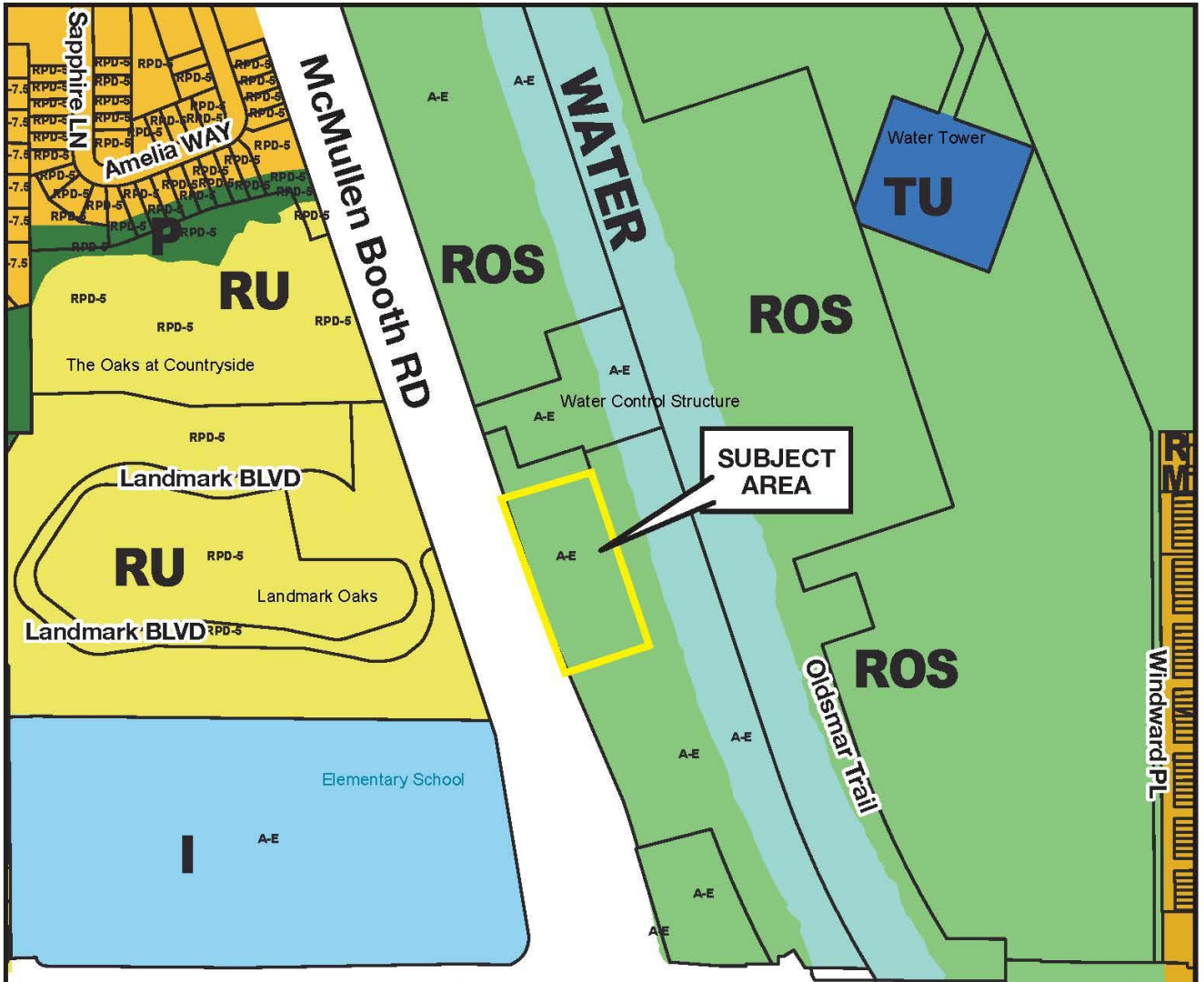


# Proposed Amendments to the Pinellas County Future Land Use Map and Zoning Atlas (Z/LU-12-5-16)

Board of County Commissioners  
October 25, 2016

# Request

- Subject area
  - One parcel covering approximately 2 acres
  - East side of McMullen Booth Rd  
approximately 700 feet north of Curlew Rd
- Zoning Atlas Amendment
  - From: A-E, Agricultural Estate Residential
  - To: PSP-CO, Public/Semi-Public
