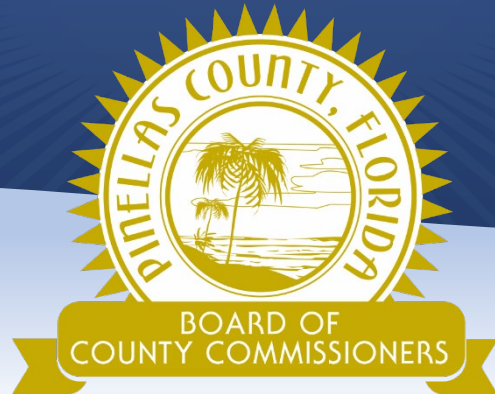


# La Mirage Beauty Salon

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



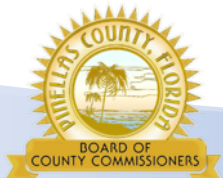
# Case History

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

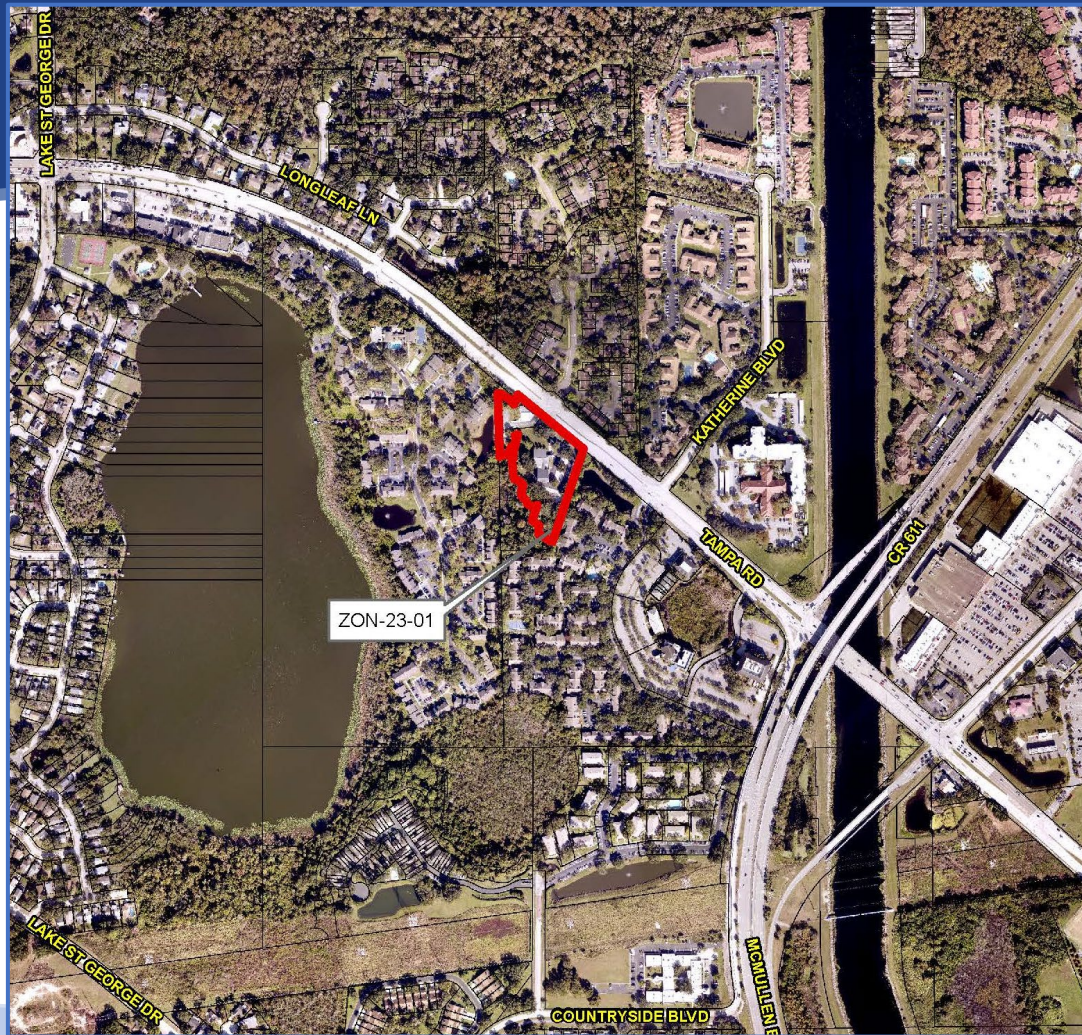
