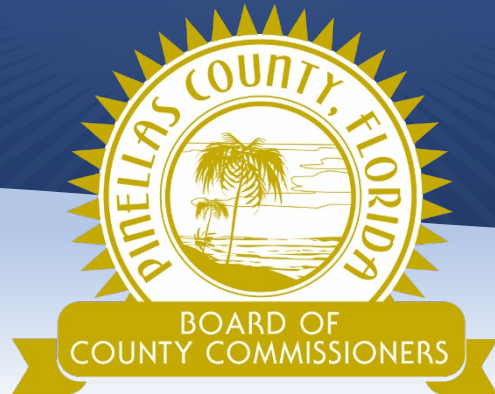


La Mirage Beauty Salon

Case #s FLU-23-01 & ZON-23-01

December 12, 2023



Our Vision:
To Be the Standard for
Public Service in America.

Request



Subject Property: 3.3 acres at 3720 & 3730 Tampa Road in Palm Harbor

Future Land Use Map (FLUM) Amendment

From: R/OG, Residential/Office General **To:** I, Institutional

Zoning Atlas Amendment

From: GO, General Office **To:** GI, General Institutional

Development Agreement: Size and use limitations

Existing Use: Beauty salon and office

Proposed Use: Not specified



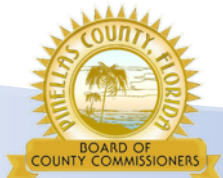
Case History

Original Request: Employment (E) land use and E-2, Employment-2 zoning

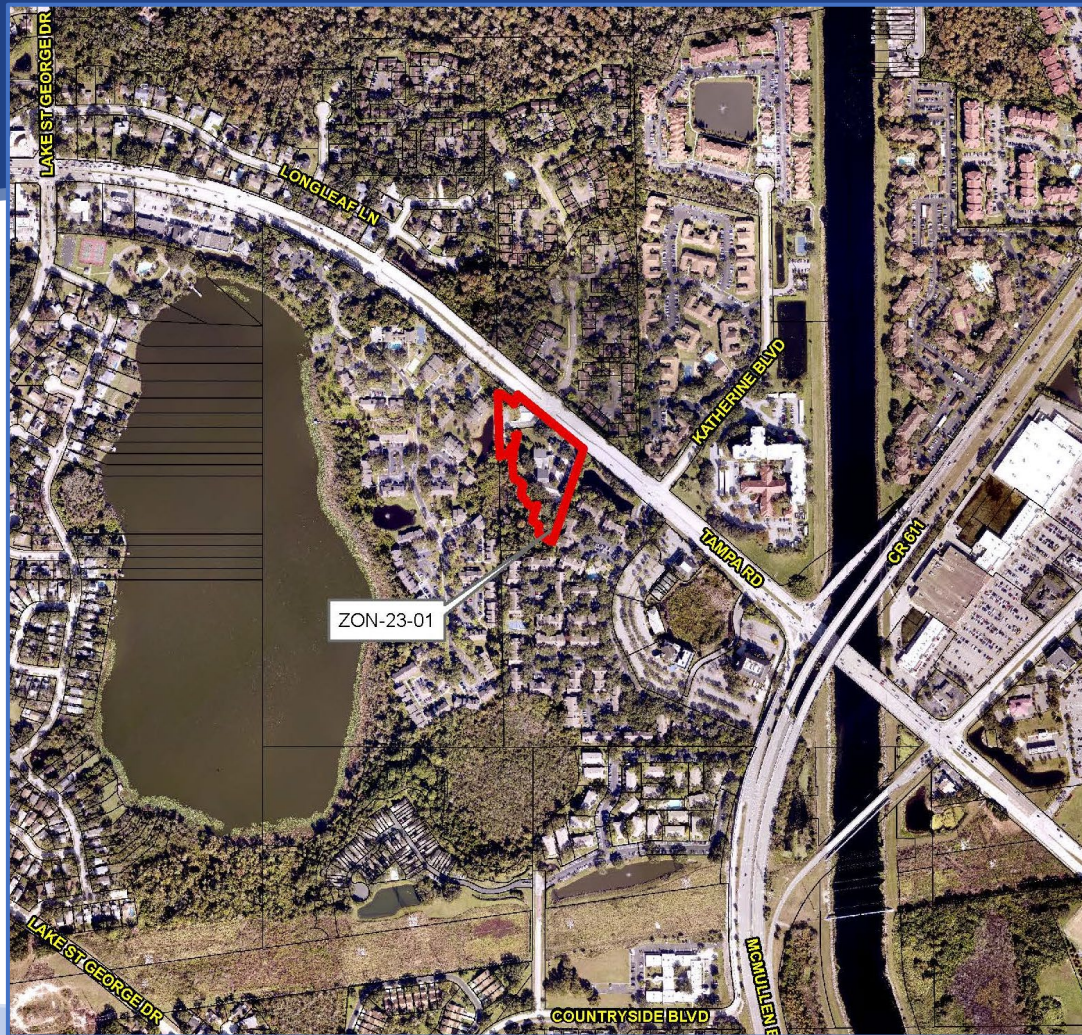
Staff did not support

Local Planning Agency recommended Denial

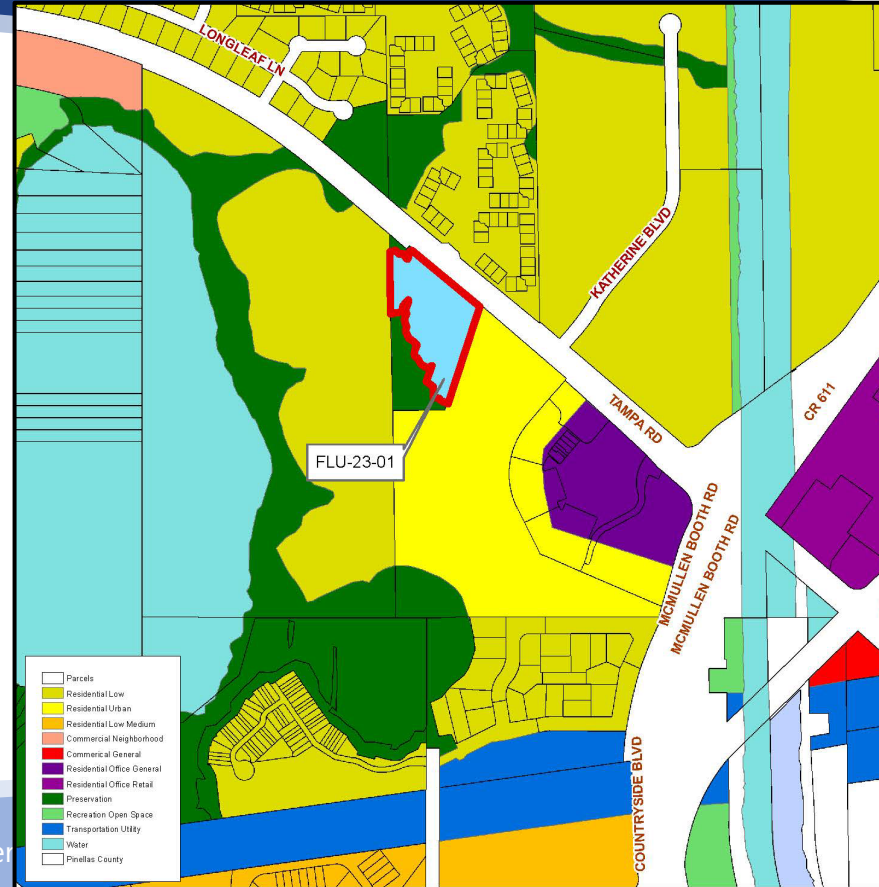
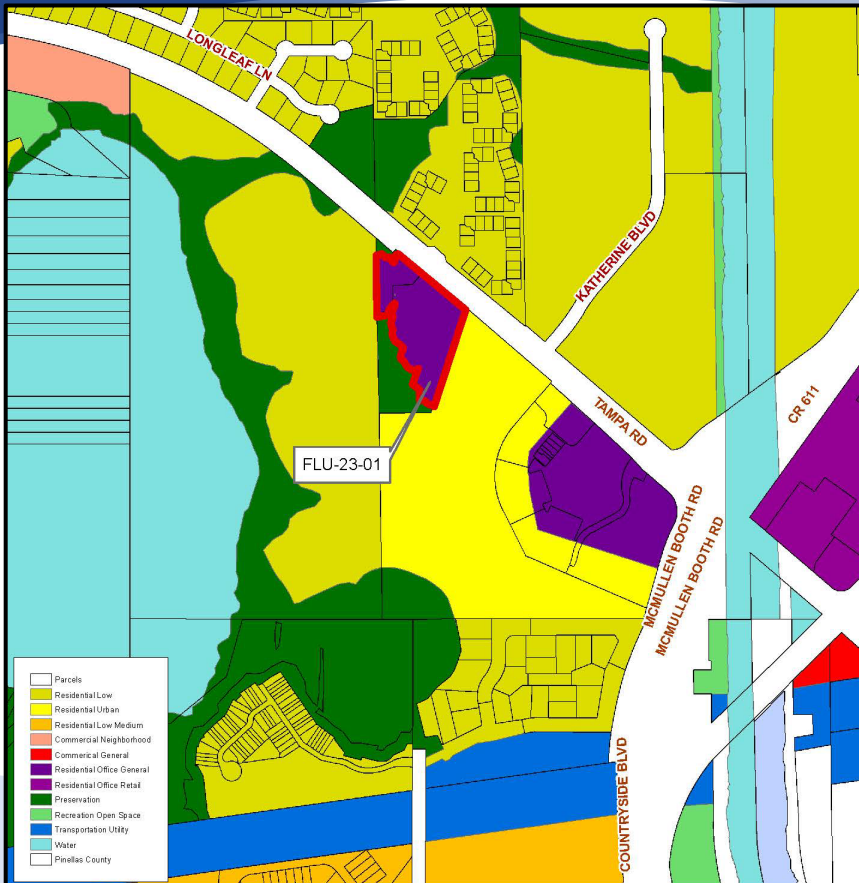
Board of County Commissioners continued the case to allow the applicant time to amend the request