  - Conditional Overlay limiting the use to a medical clinic with a maximum 0.2 FAR
- Future Land Use Map (FLUM) Amendment
  - From: Recreation/Open Space (R/OS)
  - To: Institutional (I)
- Existing use: vacant open space
- Proposed use: dental office



**FUTURE LAND USE  
PINELLAS COUNTY, FLORIDA**

**Residential**

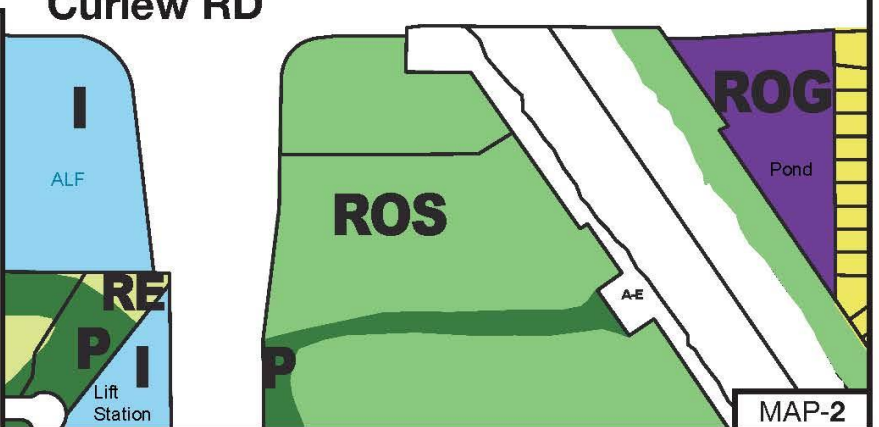
- Residential Estate
- Residential Urban
- Residential Low Medium
- Residential Medium

