



FLU-23-01. Zone 23-01

ZONING: GO General Office to GI, General Institutional

FLU Amendment: R/OG to I, Institutional

3.3 acres

Development Agreement: 23,314 square feet & use restrictions



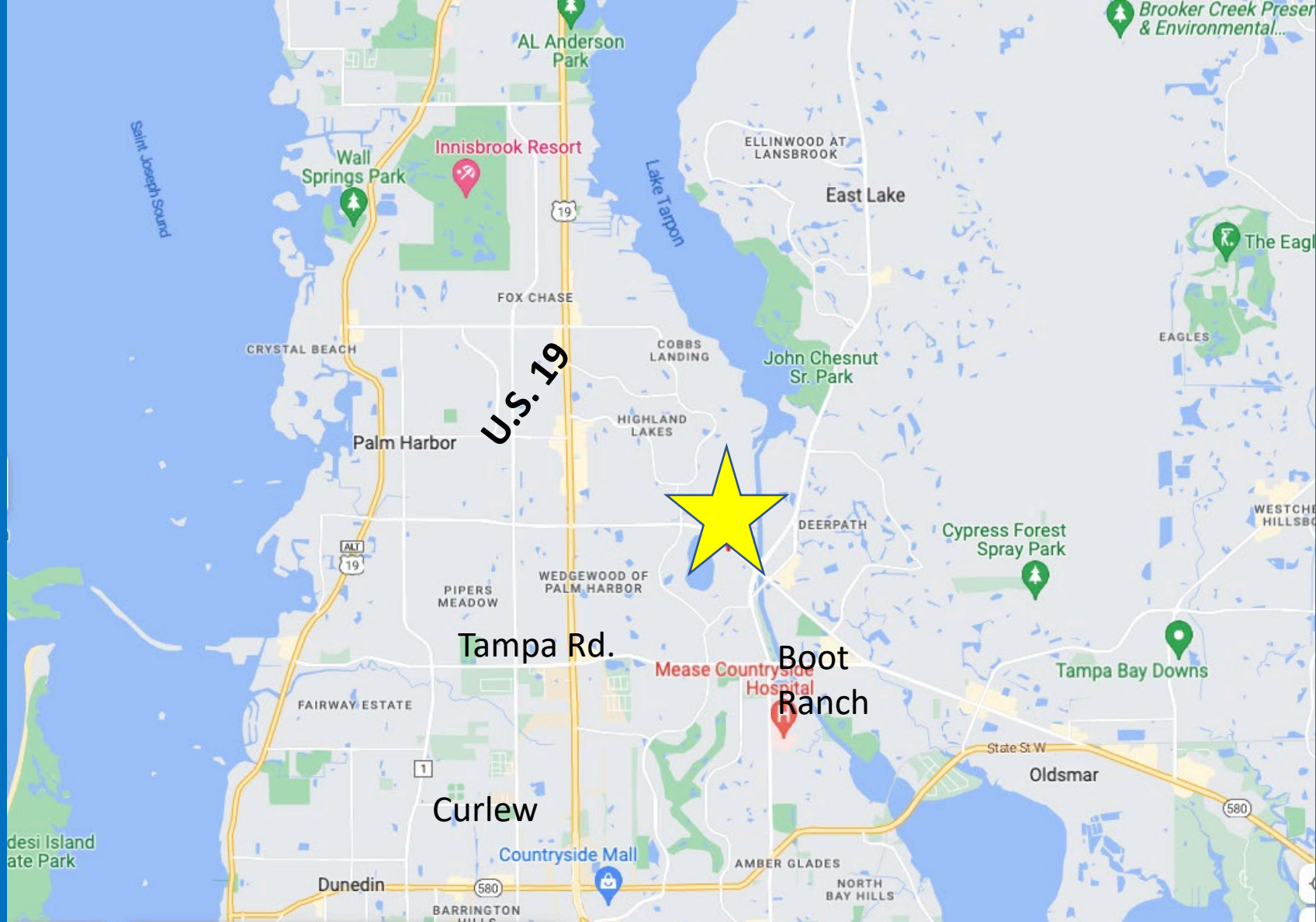
PRIOR:

