

# Countywide Planning Authority Countywide Plan Map Amendment

Case CW 24-04 – Pinellas County

March 5, 2024

# Local Government Request

## **Subject Property**

- 3.4-acre site m.o.l.
- 3720 and 3730 Tampa Road

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

- Preservation and Office

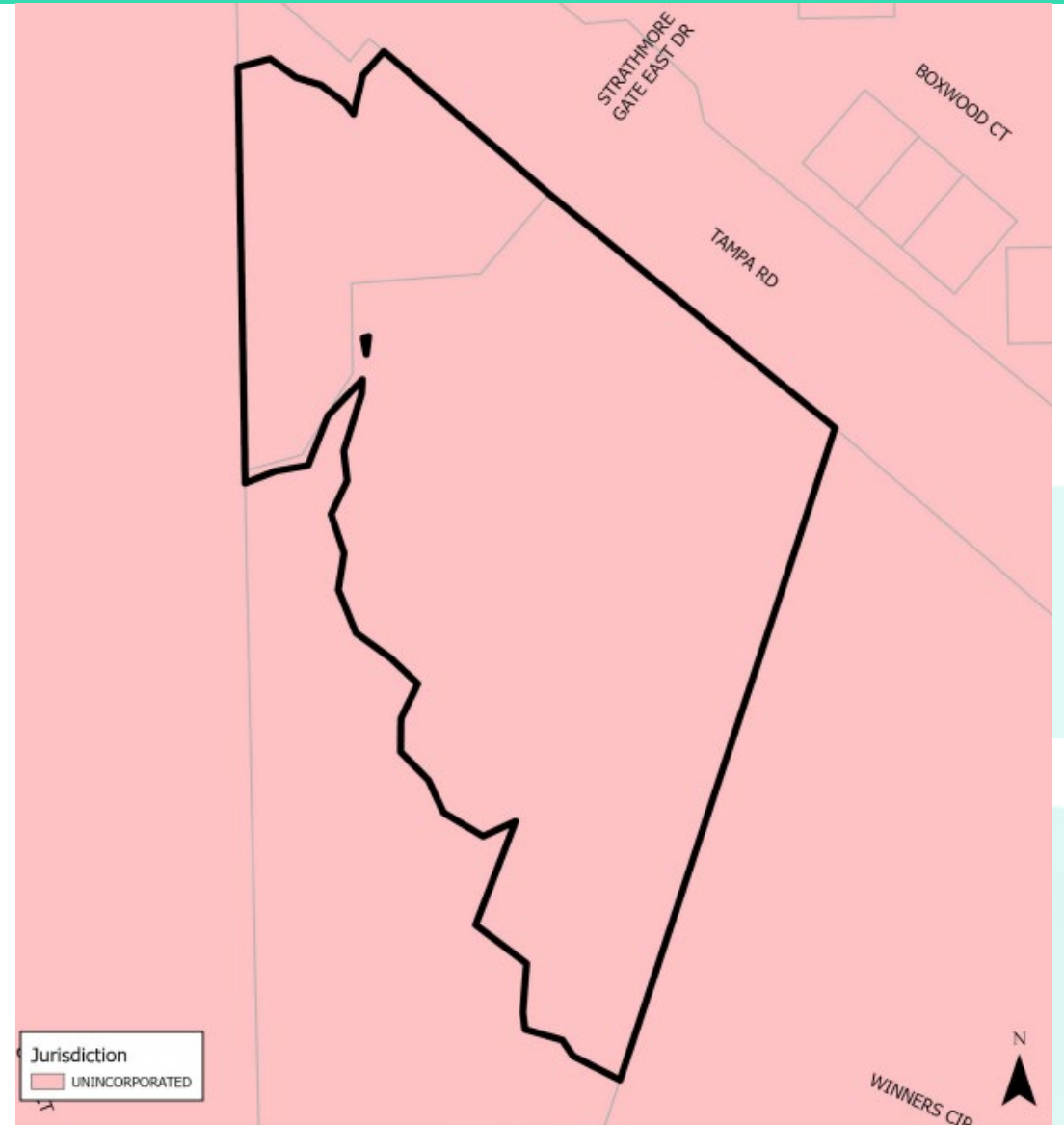
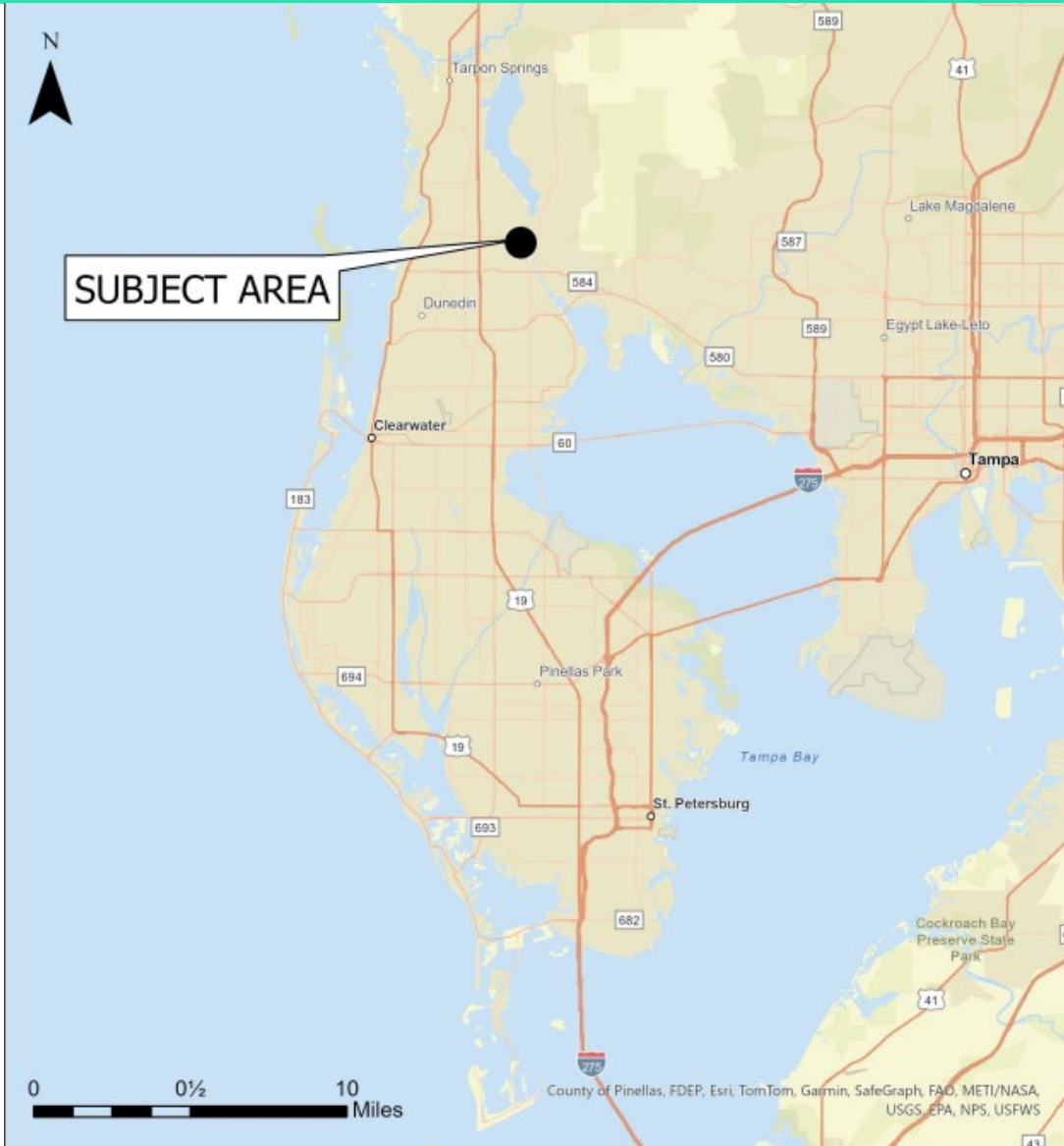
## **Proposed Countywide Plan Map Category (future land use)**

