

FORWARD PINELLAS STAFF ANALYSIS



APPLICATION NO.:	Case CW 24-04
STAFF:	Emma Wennick, Program Planner
APPLICANT:	Pinellas County
PROPERTY SIZE:	3.4 acres m.o.l.
CURRENT COUNTYWIDE PLAN MAP CATEGORY:	Office and Preservation
PROPOSED COUNTYWIDE PLAN MAP CATEGORY:	Public/Semi-Public
CURRENT LOCAL FUTURE LAND USE PLAN MAP CATEGORY:	Pinellas County – Residential/Office General
PROPOSED LOCAL FUTURE LAND USE PLAN MAP CATEGORY:	Pinellas County – Institutional
LOCATION / PARCEL ID:	Upland portions of parcel numbers 08-28-16-47437-000-0010 & 08-28-16-47437-000-0020

BACKGROUND SUMMARY:

The applicant is requesting an amendment to the Countywide Plan Map from Office and Preservation to Public/Semi-Public on approximately 3.4 acres located at 3720 and 3730 Tampa Road.

STAFF RECOMMENDATION:

Staff recommends approval of an amendment to the Countywide Plan Map from Office and Preservation to Public/Semi-Public.

PLANNERS ADVISORY COMMITTEE RECOMMENDATION:

The Planners Advisory Committee met on February 5, 2024 and voted unanimously (13-0) in favor of approval.

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 December 12, 2023. The Board approved the first reading with a

vote of 7-0 and there were no public comments.

CURRENT PROPERTY INFORMATION:

Property Use(s):	Beauty salon and small medical office
Site Features:	The subject property consists of the upland portion of two adjacent parcels that total approximately 3.4 acres located at 3720 and 3730 Tampa Road

PLANNING CONSIDERATIONS:

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

1. The site was originally developed as a church and was part of a larger 1980s era master planned development that included part of the surrounding residential area.
2. As part of the master plan, 76% of the development rights were transferred off the subject property and utilized elsewhere. As a result, only 24% of the otherwise maximum development potential is available.
3. The applicant desires to have the ability to construct additional building square footage, which requires a future land use map amendment to a category that allows a higher floor area ratio as well as the termination of the 2014 deed restrictions.

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: Office	Current Countywide Plan Map Category: Preservation	Proposed Countywide Plan Map Category: Public/Semi-Public
Purpose:	Intended accommodate areas developed, or appropriate to be developed, with office uses, low-impact employment uses, and residential uses (subject to an	Intended to recognize natural resource features worthy of preservation and those areas of the county that are now used,	Intended to recognize institutional, and transportation/utility uses that serve the community or region, especially larger facilities having

	<p>acreage threshold), in areas characterized by a transition between residential and commercial uses and in areas well-suited for community-scale residential/office mixed-use development.</p>	<p>or are appropriate to be used, for the conservation, production, and management of the regional potable water supply and the supporting infrastructure, consistent with the natural resources of the area.</p>	<p>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.</p>
<p>Permitted Uses:</p>	<p>Office; Personal Service/Office Support; Residential Equivalent; Research/Development-Light; Public Educational Facility; Recreation/Open Space; Community Garden; Agricultural-Light.</p> <p>Ancillary Nonresidential; Transportation/Utility; Manufacturing-Light are subject to a three-acre maximum.</p> <p>Residential; Vacation Rental pursuant to the provisions of Section 509.242(1)(c), Florida Statutes; Institutional (except Public Educational Facilities which are not subject to this threshold, pursuant to the provisions of Section 6.5.4.2). are subject to a five-acre maximum.</p>	<p>Preservation; Environmental Education/Research; Wellfield Protection, and Groundwater Monitoring and Recharge; Resource-Based Recreation; Replacement/Repair of Water Infrastructure; Site Alterations as Permitted by a Management Plan Approved by a Local Government</p> <p>Uses subject to requirements per the local government management plan: Wellfield Development; Water Supply Infrastructure and Facilities</p>	<p>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.</p>
<p>Max. Density:</p>	<p>15 units per acre</p>	<p>N/A</p>	<p>12.5 units per acre</p>
<p>Max. Floor Area Ratio (FAR):</p>	<p>0.50</p>	<p>Nonresidential Use: Shall not exceed a floor area ratio (FAR) of .10</p> <p>No public water supply use shall exceed an FAR of .25</p>	<p>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</p>
<p>Max. Impervious Surface</p>	<p>0.75</p>	<p>Nonresidential Use: - Shall not exceed an impervious surface ratio (ISR) of .20.</p>	<p>Institutional uses shall not exceed 0.85 / Transportation/utility uses shall not exceed 0.90</p>

Ratio (ISR):		No public water supply use shall exceed an ISR of .50.	
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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 applicant desires to have the ability to construct additional building square footage, which would require a local future land use map amendment to a category that allows a higher floor area ratio as well as the termination of the 2014 deed restrictions. This proposed amendment has resulted in an amendment to the Countywide Plan Map, which would result in a maximum floor area ratio of 0.65. This would allow up to 23,314 square feet of building area. It is important to note that the subject property is further and more specifically regulated by a development agreement and deed restriction.

Therefore, regardless of the land use designation, there are additional limitations governing the property. Additionally, there is a new Development Agreement proposed that requires a new deed restriction, at the time of site redevelopment, that would reflect the updated maximum building area limitation.

Environmentally sensitive wetlands and conservation easements border much of the amendment area, beyond which is residential development to the south, east and west. In terms of land use, the wetlands are designated Preservation.

2. Forward Pinellas has developed a multimodal accessibility index (MAX index). Proposed amendments must maintain a MAX index score equal to or better than the Countywide Average MAX score. The Current Countywide Average MAX score

is 9.7; if that score is not reached, balancing criteria will be required. An amendment adopting or amending the Activity Center (AC), Multimodal Corridor (MMC) or Planned Redevelopment District (PRD) categories and affecting fewer than 10 acres shall be subject to the MAX index.

Staff Analysis: The MAX Index score for the subject property's grid cell is 4.5, which is below the countywide average score of 9.7. However, the Countywide Rules allow for the consideration of other factors when determining if the requested amendment meets the relevant Countywide Considerations.

In this instance, the following additional factors are relevant to the multimodal characteristics of the area:

- 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
- Deed restriction must be recorded on the property prior to the approval of a site plan or issuance of a development permit

For these reasons, Forward Pinellas has determined that the proposed Countywide Plan Map amendment satisfies this consideration.

- 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: Tampa Road in this location is a designated Scenic/Non-Commercial Corridor and further classified as a Residential Corridor. No specific redevelopment project is proposed at this time. However, the applicant stated that the property owner commits to redeveloping the property with land uses that preserve the scenic nature of the area and traffic capacity of the roadway.

- 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.