**Mixed Use**

- Residential / Office General

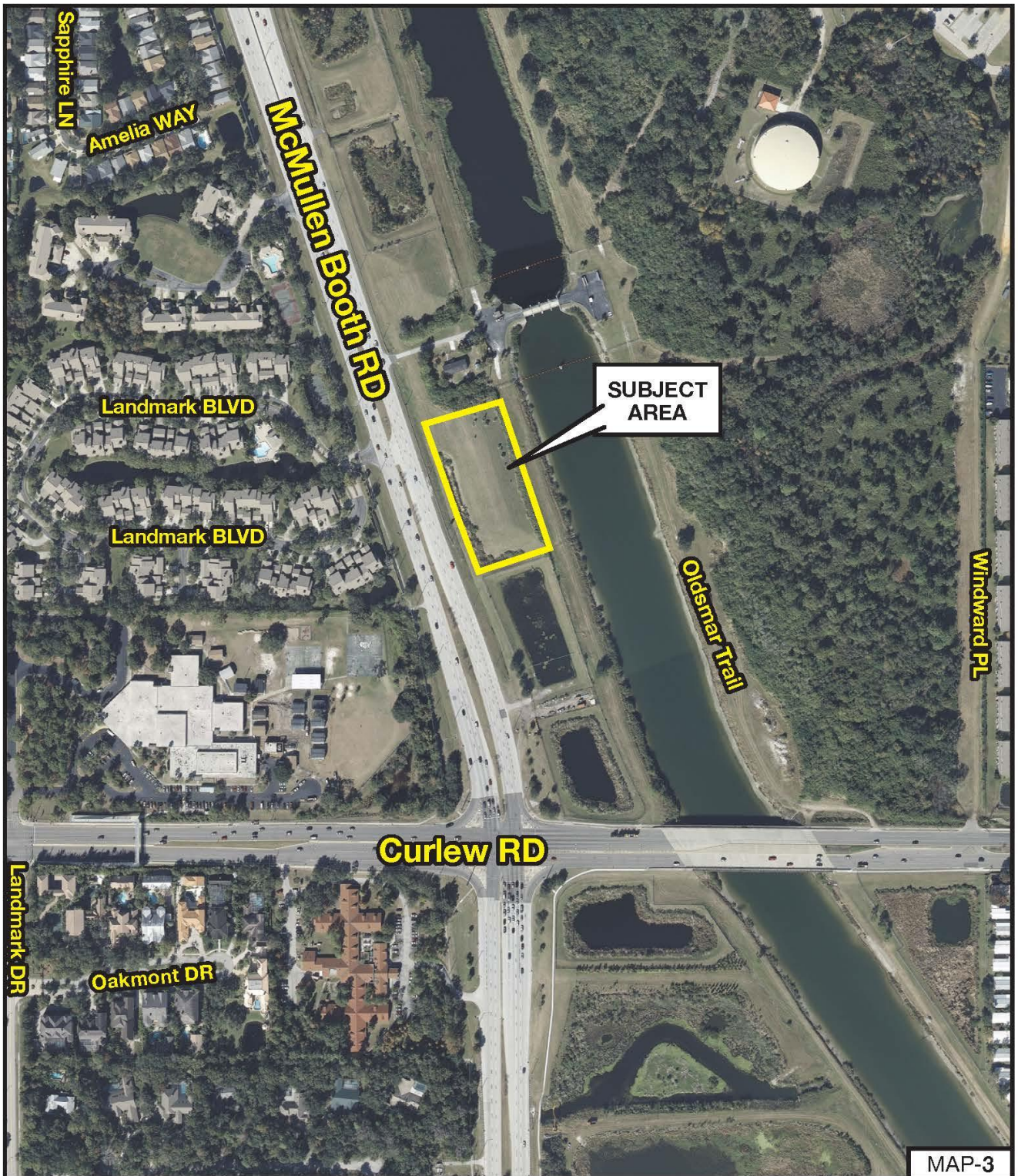
**Public / Semi-Public**

- Preservation
- Recreation / Open-Space
- Institutional
- Transportation / Utility



<b>Z/LU-12-5-16</b>	<b>Zoning</b>	<b>From:</b> A-E, Agricultural Estate Residential <b>To:</b> PSP-CO, Public/Semi-Public - Conditional Overlay Conditional Overlay limiting the use to a medical clinic with a max 0.2 FAR
	<b>Land Use</b>	<b>From:</b> Recreation/Open Space <b>To:</b> Institutional
Parcel I.D. 16/28/16/00000/240/0140 Prepared by: Pinellas County Planning Department July 2016		





