

## FORWARD PINELLAS STAFF ANALYSIS



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<b>APPLICATION NO.:</b>	Case CW 25-06
<b>STAFF:</b>	Emma Wennick, Program Planner
<b>APPLICANT:</b>	Pinellas County
<b>PROPERTY SIZE:</b>	4.0 acres
<b>CURRENT COUNTYWIDE PLAN MAP CATEGORY:</b>	Residential Low Medium
<b>PROPOSED COUNTYWIDE PLAN MAP CATEGORY:</b>	Public/Semi-Public
<b>CURRENT LOCAL FUTURE LAND USE PLAN MAP CATEGORY:</b>	Pinellas County – Residential Suburban
<b>PROPOSED LOCAL FUTURE LAND USE PLAN MAP CATEGORY:</b>	Pinellas County – Institutional
<b>LOCATION / PARCEL ID:</b>	2261 Tampa Road / 07-28-16-00000-220-1100

### BACKGROUND SUMMARY:

Pinellas County has applied to amend the Countywide Plan Map from Residential Low Medium to Public/Semi-Public. This change would support the continued use and planned expansion of an existing religious institution on a 4.0-acre property located at 2261 Tampa Road in unincorporated Palm Harbor. The site currently contains a church and two single-family residences.

The present Residential Low Medium category primarily supports suburban residential uses, while the proposed Public/Semi-Public category accommodates institutional uses such as religious facilities, schools, and government offices. The amendment is necessary to align the Countywide Plan Map with the existing Limited Institutional zoning and to allow the applicant to pursue redevelopment plans consistent with the

Scenic/Non-Commercial Corridor–Residential designation along this portion of Tampa Road.

**STAFF RECOMMENDATION:**

Staff recommends approval of an amendment to the Countywide Plan Map from Residential Low Medium to Public/Semi-Public.

**PLANNERS ADVISORY COMMITTEE RECOMMENDATION:** The Planners Advisory Committee met on September 2, 2025 and voted unanimously (15-0) to recommend 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 June 17, 2025. The Board approved the first reading with a vote of 6-0 and there were no public comments.

**CURRENT PROPERTY INFORMATION:**

<b>Property Use(s):</b>	Religious institution with two single-family residences
<b>Site Features:</b>	Developed site located along Tampa Road, a designated Scenic/Non-Commercial Corridor–Residential

**PLANNING CONSIDERATIONS:**

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

1. The proposed Public/Semi-Public category supports the existing church use and planned expansion, ensuring the Countywide Plan Map accurately reflects the property's established role as a community-serving institutional site.
2. The site fronts Tampa Road, which carries a Scenic/Non-Commercial Corridor–Residential designation. The requested amendment complies with corridor restrictions by reinforcing institutional and residential uses rather than introducing commercial activity.
3. Surrounding development consists primarily of single-family residential neighborhoods with nearby institutional uses, such as schools and other religious facilities. The amendment maintains compatibility with this development pattern while providing needed capacity for community-serving uses.

**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:

	<b>Current Countywide Plan Map Category:</b> Residential Low Medium	<b>Proposed Countywide Plan Map Category:</b> Public/Semi-Public
<b>Purpose:</b>	Intended to depict areas that are now developed, or appropriate to be developed, in a suburban, low density or moderately dense residential manner; and to recognize such areas as primarily well-suited for residential uses that are consistent with the suburban qualities, transportation facilities, including transit, and natural resources of such areas.	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.
<b>Permitted Uses:</b>	<p>Residential; Residential Equivalent; Vacation Rental pursuant to the provisions of Section 509.242(1)(c), Florida Statutes; Accessory Dwelling Unit; Public Educational Facility; Recreation/Open Space; Community Garden; Agricultural-Light; Agricultural.</p> <p>Office; Personal Service/Office Support; Retail Commercial are Subject to One Acre Maximum</p> <p>Ancillary Nonresidential; Transportation/Utility are subject to a three-acre maximum.</p> <p>Institutional (except Public Educational Facilities which are not subject to this threshold, pursuant to the provisions</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>

	of Section 6.5.4.2) are subject to a five-acre maximum.	
<b>Max. Density:</b>	10 units per acre	12.5 units per acre
<b>Max. Floor Area Ratio (FAR):</b>	0.50	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
<b>Max. Impervious Surface Ratio (ISR):</b>	0.75	Institutional uses shall not exceed 0.85 / Transportation/utility uses shall not exceed 0.90

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 proposed amendment is consistent with the Countywide Rules because it designates the property for a Public/Semi-Public use that aligns with the established function of the site as a religious institution. The Countywide Rules identify institutional uses such as schools, government facilities, and places of worship as appropriate within the Public/Semi-Public category. This amendment corrects the inconsistency between the current Residential Low Medium designation on the Countywide Plan Map and the Limited Institutional zoning already in place, ensuring the land use and zoning are in agreement. By doing so, the amendment promotes orderly planning and provides a framework for continued institutional investment on the site.

The amendment also supports the Countywide Plan Strategies by maintaining compatibility with the surrounding community and reinforcing policies for Scenic/Non-Commercial Corridors. The designation of Tampa Road as a Scenic/Non-Commercial Corridor–Residential limits commercial activity but allows institutional uses, making the Public/Semi-Public category an appropriate fit. The amendment strengthens community-serving land uses, supports neighborhood stability, and promotes efficient use of existing infrastructure, consistent with the Countywide Plan’s goals of balancing growth and protecting community character.

- 2. Forward Pinellas has developed a multimodal accessibility index (MAX index). Proposed amendments will need to maintain a MAX score equal to or better than the Countywide Average MAX score. The Current Countywide Average MAX score: 7.1; if that score is not reached, balancing criteria will be required. An amendment adopting or amending the Activity Center (AC), Multimodal Corridor (MMC) and Planned Redevelopment District (PRD) categories and affecting fewer than 10 acres shall be subject to the Multimodal Accessibility Index (MAX Index).**

*Staff Analysis:* The Multimodal Accessibility Index (MAX) score for the subject property is 7.5. This score exceeds the countywide average MAX score of 7.1. Since the property's MAX score is above the average, the proposed amendment does not require balancing criteria.

- 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:* The amendment conforms to the Scenic/Non-Commercial Corridor standards in Section 6.5.4.1 because it maintains and reinforces the corridor's intent to limit intensive commercial activity while encouraging land uses that preserve residential and institutional character. The proposed change to Public/Semi-Public supports the continued use of the site as a religious institution, which is specifically permitted within Scenic/Non-Commercial Corridors. By avoiding commercial retail or office development, the amendment upholds the corridor's purpose of ensuring scenic quality and community character along Tampa Road. The amendment also recognizes the visual prominence of this roadway and ensures that development patterns remain consistent with the corridor's standards.

The amendment further advances the intent of Scenic/Non-Commercial Corridors by promoting land uses that serve the community without creating traffic or intensity levels inconsistent with surrounding neighborhoods. Religious institutions are compatible with the predominantly single-family residential pattern in the area and contribute to a community-serving function that enhances the corridor's identity. The Public/Semi-Public category ensures that any redevelopment or expansion of the site will remain limited to institutional uses, preventing intrusion of incompatible commercial activity. This alignment demonstrates full conformity with Section 6.5.4.1 standards and strengthens the balance of community-serving institutional uses and residential character along Tampa Road.

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 proposed amendment area does not involve the reduction of land designated as Industrial, Employment or Target Employment Center; therefore, those policies are not applicable.

## **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.

