



FORWARD
PINELLAS

Integrating Land Use & Transportation

Countywide Planning Authority Countywide Plan Map Amendment

CW 20-06

Pinellas County

April 7, 2020

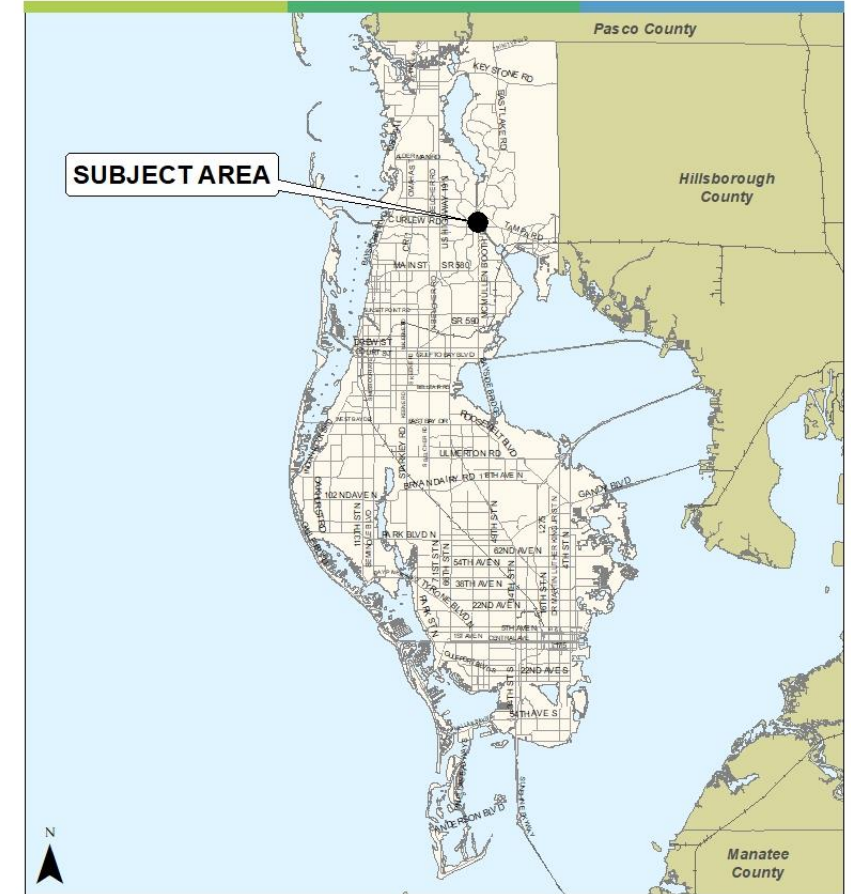


Pinellas County Requested Action

- Pinellas County seeks to amend a property from Recreation/Open Space to Public/Semi-Public
- The purpose of the proposed amendment is to allow for the development of a medical office



Case CW20-06
Map 1: Location Map



JURISDICTION: Pinellas County FROM: Recreation/Open Space
AREA: 2 Acres TO: Public/Semi-Public