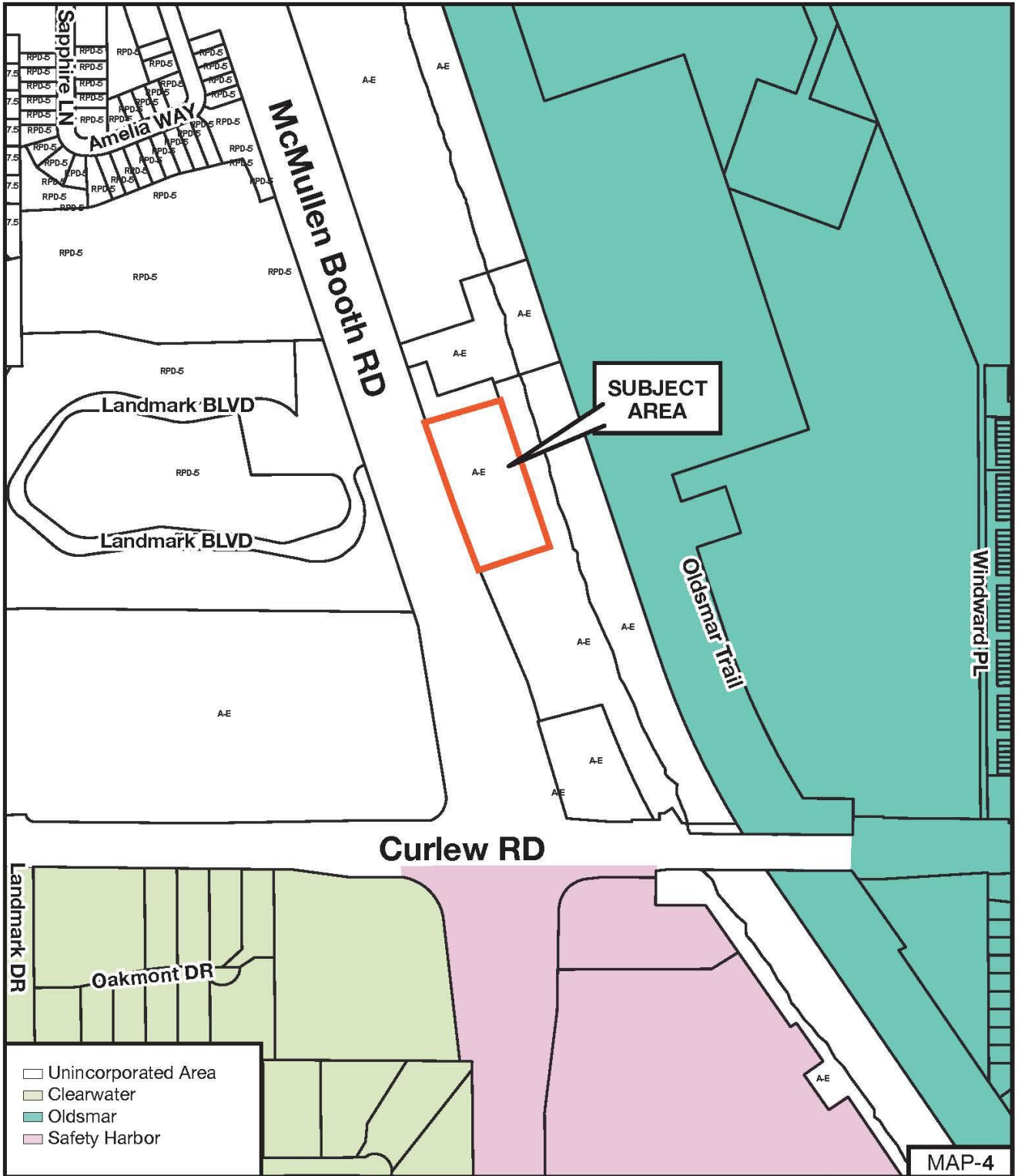
MAP-3

**Z/LU-12-5-16**

**Zoning** From: A-E, Agricultural Estate Residential  
 To: PSP-CO, Public/Semi-Public - Conditional Overlay  
 Conditional Overlay limiting the use to a medical clinic with a max 0.2 FAR

**Land Use** From: Recreation/Open Space  
 To: Institutional





<b>Z/LU-12-5-16</b>	<b>Zoning</b>	<b>From:</b> A-E, Agricultural Estate Residential	
		<b>To:</b> PSP-CO, Public/Semi-Public - Conditional Overlay Conditional Overlay limiting the use to a medical clinic with a max 0.2 FAR	
	<b>Land Use</b>	<b>From:</b> Recreation/Open Space	
		<b>To:</b> Institutional	
Parcel I.D. 16/28/16/00000/240/0140    Prepared by: Pinellas County Planning Department July 2016			