ZONING: GO General Office to E2

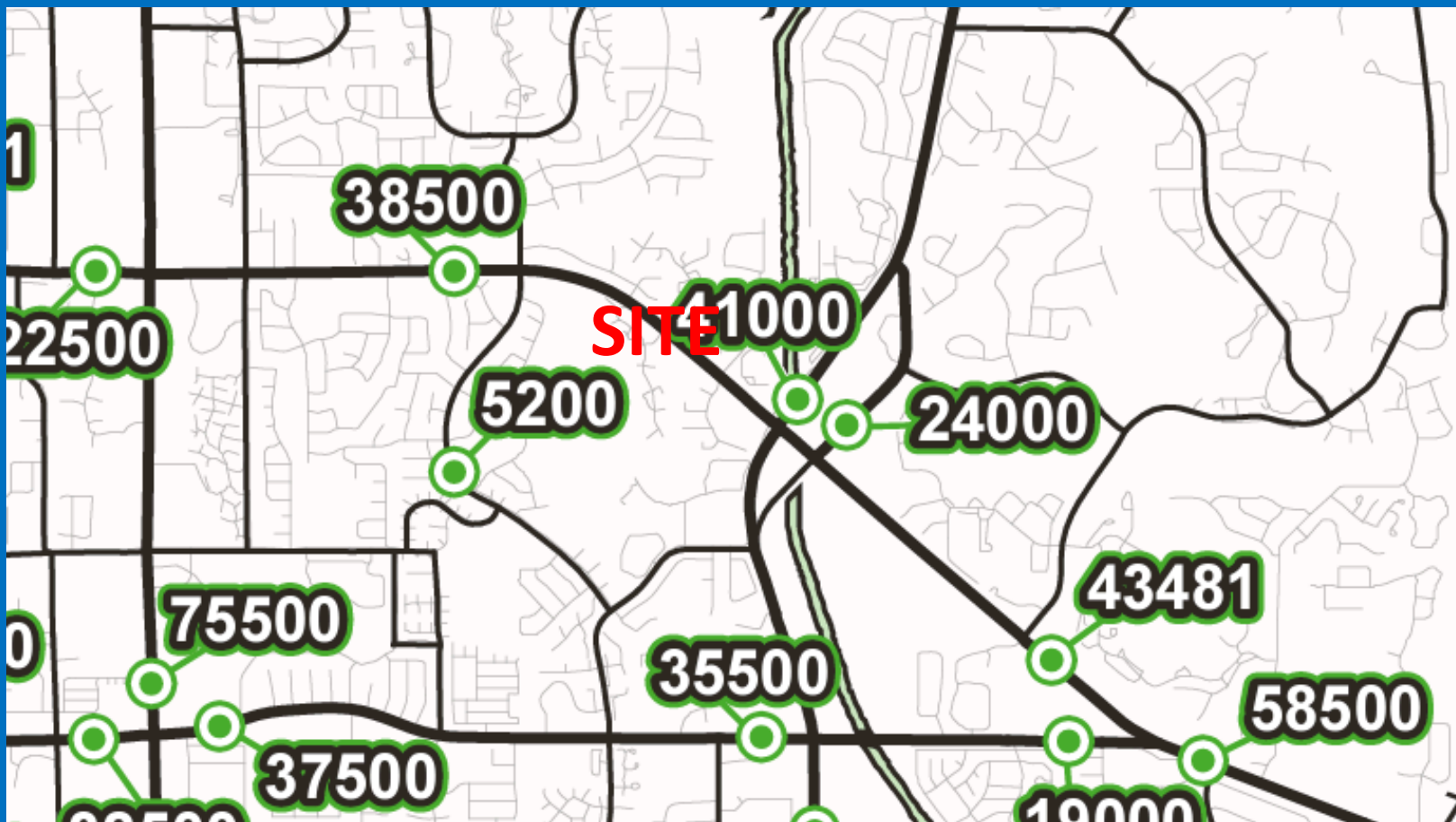
FLU AMENDMENT: R/OG to E, Employment

Development Agreement: 23,314 square feet & use restrictions

DRC SUPPORTS



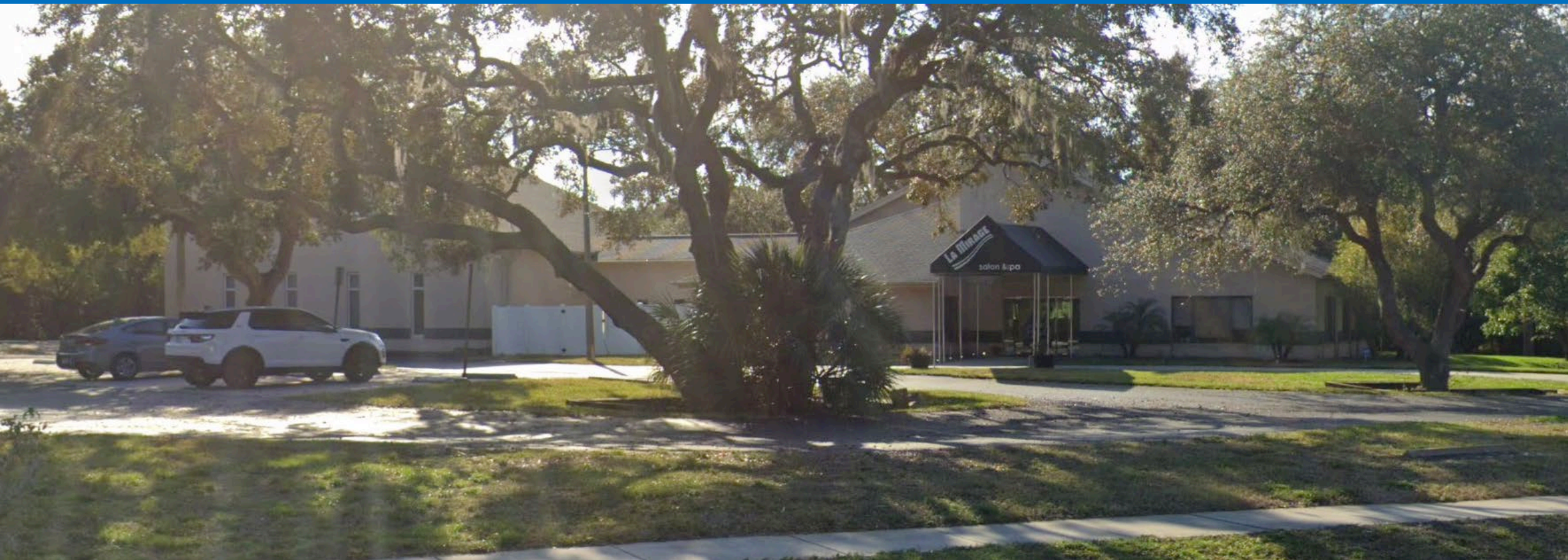




Between 38,500 to
43,481 trips per
day



2 parcels









STAFF REPORT

“Institutional uses are considered generally appropriate along SNCCs, and there are many such cases where they currently exist along them, including Tampa Road and the nearby McMullen Booth/East Lake Road corridor”.

“...nonresidential FLUM categories may be applied if they are compatible with surrounding categories and the existing land use pattern and if the density/intensity of the proposed category is consistent with Comprehensive Plan policy”.

STAFF: “The subject property has a low flood risk and is not within the Coastal High Hazard Area or Coastal Storm Area, however it is bordered by environmentally sensitive wetlands and conservation easements”.

FUTURE LAND USE ELEMENT

Goal 1: Provide a variety of land use character areas to meet the needs of a diverse population and support thriving, resilient, quality communities.

Objective 1.2 Maintain a Land Development Code that responds to the unique challenges of infill and (re)development within Unincorporated Pinellas

Policy 1.2.2 Consider creative regulatory solutions to support (re)development.

Strategy 2.4.1.5 Manage land use compatibility and building scale and character transitions between established residential neighborhoods and adjacent non-residential uses.

Objective 5.3 Enhance aesthetics along key roadway corridors throughout the County.

