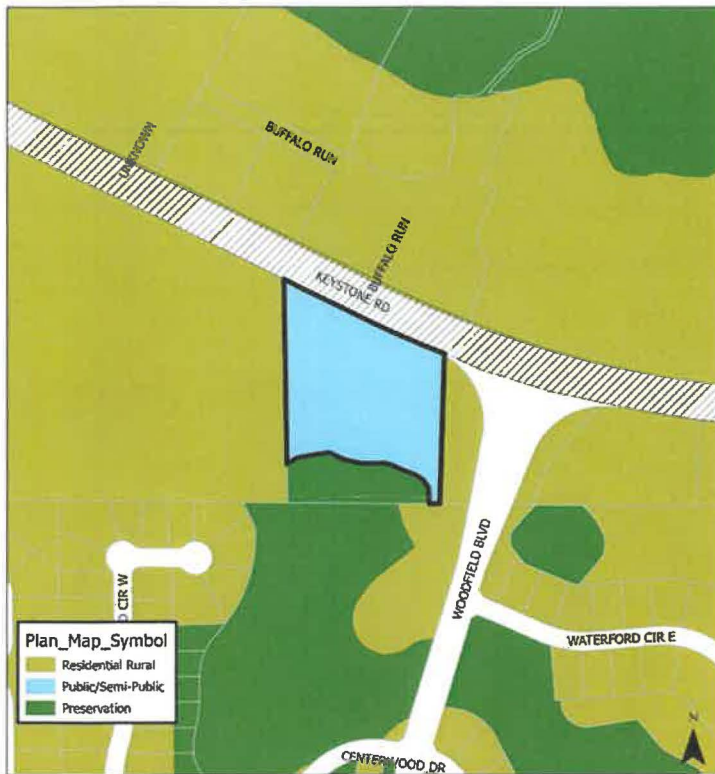
BACKGROUND

The subject site is located in unincorporated East Lake at the southwest corner of Keystone Road and Woodfield Boulevard. The property includes a buildable area and an adjacent Preservation area, and it is currently vacant. Surrounding uses include low-density single-family homes, vacant parcels, wetlands, and community conservation areas. The site lies outside the Coastal High Hazard Area, with only a portion within Flood Zone A, and is situated along a Scenic/Noncommercial Corridor with a rural/open space subclassification.

Previously, the site was designated Public/Semi-Public and Preservation under a Development Agreement for an assisted living facility. That agreement has expired, and the property owner has opted not to extend it. The proposed amendment reverts the Public/Semi-Public portion of the site to Residential Rural while leaving the Preservation area unchanged, aligning future land use with the surrounding rural residential character, maintaining environmental protections, and supporting low-intensity residential development consistent with the Pinellas County Comprehensive Plan and Countywide Rules.

Current Countywide Plan Map

Proposed Countywide Plan Map



FINDINGS

Staff submits the following findings in support of the preliminary recommendation:

- A. The Residential Rural and Preservation categories are appropriate for the proposed use of the property and is consistent with the criteria for utilization of this category.
- B. The amendment preserves environmental features, including wetlands and open space, and respects the Scenic/Noncommercial Corridor's rural/open space character
- C. The proposed amendment either does not involve, or will not significantly impact, the remaining relevant countywide considerations.

Please see accompanying attachments in explanation and support of these findings.

LIST OF MAPS & ATTACHMENTS:

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|-------|------------------------------|
| Map 1 | Location Map |
| Map 2 | Jurisdictional Map |
| Map 3 | Aerial Map |
| Map 4 | Current Countywide Plan Map |
| Map 5 | Proposed Countywide Plan Map |
| Map 6 | Current SNCC Classification |

Forward Pinellas Staff Analysis

Presentation

MEETING DATES:

Planners Advisory Committee, January 5, 2026, at 1:30 p.m.

Forward Pinellas, January 14, 2026, at 1:00 p.m.

Countywide Planning Authority, February 17, 2026, at 6:00 p.m.

ADVISORY COMMITTEE RECOMMENDATION: At its January 5, 2026 meeting, the Planners Advisory Committee voted 11-0 to recommend approval of this amendment.

FORWARD PINELLAS BOARD RECOMMENDATION: The board met on January 14, 2026 and voted 18-0 to recommend approval of this amendment.