**Staff did not support**

**Local Planning Agency recommended Denial**

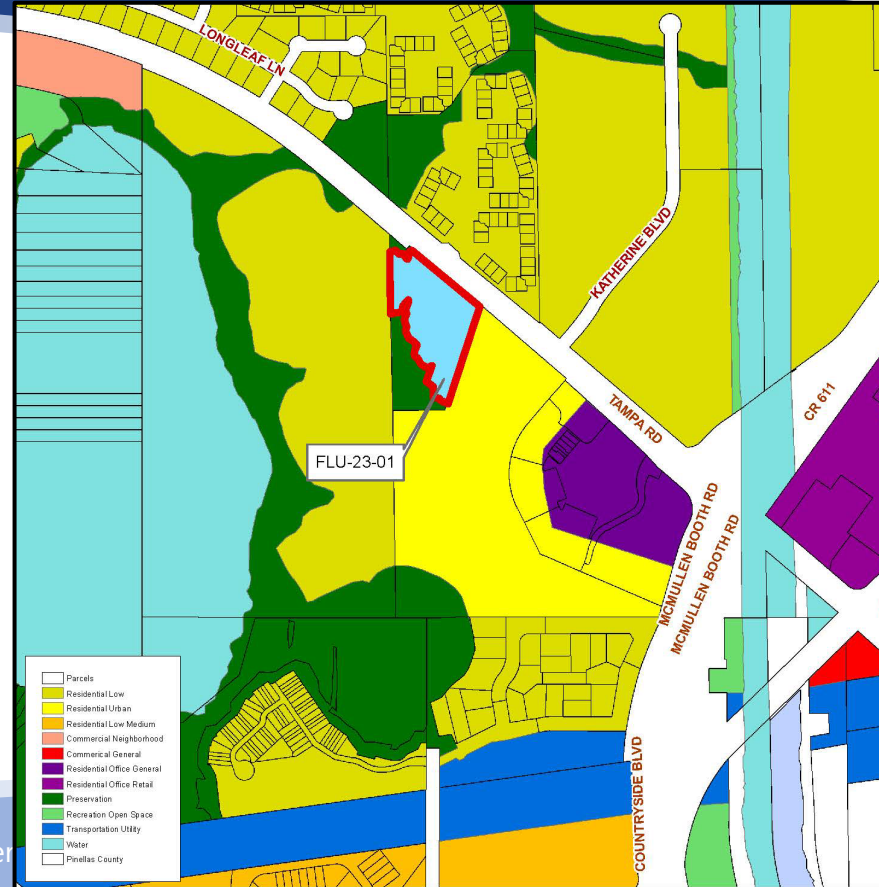
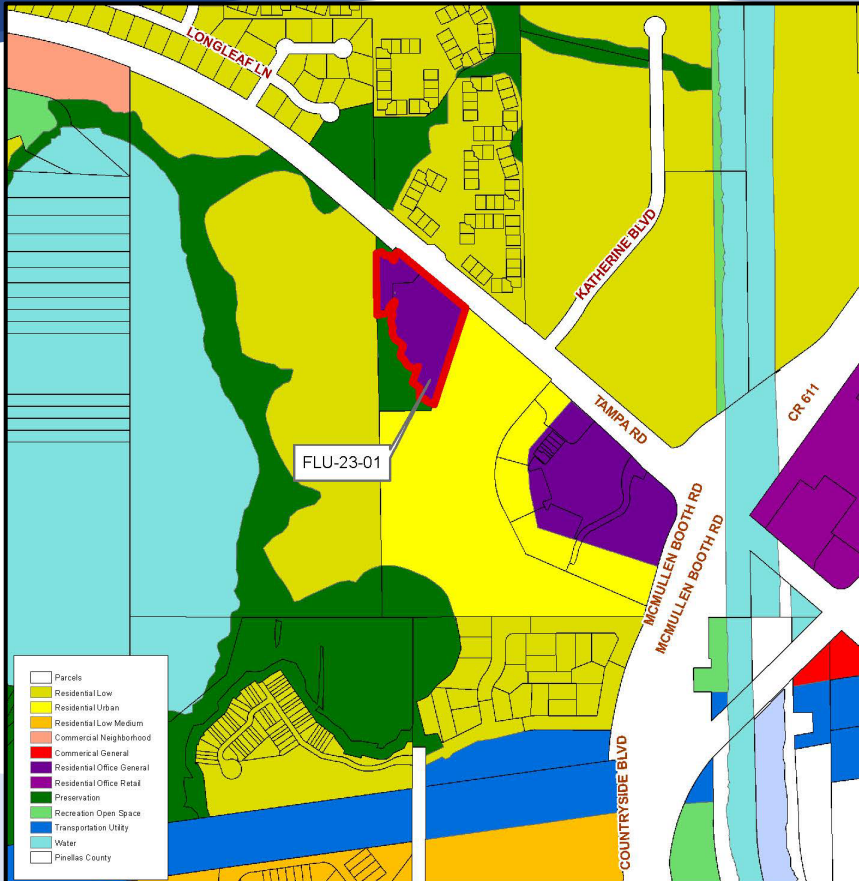
**Board of County Commissioners continued the case to allow the applicant time to amend the request**