Location

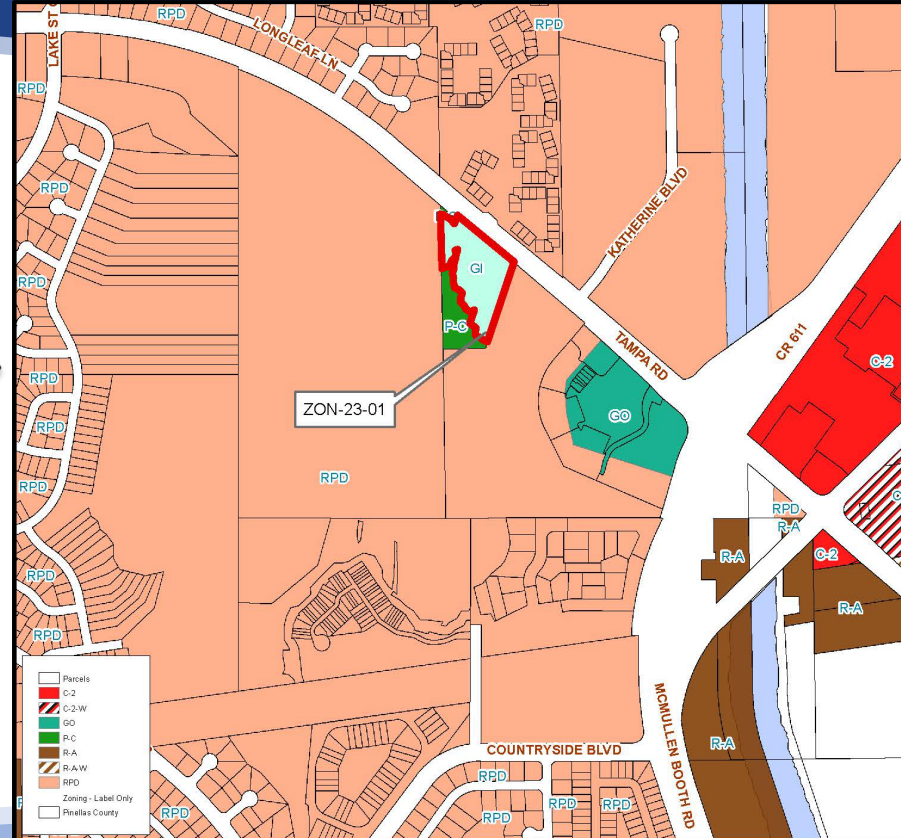
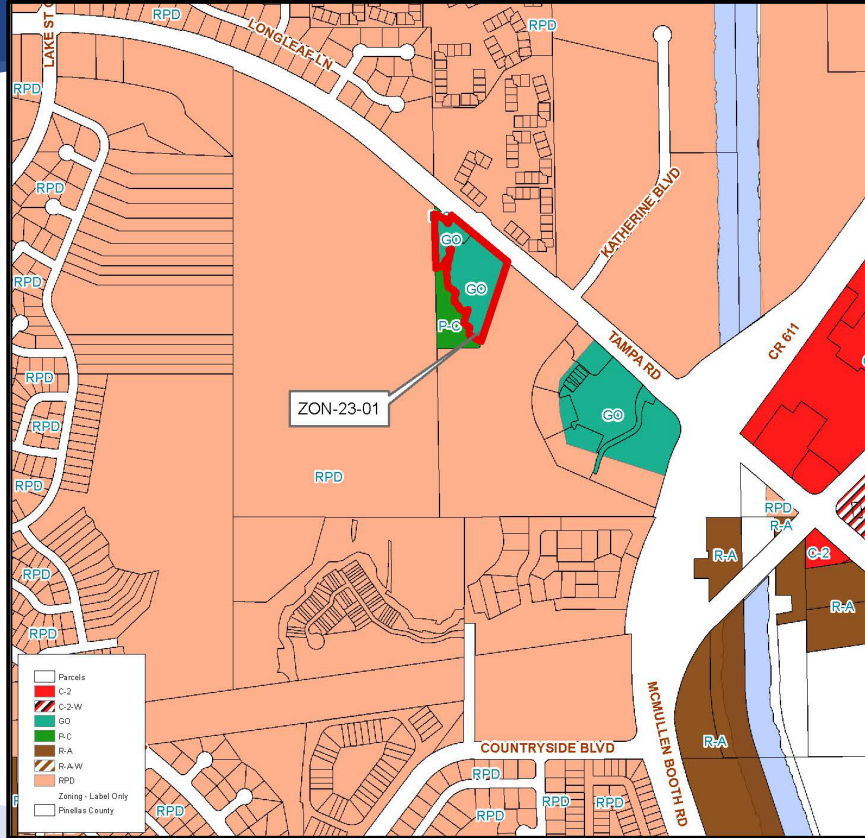