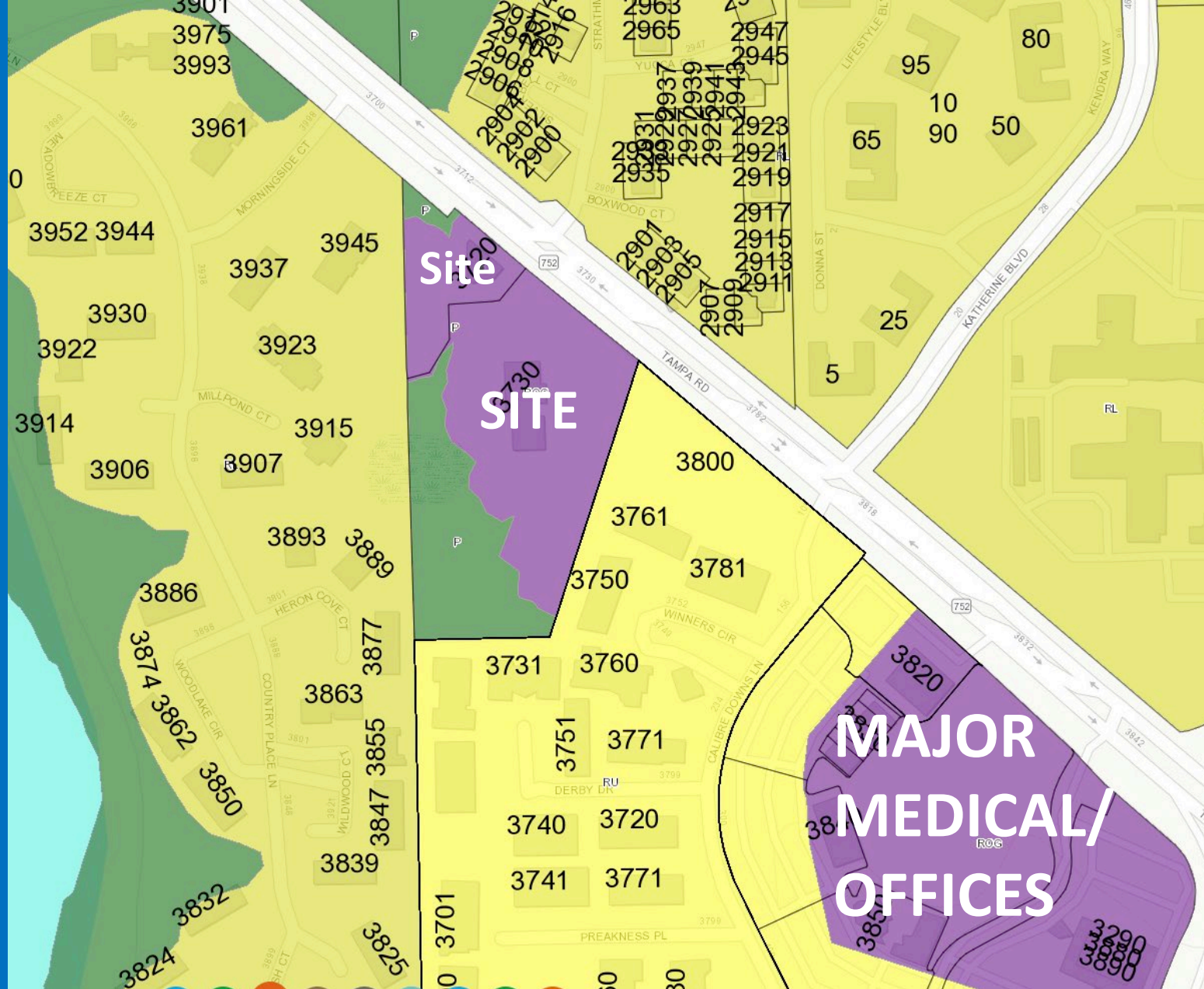
Policy 5.3.2 Manage land uses along Scenic Non-Commercial Corridors to preserve their scenic nature and traffic capacity.

Strategy 5.3.2.1 Utilize the Land Development Code to manage land uses, development form, and other standards along designated Scenic Non-Commercial Corridors (SNCC).

Strategy 5.3.2.2 Low-density residential development in the range of 0-5 units per acre will be the preferred land use along designated SNCCs.

Strategy 5.3.2.3 If a low-density residential use is determined to be untenable, nonresidential Future Land Use Map (FLUM) categories may be applied if:

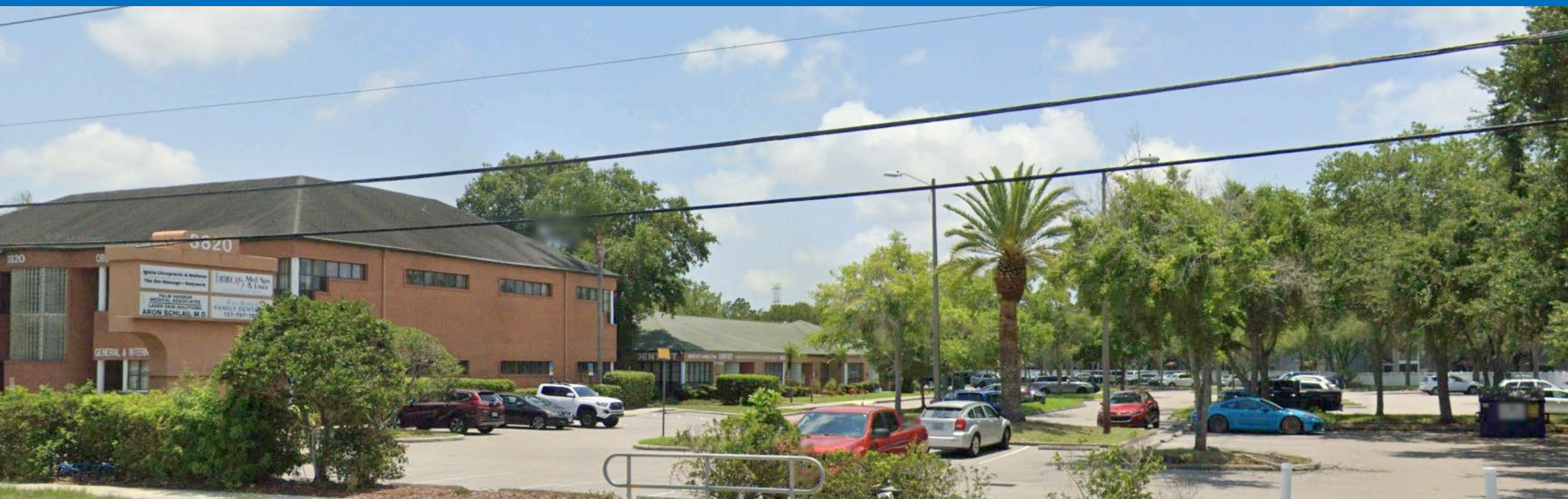
- The proposed category is compatible with surrounding Countywide Rules provisions for SNCCs, FLUM categories, and the existing land use pattern.
- The density/intensity of the proposed category is consistent with the intent of this policy.

