

FORWARD PINELLAS STAFF ANALYSIS



APPLICATION NO.:	Case CW 23-04
STAFF:	Rodney Chatman, AICP, Planning Division Manager
APPLICANT:	Pinellas County
PROPERTY SIZE:	+/- 0.116 acres
CURRENT COUNTYWIDE PLAN MAP CATEGORY:	Recreation/Open Space (R/OS)
PROPOSED COUNTYWIDE PLAN MAP CATEGORY:	Public/Semi-Public (P/SP)
CURRENT LOCAL FUTURE LAND USE PLAN MAP CATEGORY:	Pinellas County – Recreation/Open Space (R/OS)
PROPOSED LOCAL FUTURE LAND USE PLAN MAP CATEGORY:	Pinellas County – Transportation/Utility (T/U)
LOCATION / PARCEL ID:	West side of Ridgemoor Dr., approximately 300 feet north of Ridgemoor Blvd. / 26-27-16-00000-340-0100 (portion)

BACKGROUND SUMMARY:

The applicant is requesting an amendment to the Countywide Plan Map from Recreation/Open Space (R/OS) to Public/Semi-Public (P/SP) to allow for the construction of a telecommunications tower and supporting ground equipment on a portion of a 6.5-acre neighborhood park that serves the Ridgemoor area of the East Lake Tarpon Community.

STAFF RECOMMENDATION:

Staff recommends approval of an amendment to the Countywide Plan Map from Recreation/Open Space (R/OS) to Public/Semi-Public (P/SP).

PLANNERS ADVISORY COMMITTEE RECOMMENDATION:

The Planners Advisory Committee held a meeting to review the applicant's request at their regular meeting on May 1, 2023. The committee unanimously recommended approval of the applicant's request. There were no public comments at the meeting.

LOCAL GOVERNMENT COUNCIL/COMMISSION ACTION:

The Pinellas County Board of County Commissioners held a public hearing on the local future land use map amendment on March 28, 2023. The Board approved the first reading of Ordinance 23-3 and there were no public comments.

CURRENT PROPERTY INFORMATION:

Property Use(s):	Neighborhood park
Site Features:	Property includes tennis courts, a basketball court, playground equipment, and associated parking

PLANNING CONSIDERATIONS:

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

1. The subject property is located in the Ridgemoor neighborhood which is within the East Lake Tarpon Community of unincorporated Pinellas County. The tract also includes wetlands and forested areas adjacent to the recreation uses which extend beyond the limits of the subject property.
2. The proposed placement of the tower and associated infrastructure would not physically impact the current layout of the existing park facilities.
3. The current zoning classification permits the construction of a telecommunications tower and support equipment but, the future land use map category does not.
4. Recreation uses are also permitted under the Public/Semi-Public countywide plan map category.
5. A change to the Public/Semi-Public category does not guarantee the construction of the telecommunications tower as proposed. The County’s Land Development Code requires additional approvals in addition to the proposed future land use map amendment.

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: Recreation/Open Space	Proposed Countywide Plan Map Category: Public/Semi-Public
Purpose:	Intended to recognize recreation/open space uses that serve the community or region.	Intended to recognize institutional, and transportation/utility uses that serve the community or region, especially larger facilities having acreage exceeding the thresholds established in other plan categories, which are consistent with the need, character, and scale

		of such uses relative to the surrounding uses, transportation facilities, and natural resource features, and may include residential as part of the mix of uses.
Permitted Uses:	Recreation/Open Space; Community Garden; Agricultural-Light; Electric substations in compliance with Section 163.3208, F.S.; Transportation/Utility uses (excluding electric substations) are subject to a five-acre maximum.	Institutional; Transportation/Utility; Residential; Residential Equivalent; Vacation Rental pursuant to the provisions of Section 509.242(1)(c), Florida Statutes; Storage/Warehouse/Distribution-Light; Storage/Warehouse/Distribution-Heavy; Recreation/Open Space; Community Garden; Agricultural-Light; Ancillary Nonresidential.
Max. Density:	N/A	12.5 units per acre
Max. Floor Area Ratio (FAR):	0.25	Institutional uses shall not exceed 0.65 (except for hospital uses which shall not exceed an FAR of 1.0 within any single jurisdiction) / Transportation/utility uses shall not exceed an FAR of 0.70
Max. Impervious Surface Ratio (ISR):	0.60	Institutional uses shall not exceed 0.85 / Transportation/utility uses shall not exceed 0.90

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 Countywide Rules state that the Public/Semi-Public category is “intended to recognize institutional, and transportation/utility uses that serve the community or region, especially larger facilities having acreage exceeding the thresholds established in other plan categories, which are consistent with the need, character, and scale of such uses relative to the surrounding uses, transportation facilities, and natural resource features, and may include residential as part of the mix of uses.”

The locational characteristics of the Public/Semi-Public category are “generally appropriate to those locations where institutional uses (such as educational, health, public safety, civic, religious and like uses) and transportation/utility uses (such as air and sea transport terminals, utility installations, major transmission lines, refuse disposal, and public works facilities) are required to serve the community; and to

recognize the special needs of these uses relative to their relationship with surrounding uses and transportation access.”

The proposed amendment area (0.116 acres) is part of a 6.5-acre neighborhood park that serves the Ridgemoor community. The park provides for various recreational uses, including tennis courts, a basketball court, playground equipment, and associated parking. While a telecommunications tower is permissible under the current Pinellas County zoning, the Recreation/Open Space future land use designation does not permit this type of use. Therefore, the applicant is seeking an amendment to the Public/Semi-Public category for the area of the property where the tower, tower enclosure, and utility access easement are proposed.

- 2. For amendments not involving the Activity Center (AC), Multimodal Corridor (MMC) and Planned Redevelopment District (PRD) categories, the manner in, and extent to, which the amendment significantly impacts a roadway segment where the existing Level of Service (LOS) is below LOS “D” or where projected traffic resulting from the amendment would cause the existing LOS to fall below LOS “D.”**

Staff Analysis: The amendment area is located on a roadway segment of LOS “D” or better.

- 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.

- 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 amendment area is not located within the Coastal High Hazard Area.

- 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.