Future Land Use Map (FLUM)



vice in Amer

Zoning Atlas



Site Photos



Site Photos



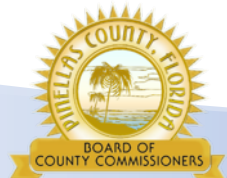
Additional Information – Land Use

Current R/OG Land Use

- **Allows residential, office, personal services, light R&D/manuf.**
- **15 residential units per acre maximum in this location**
- **0.5 Floor Area Ratio (FAR) for nonresidential uses**

Proposed Institutional Land Use

- **Schools, medical, assembly, ALF, civic, fraternal, gov't building**
- **12.5 residential units per acre**
- **0.65 FAR for nonresidential uses**



Additional Information - Zoning

Current GO Zoning

- **Allows a full range of office uses (general, medical, etc.)**
- **Maximum building height of 75 feet**
- **Modified by deed restrictions – past Development Agreement**

Proposed GI Zoning

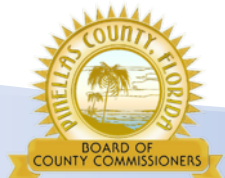
- **Allows ALF, medical office, fraternal club, parks and recreation, museum, day care, gov't use, meeting hall, school**
- **Maximum building height of 50 feet**
- **Would be modified by proposed Development Agreement**

Part of Master Planned Development

- **Originally a church – built in 1988 (3730 Tampa Rd)**
- **76% of development rights transferred to other parts of master plan**
- **24% of development potential remains**
- **Church building redeveloped into beauty salon**

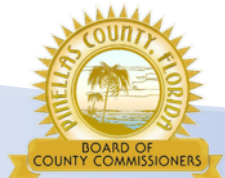
Z/LU Amendment & 1st Development Agreement (1999)

- **From Residential to Limited Office (R/OL & P-1A)**
- **Building area limited to 10,464 sf**
- **2nd building constructed – 2002 (3720 Tampa Rd) – offices**



Z/LU Amendment & 2nd Development Agreement (2013/14)

- **From Limited Office to General Office (R/OG & P-1)**
- **Changed wetland areas to Preservation**
- **Building area limitation increased to 14,690 sf**
- **Deed restrictions make limitations permanent – still in force**
- **No additional construction occurred**



Proposed Development Agreement



Terminates the 2014 deed restrictions

Increases building area limitation to 23,314 sf

- **Based on the higher FAR of the Institutional land use (0.65)**

Permits all uses allowed in the GI zone

New deed restriction would make building area limitation permanent

Wetlands would stay Preservation

No concept plan included



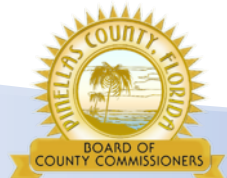
Scenic/Noncommercial Corridor (SNCC)



Tampa Road is a designated SNCC – Comprehensive Plan

- **Intent to preserve scenic nature and traffic capacity**
- **Low density residential is common**
- **Mixed use nodes at major intersections allow more intense development**

Institutional land uses are common along SNCCs



Recommendation – Land Use (FLU-23-01)

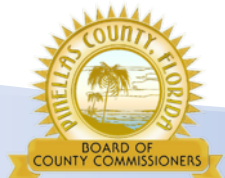


Proposed Land Use Amendment (R/OG to I)

- **Subject property is located along a Scenic/Non-Commercial Corridor, where institutional uses are common**
- **Development Agreement limits building area**
- **Compatible with surrounding uses and well-buffered**
- **Consistent with the Comprehensive Plan**

Staff recommends Approval

Local Planning Agency – Recommended Approval (7-0 vote)



Recommendation – Zoning (ZON-23-01)



Proposed Zoning Amendment (GO to GI) & Development Agreement

- **Subject property is located along a Scenic/Non-Commercial Corridor, where institutional uses are common**
- **Development Agreement limits building area**
- **Compatible with surrounding uses and well-buffered**
- **Consistent with the Comprehensive Plan**

Staff recommends Approval

Local Planning Agency – Recommended Approval (7-0 vote)