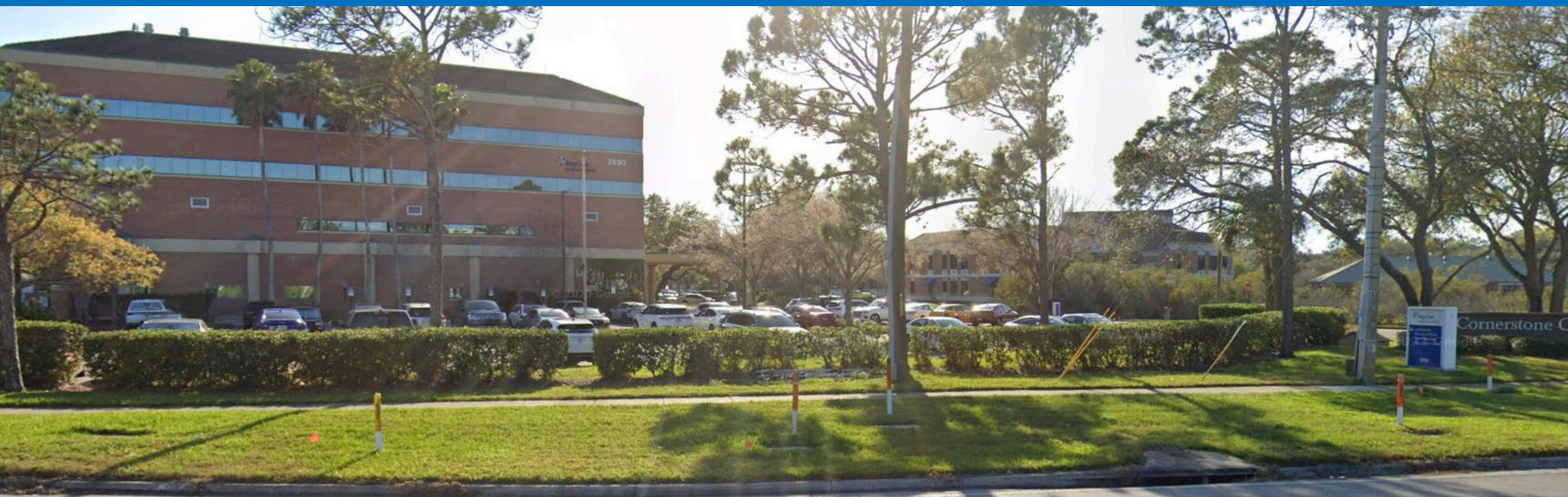


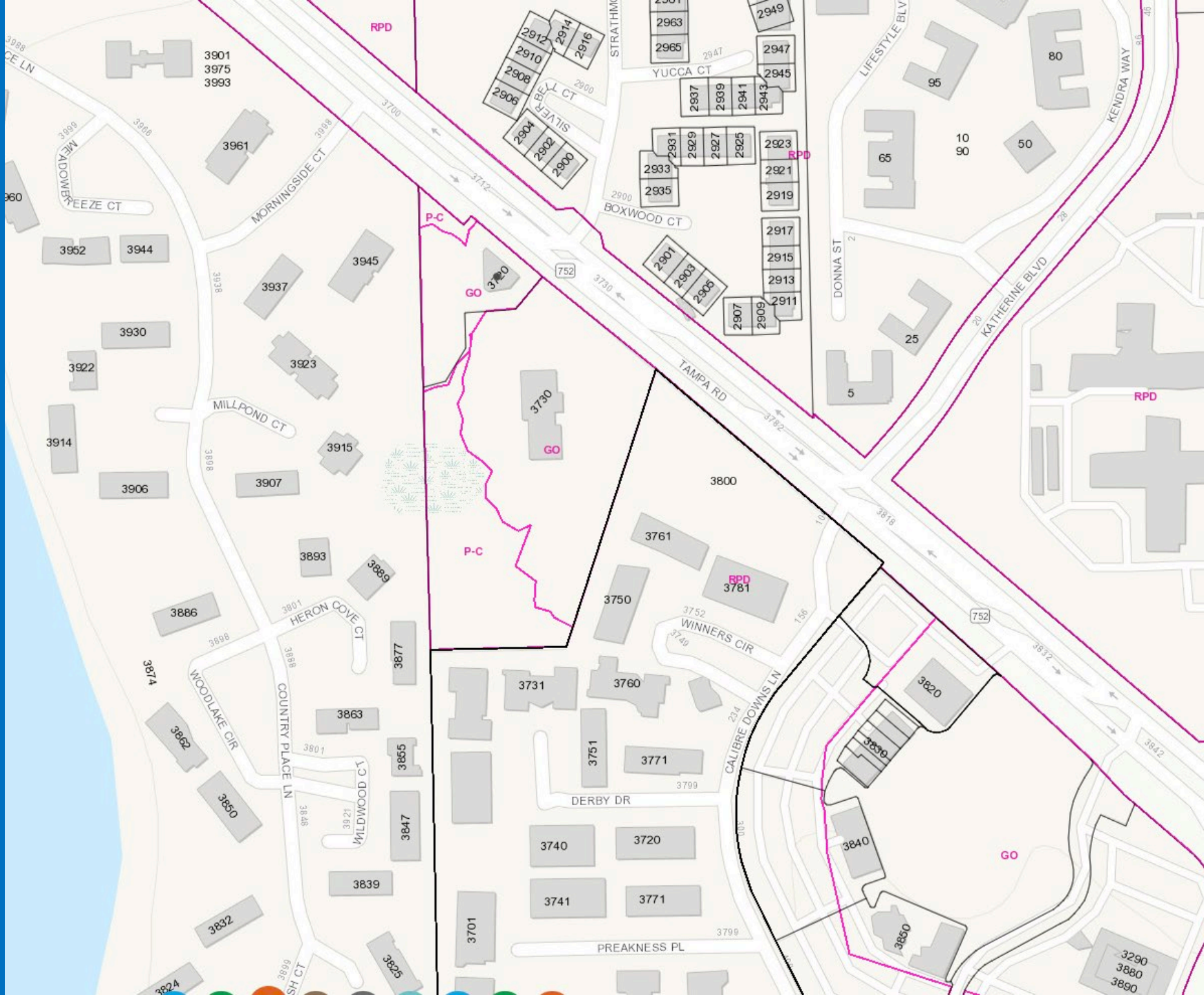
FLU

R/OG



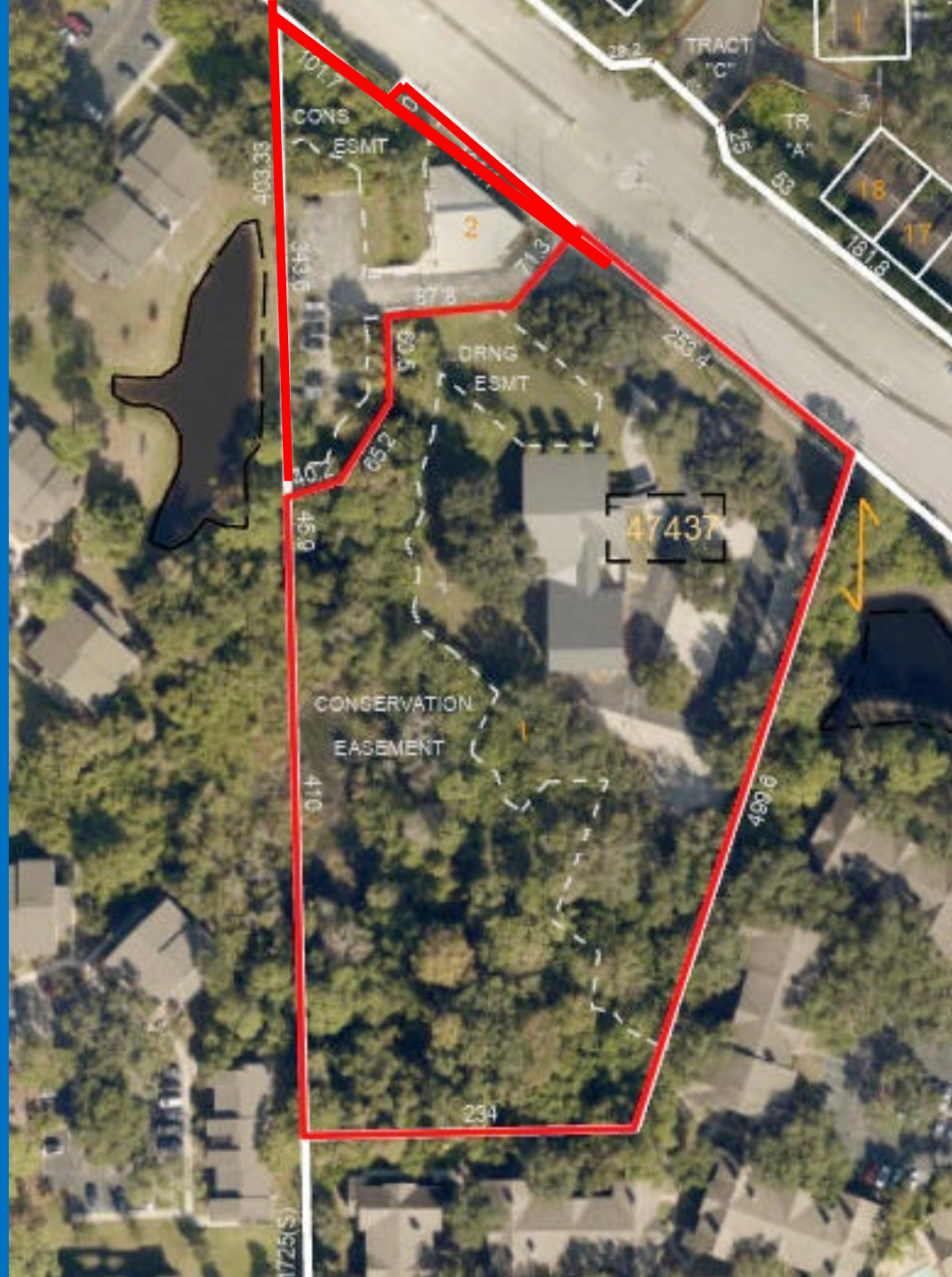






ZONING

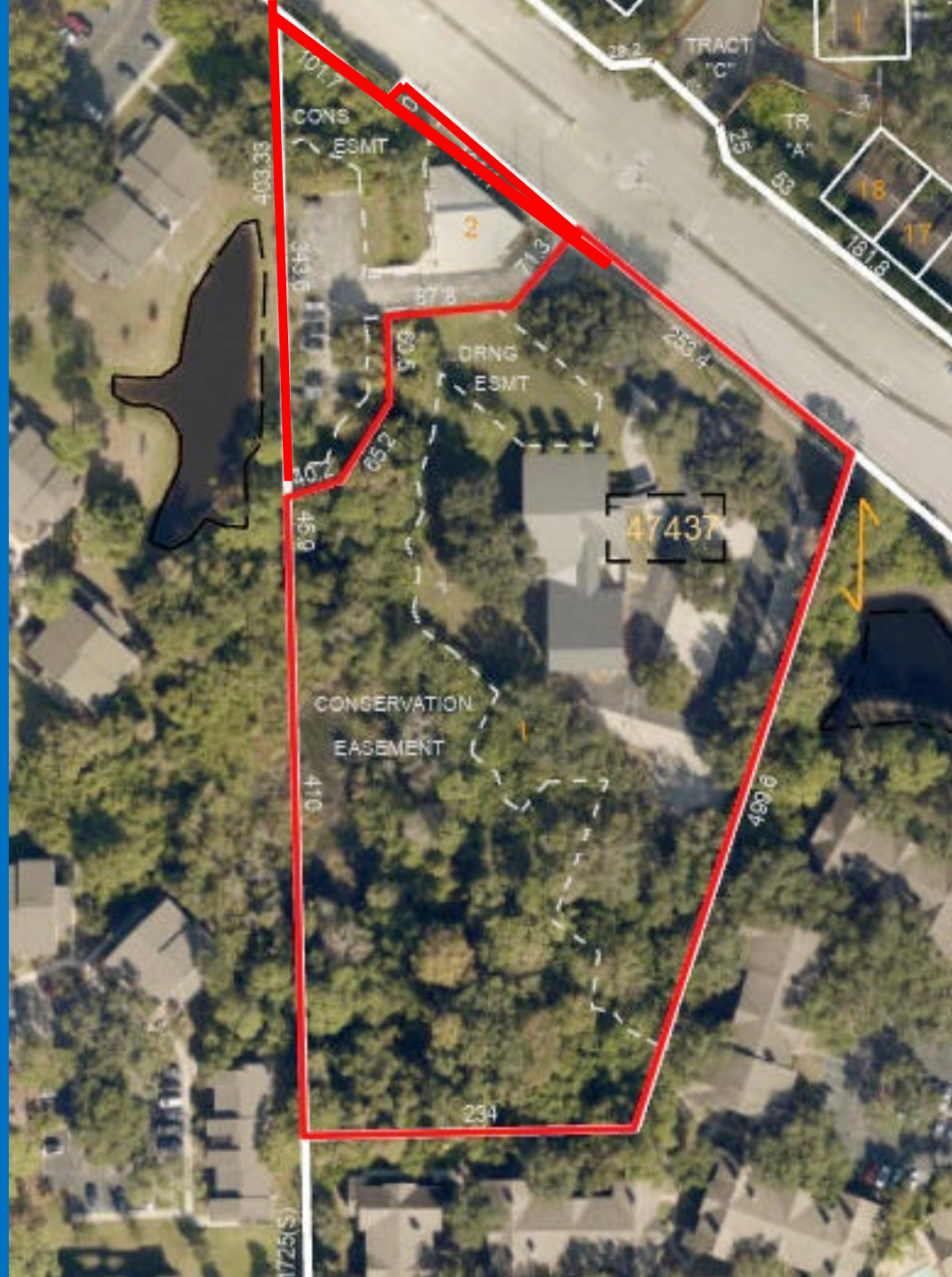
GO



Extreme Natural
Screening & Buffering







Conservation & Drainage Easement







INSTITUTIONAL [I]

Use Characteristics

Those uses appropriate to and consistent with this category include:

- » Primary Uses – Public/Private Schools, Colleges, Hospital, Medical Clinic; Community Assembly Facility; Cemetery; Social/Public Service Agency; Child Day Care; Fraternal, Civic Organization; Government Office Building, Courthouse; Library; Public Safety Facility, Emergency Medical Service Building; Convention Center