- Public/Semi-Public

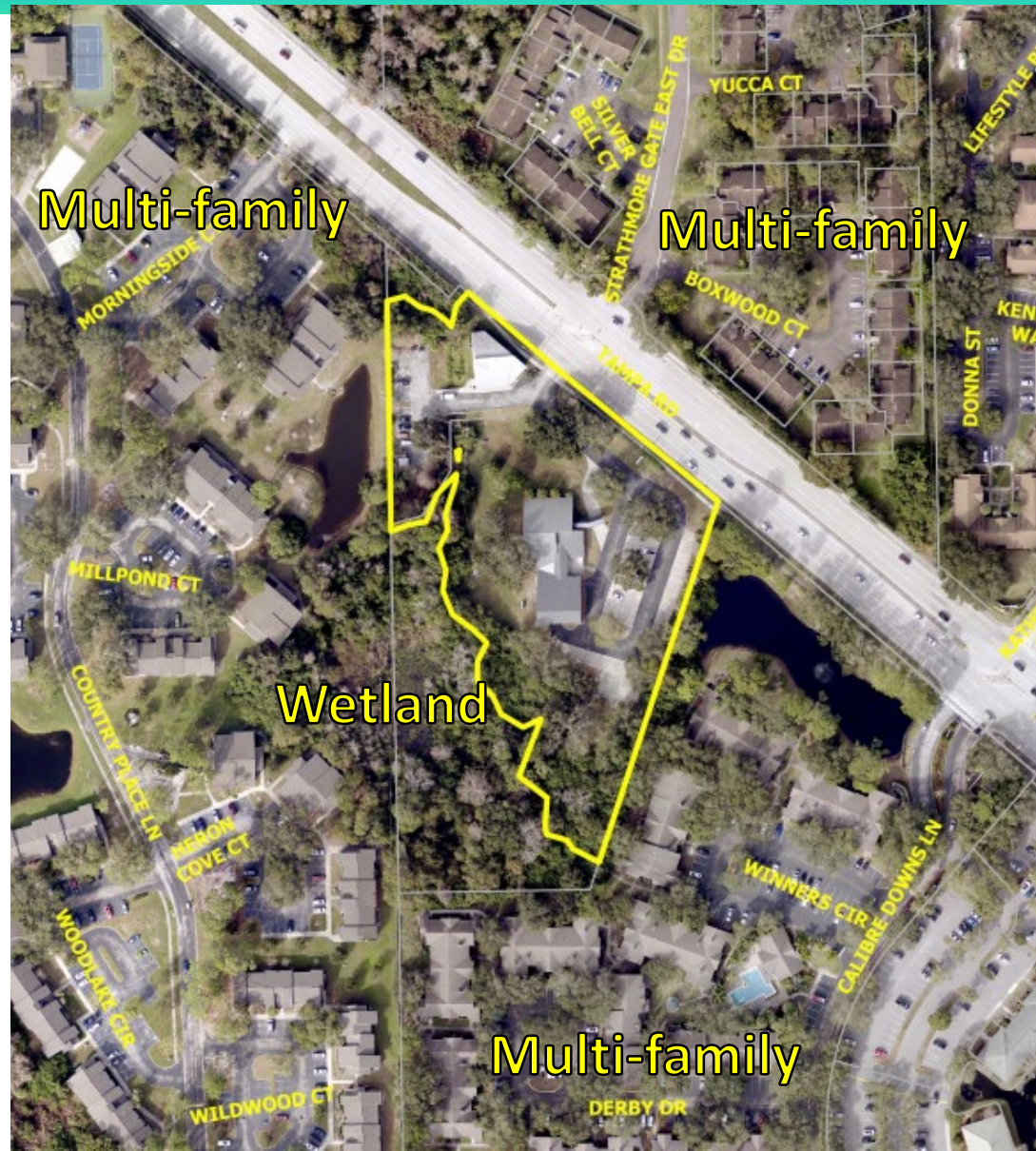
**Existing Use(s):** Beauty salon and an office