# Location

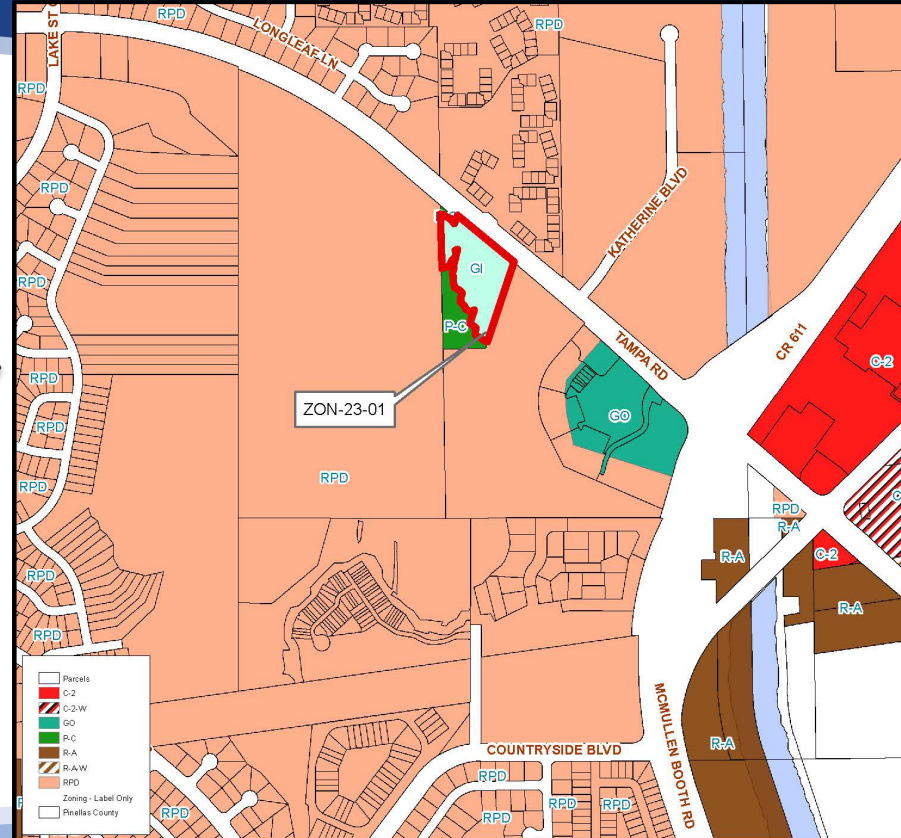
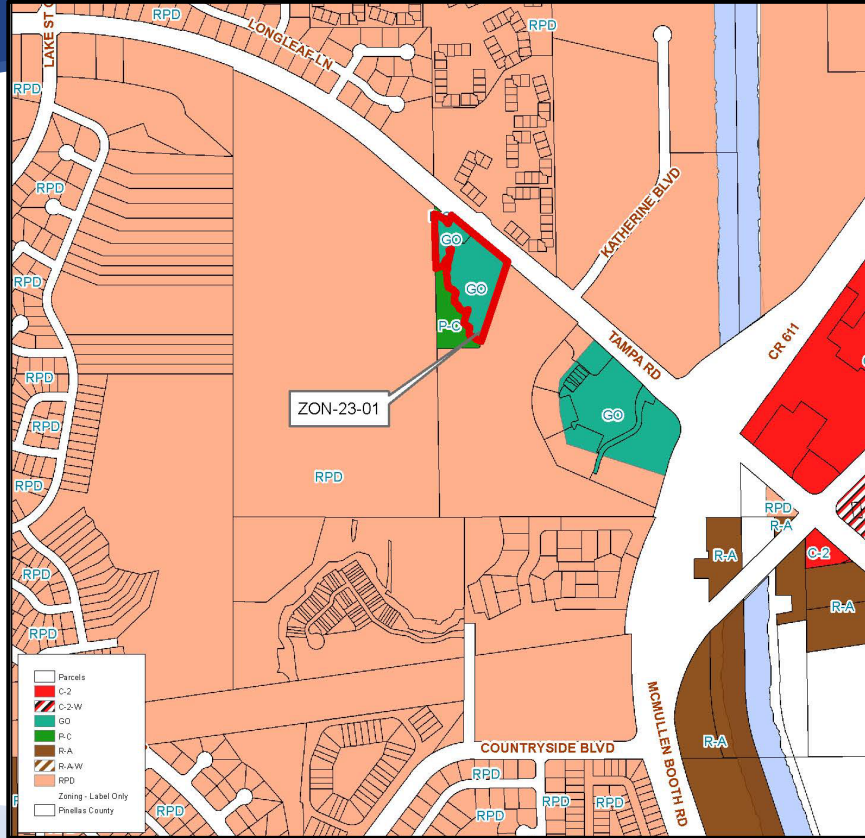


# Future Land Use Map (FLUM)



vice in Amer

# Zoning Atlas



# Site Photos



# Site Photos





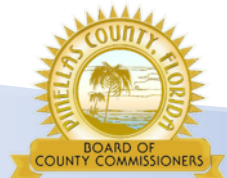
# Additional Information – Land Use

## 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**



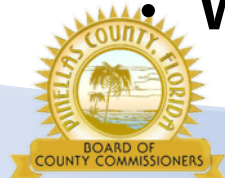
# Additional Information - Zoning

## 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**

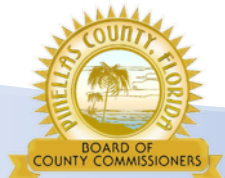


## Part of Master Planned Development

- **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**

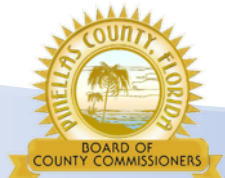
## Z/LU Amendment & 1<sup>st</sup> Development Agreement (1999)

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



## Z/LU Amendment & 2<sup>nd</sup> 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**



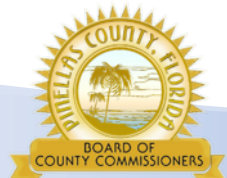
# Scenic/Noncommercial Corridor (SNCC)



## 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)

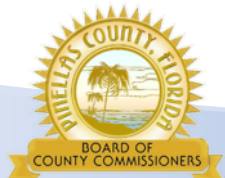


## Proposed Land Use Amendment (R/OG to I)

- **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)