GI, General Institutional District — **The purpose of the GI, General Institutional District** is to designate, develop, and accommodate a broad range of public, semi-public and institutional uses, including some that are more intensive than those allowed in the LI district, such as hospitals, **medical offices**, large-scale educational institutions, **assisted living facilities**/congregate care/nursing homes, utilities and correctional facilities.

Sec. 138-1060. - GI, General Institutional District.

The GI district provides a wide range of services, facilities and institutions, and therefore should be located in appropriate areas easily accessible to the public and/or in proximity to areas with a demonstrated demand or need for such uses.



Todd,

I have marketed the La Mirage site as a redevelopment site for the last four years which has generated 4 LOIs (letters of intent). The major pushback in every scenario is the limited allowed square footage cover ratio of 14,000 sq. ft. (MOL) In every scenario, they all have been medical uses. It's vertically impossible to attract a willing and able buyer without a minimum of at least a 21,000 sq. ft.-24,000 sq. ft. range on the building cover ratio relative to the building footprint.

Please feel free to phone me with any comments or questions.

A handwritten signature in blue ink, appearing to read 'Mark F. Ganier', with a long horizontal flourish extending to the right.

Mark F. Ganier
Broker-Associate
BK 536738

“Marketed for 4 years....major pushback in every scenario is the limited square footage...they have all been medical uses...”

FLU OBJECTIVE 1.2: Maintain a Land Development Code that responds to the unique challenges of infill and (re)development within Unincorporated Pinellas County.

FLU POLICY 1.2.2: Consider creative regulatory solutions to support (re)development.

FLU POLICY 4.1.1: Provide land supportive of office and industrial uses to support target industries and broaden the range of employment opportunities.

FLU POLICY 4.2.1: Include development standards in the Land Development Code to enable adaptive reuse of existing industrial/commercial buildings to encourage private sector investment and business activity.

Summary

- Site is tremendously impacted by conservation easements & wetlands
 - Located on major arterial
 - Comp Plan policies support