**Proposed Use(s):** Construction of additional building square footage

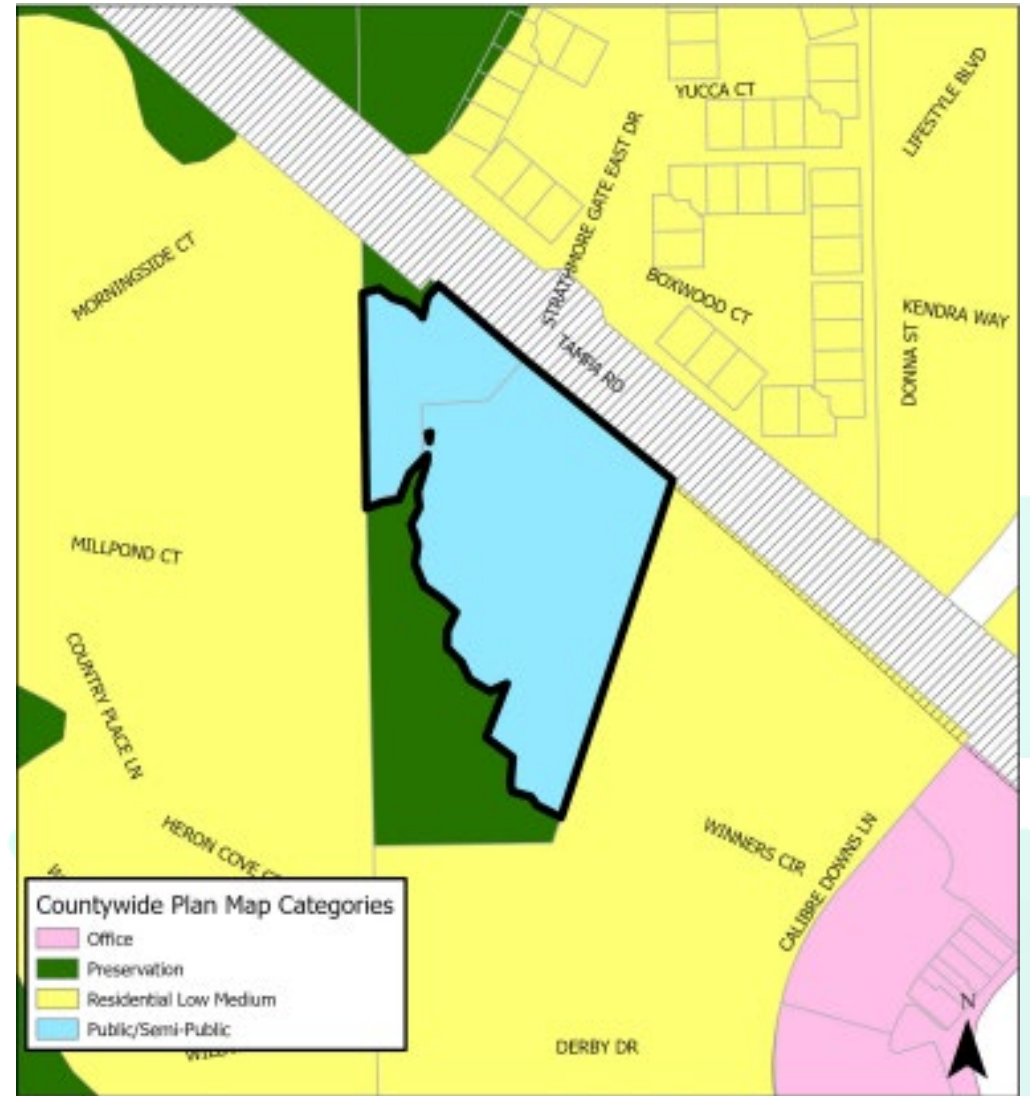
