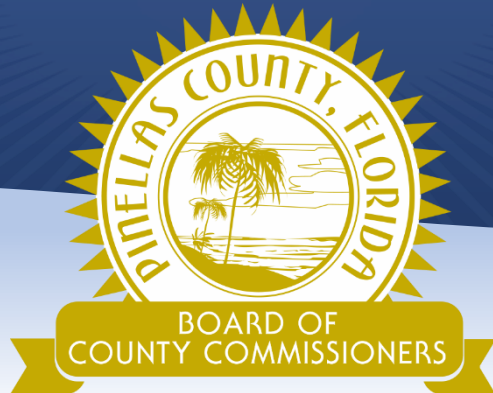


# Board of County Commissioners

Case #Z/LU-15-09-19

January 28, 2020



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To Be the Standard for  
Public Service in America.

# Request



## Subject Area

**Two-acre parcel – east side McMullen Booth Rd 900 ft north of Curlew Rd**

## Future Land Use Amendment

**From: Recreation/Open Space (R/OS)**

**To: Institutional (I)**

## Zoning Atlas Amendment

**From: R-A (Residential Agriculture)**

**To: LI, (Limited Institutional)**

## Existing Use

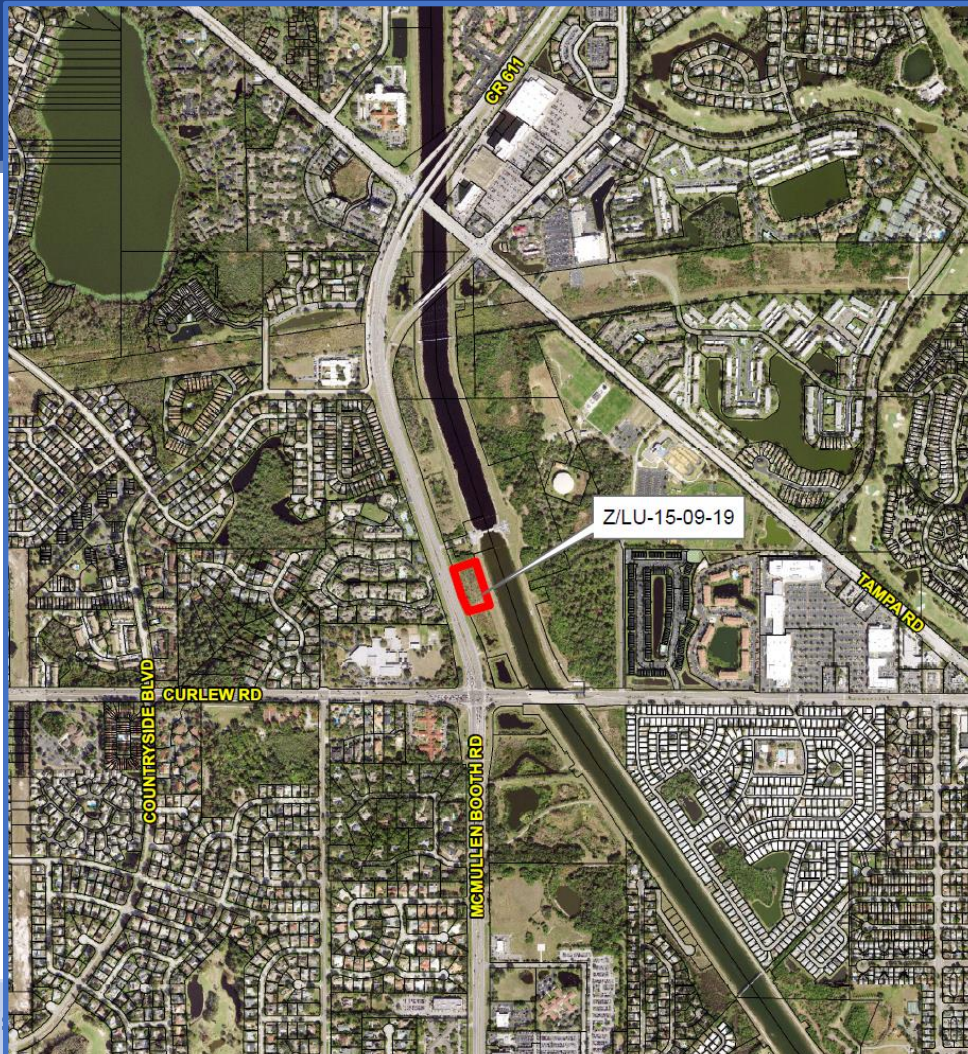
**Vacant**

## Proposed Use

**Medical Office (dentist)**



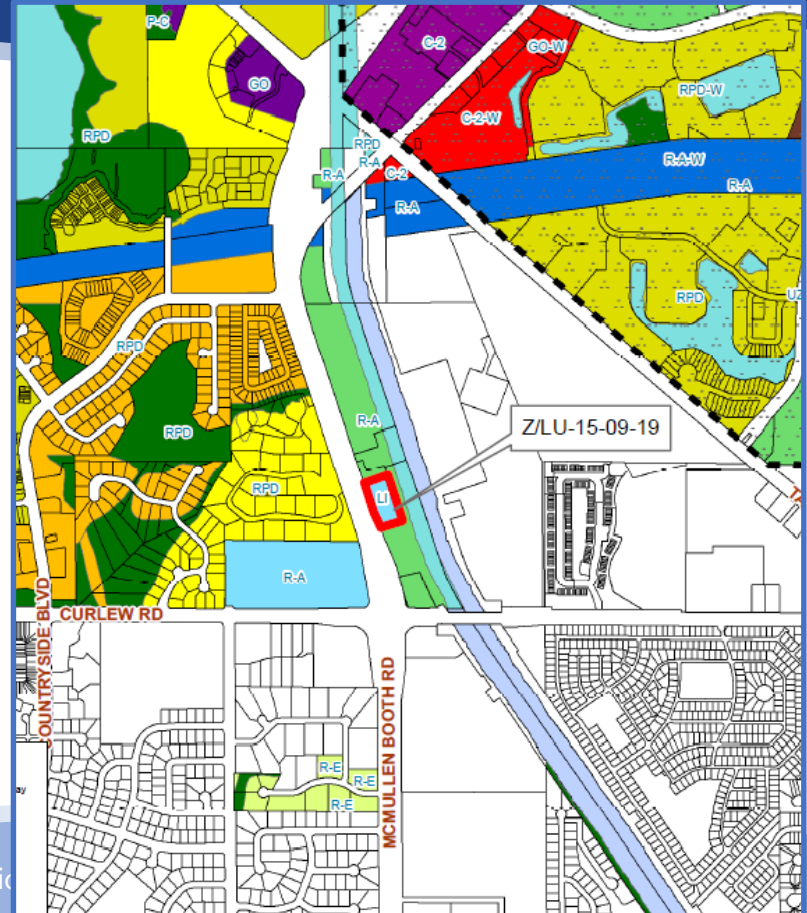
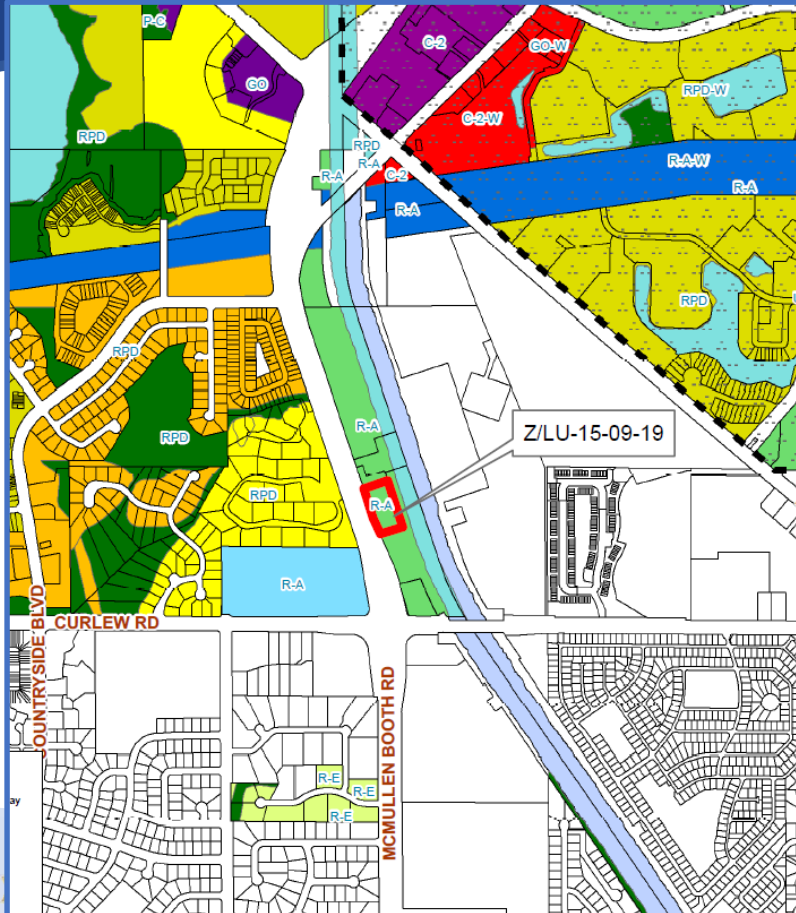
# Location