- Residential Estate
  - Residential Low
  - Residential Urban
  - Residential Medium
  - Residential Office General
  - Preservation
  - Recreation/Open Space
  - Institutional
  - Transportation/Utility
  - Water
  - Community Center Overlay
  - Eastlake Overlay
- Zoning - Label Only
- Future Land Use Unincorporated Land Use Code**
- Residential Estate
  - Residential Low
  - Residential Urban
  - Residential Low Medium
  - Preservation
  - Recreation/Open Space
  - Institutional
  - Transportation/Utilities
  - WATER

<b>Z/LU-12-5-16</b>	<b>Zoning</b>	<b>From:</b> A-E
		<b>To:</b> PSP-CO
	<b>Land Use</b>	<b>From:</b> R/OS, Recreational/Open Space
		<b>To:</b> I, Institutional

16/28/16/00000/240/0140

Prepared by: Pinellas County Planning Department



Date: 8/23/2016



1 inch = 0.1 miles



# Background

- Subject property formerly County-owned
  - Part of a 2005 land swap with the Southwest Florida Water Management District.
  - Utilities Department had proposed a water tower associated with reclaim water system.
  - Strong public opposition led to the land swap for a property 1,000 feet to the NE.
  - The Water Management District sold the property as surplus in 2014.
- Part of 0.9-mile long stretch of R/OS-designated land between Tampa Road and the Mease Countryside medical complex



# Recreation/Open Space

- Designated R/OS when sold in 2014
- Comprehensive Plan encourages the retention of non-dedicated (privately-owned) recreation/open space land



# Development Potential

- Certain factors make it difficult to determine what can be built on the site
- PSP-CO zoning district as proposed could permit up to a 17,424 square foot clinic
  - 0.2 FAR for a 2-acre parcel
  - Would require 85 parking spaces
  - Stormwater retention requirements
  - Topography
  - Could generate 455 additional daily trips
    - LOS B between Curlew and Tampa Roads
    - Within 0.5-mile of Deficient Roads

# Traffic Interaction

- McMullen-Booth Rd Interaction Questions
  - Dedicated right turn lane? How long?
  - Extension of northbound merge lane from Curlew Road?
  - Southbound left turn lane feasible? How long for adequate queuing space?
  - Can existing median cut be utilized?
  - No concept plan
  - Traffic analysis submitted at LPA hearing
    - Staff has some disagreements
  - Infrastructure issues could be addressed via a development agreement

# Conditional Overlay

- Limits the use to a medical clinic with a maximum 0.2 FAR
  - Provides certainty as to specific type of use
  - Does not cover range of specific conditions that Development Agreement could address
    - Concept plan for more certainty
    - Traffic/access related issues
    - Reversion clause
- The Conditional Overlay could further limit development ‘intensity’
  - Reduce FAR from 0.2 to 0.1
    - Limit building size to 8,712 square feet
    - Reduce parking, stormwater, etc.
    - Still wouldn't address access issues
  - Applicant declined this option as too limiting

# Scenic/Non-Commercial Corridor

- McMullen Booth Road is a Scenic Non-Commercial Corridor (SNCC)
  - Development other than low-density residential typically not preferred
  - Recent amendments to Institutional in other parts of the corridor
    - Involved assisted living facilities with bed densities limited by conditional overlays
    - None were amended from R/OS
  - Any future development would be subject to additional landscaping requirements

# PRC Staff Findings

- Proposed amendments are inappropriate
  - Important development-related concerns remain unaddressed
    - Development feasibility
    - Interaction with McMullen Booth Road
  - Loss of Recreation/Open Space land
    - Discouraged by the Comprehensive Plan
    - Interruption of 0.9-mile stretch of open space
    - Intrinsic value of open space
    - Other opportunities to rehab or redevelop underutilized existing commercial sites
  - Non-residential development along a designated Scenic/Non-Commercial Corridor

# Recommendations

- Staff recommends denial of the proposed land use & zoning amendments
- Local Planning Agency:
  - Recommended Denial (5-0 vote)