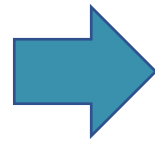
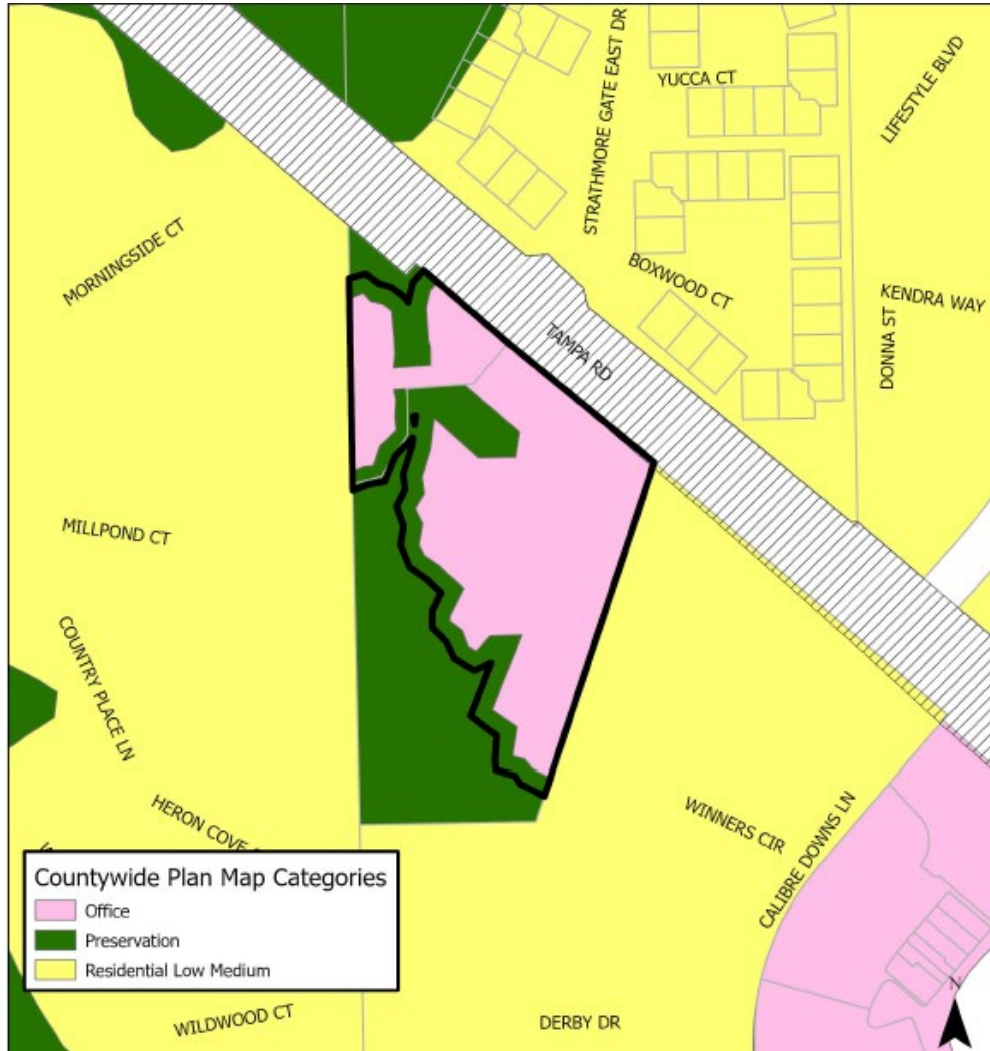
# Location