Surrounding property owners within 1,300 feet were notified by mail.



# Zoning/Future Land Use



# Site Photos





# Site Photos



**Looking south and west from the subject site.**

# Site Photos



**Looking north and east from the subject site.**

# Background Information



## Formerly County-owned

**Part of 2005 land swap with the SWFWMD**

**Utilities had proposed a water tower on the site**

**Public opposition led to the land swap for property 1,000 ft to NE**

**The SWFWMD sold the property as surplus in 2014**

## Applicant requested similar amendments in 2016

**Same potential buyer – proposed dentist office**

**Did not include a Development Agreement**

**LPA recommended denial – withdrawn prior to BCC hearing**





# Development Agreement



## **Limits the use to a medical office**

**One story and 18,000 sf maximum size**

## **Enhanced landscaping along McMullen Booth Road**

**Scenic/Non-Commercial Corridor**

**Additional buffer width and more trees**

## **Site Access and Roadway Improvements**

**Construction of northbound right turn lane**

**Access right-in, right-out only**

**Modifications to median opening to prevent left turns**

**All at owner's expense**



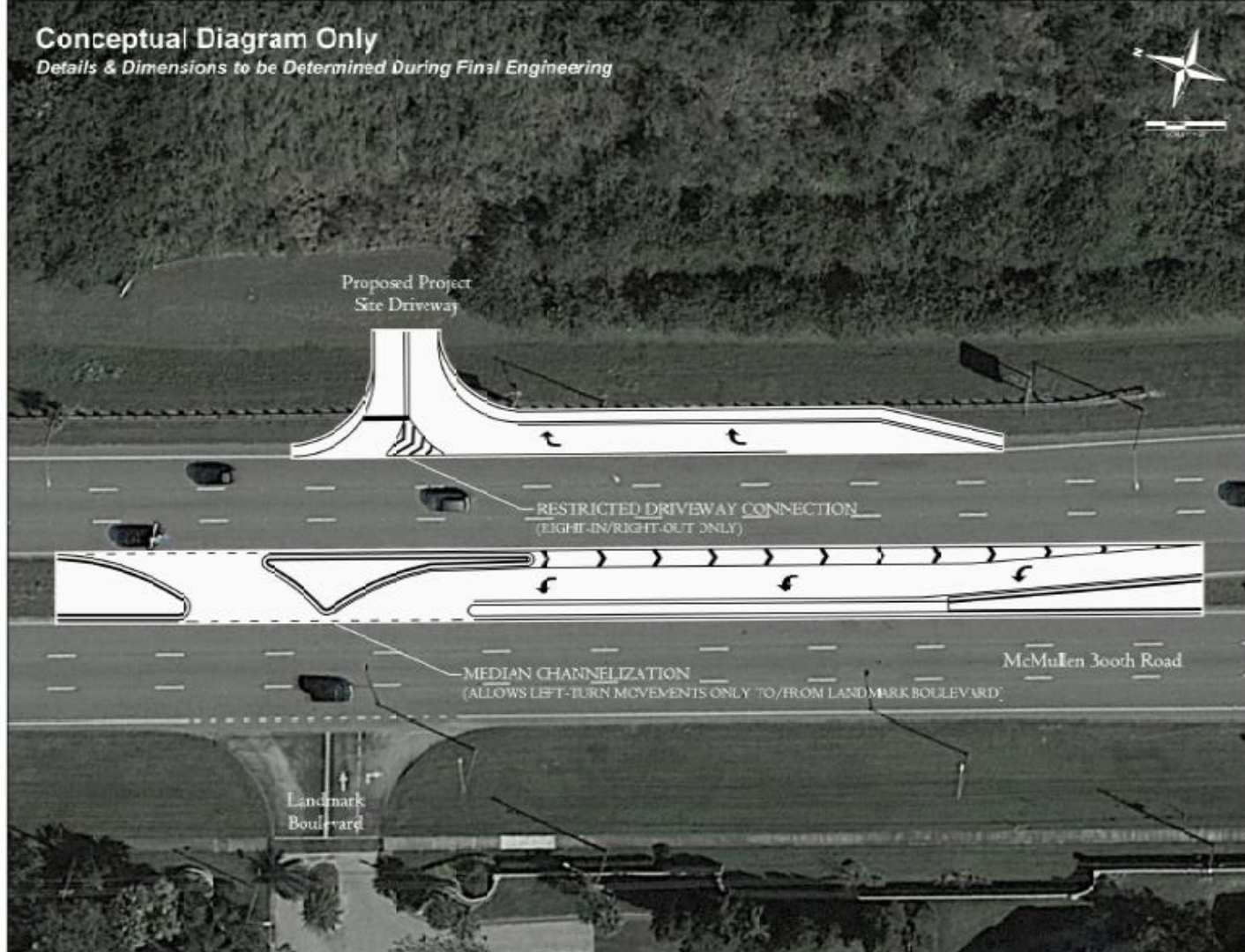