# Surrounding Uses

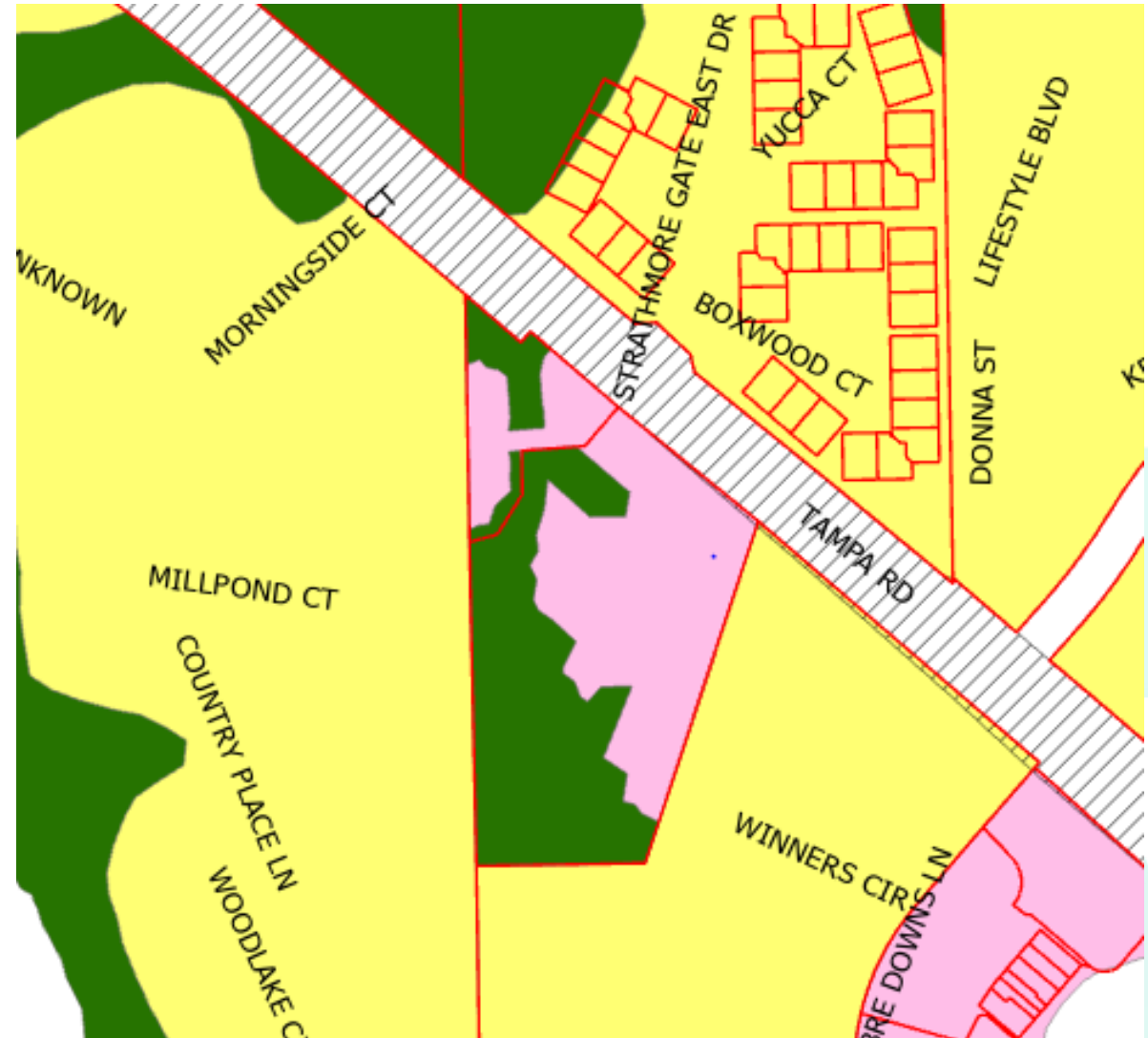


# Countywide Plan Map Designation



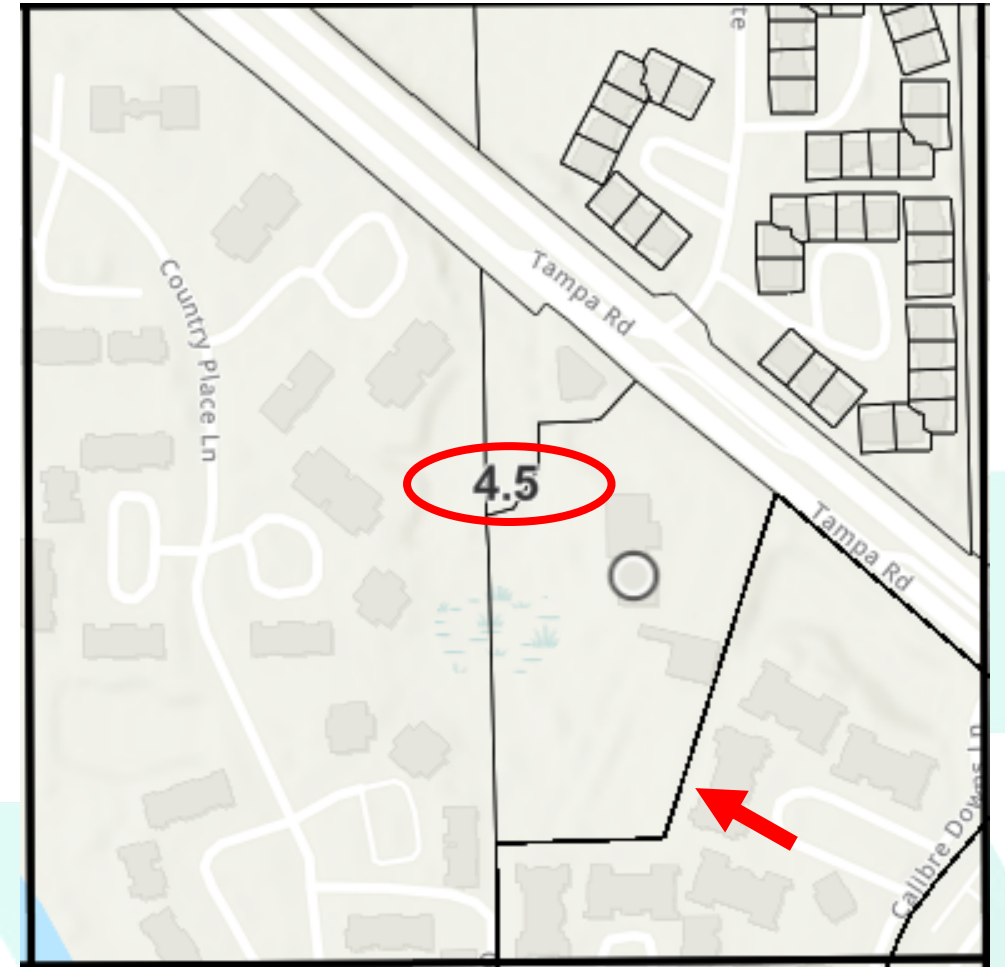
# Scenic/Noncommercial Corridor

- Tampa Road in this location is a designated Scenic/Non-Commercial Corridor.
  - Residential Corridor
- Per the Countywide Rules Section 6.5.4.1.4, the Public/Semi-Public designation is considered a consistent use along a Residential Scenic/Non-Commercial Corridor.
- It is the intent of the Plan that land uses along Scenic/Non-Commercial Corridor be managed to preserve the scenic nature and traffic capacity of the roadways.



# MAX Index Score

- The MAX Index score for the subject property's grid cell is 4.5, which is below the countywide average score of 9.7.
- Countywide Considerations:
  - FY 2023/24-2027/28 Transportation Improvement Program (TIP) includes a trail construction project in 2025 that's located in the adjacent grid cell to the east
  - Tampa Road has a vehicular Level of Service grade of "C"
  - Tampa Road has a volume-to-capacity ratio of 0.712
  - Development Agreement reduces the maximum intensity of development on the site from 93,437 square feet to 23,314 square feet
  - New deed restriction must be recorded on the property prior to the approval of a site plan or issuance of a development permit



# Recommendation

## Proposed Countywide Plan Map Amendment Findings

- The requested amendment to Public/Semi-Public would permit a wide range of institutional and transportation/utility uses that serve the community or region, which are consistent with the need, character, and scale of such uses relative to the surrounding uses.
- Per the Countywide Rules Section 6.5.4.1.4, the Public/Semi-Public designation is considered a consistent use along a Residential Scenic/Non-Commercial Corridor.
- Although the MAX index score is below the Countywide Average, Forward Pinellas supports the amendment due to additional multimodal factors.
- 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**

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