# Concept Plan



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# Access Controls

**Conceptual Diagram Only**  
*Details & Dimensions to be Determined During Final Engineering*



MICHAEL D. RAYSON, P.E.  
 T.L.P.E. No. 80098

**MEDICAL OFFICE DEVELOPMENT**  
 McMullen 300th Road, Pinellas County, Florida  
 PARCEL ID: 14-18-18-00000-001-140  
**CONCEPTUAL IMPROVEMENTS**

REVISIONS	DATE
1	
2	
3	
4	
5	

DATE  
 08-01-19



# Elevation



McMULLEN BOOTH ROAD SITE  
**PLAN / WEST ELEVATION**  
SCALE: 1" = 30'



McMULLEN BOOTH ROAD BUILDING  
**WEST ELEVATION**  
SCALE: 1/8" = 1'-0"

Revisions	Date	By



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**MEDICAL  
OFFICE  
DEVELOPMENT**

McMULLEN  
BOOTH ROAD  
PINELLAS  
COUNTY  
FLORIDA

DESIGN  
ELEVATIONS

Drawn	MAJ
Check	MAJ
Date	NOV 27, 2019
Scale	AS NOTED
Job No.	MED OFFICE

Sheet

**P2**



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# Recommendation



## **Proposed amendments are appropriate**

**Development Agreement assurances**

**Site development difficult as is – small size, privately owned**

**Will not set precedence in the area – other properties publicly-owned**

**Roadway enhancements provide a public safety benefit**

## **Staff recommends Approval**

## **Local Planning Agency – recommended Approval (3-2 vote)**