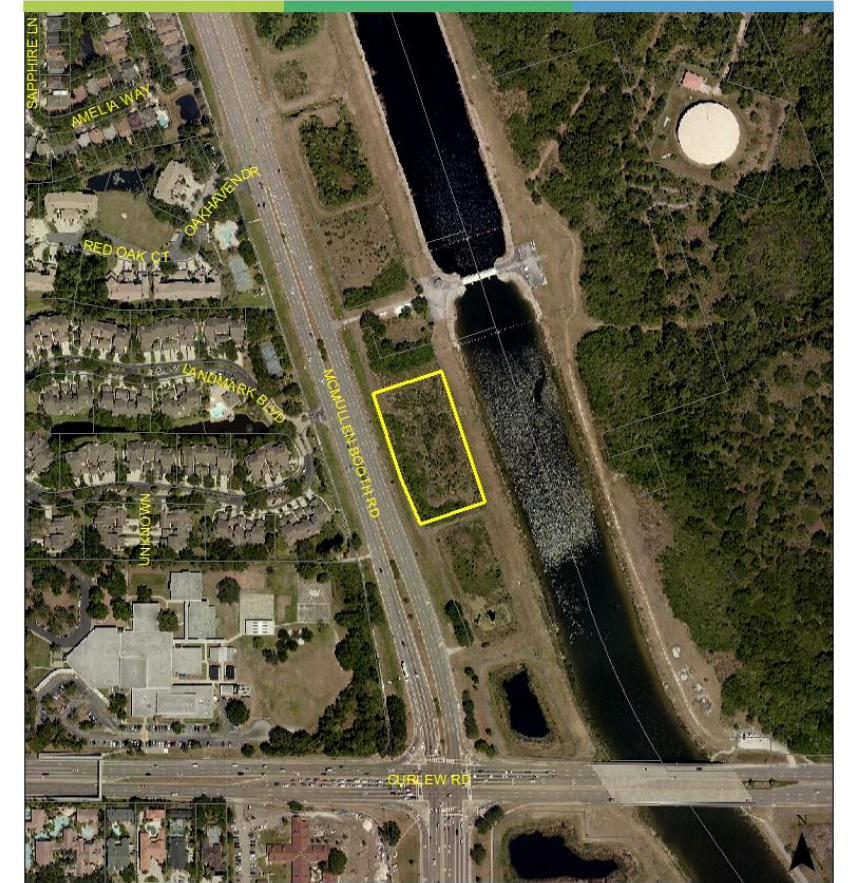
0 4 8 Miles

Site Description

- **Location:** East side of McMullen Booth Road, 900 Feet North of Curlew Road
- **Area Size:** 2.0 acres
- **Existing Uses:** Vacant
- **Surrounding Uses:** Residential, Stormwater Infrastructure, Recreational



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Map 3: Aerial Map



JURISDICTION:	Pinellas County	FROM:	Recreation/Open Space	0 250 500 Feet
AREA:	2 Acres	TO:	Public/Semi-Public	

Front of the Subject Property



South the Subject Property



West of the Subject Property



Current Countywide Plan Map Category

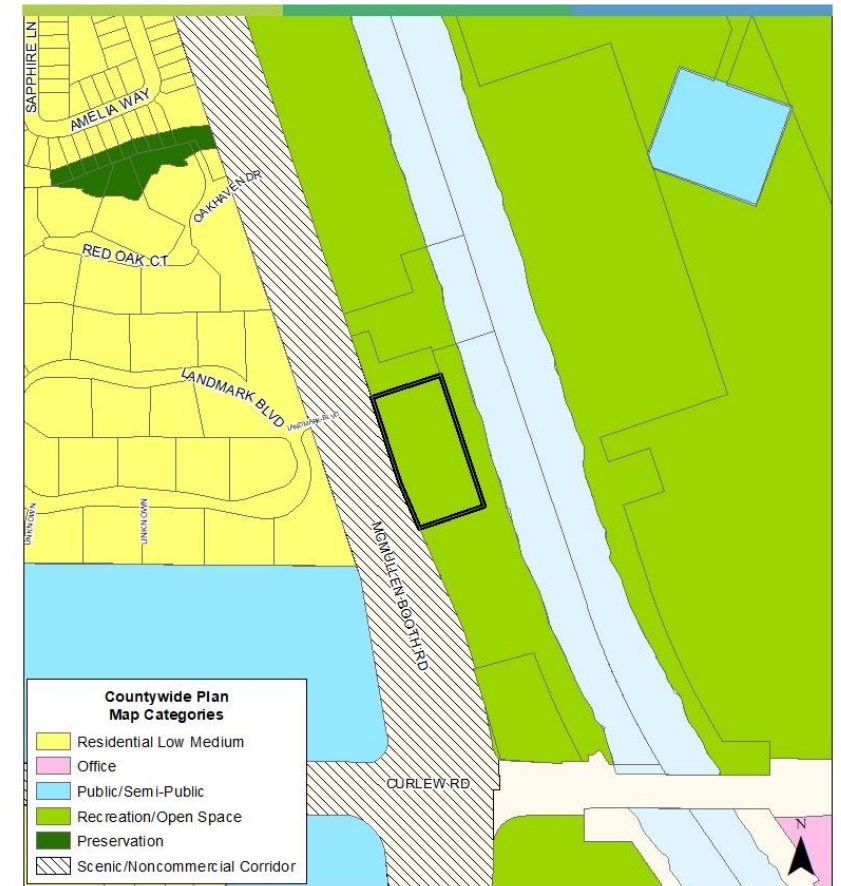
- **Category:** Recreation/Open Space
- **Permitted Uses:** – Recreation/Open Space; Community Garden; Agricultural-Light; Electric substations in compliance with Section 163.3208, F.S.; Transportation/Utility uses (excluding electric substations) are subject to a five-acre maximum. Any contiguous use or combination of uses subject to this acreage threshold, alone or when added together, exceeding the acreage maximum, shall require a map amendment to another land use category that permits the use(s)*
- **Density/Intensity Standards:** – No use shall exceed a floor area ratio (FAR) of .25 nor an impervious surface ratio (ISR) of .60. Transfer of development rights shall be allowed consistent with Section 5.2.1.1.



* Uses subject to acreage thresholds

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Map 4: Current Countywide Plan Map



JURISDICTION: Pinellas County FROM: Recreation/Open Space

AREA: 2 Acres TO: Public/Semi-Public

0 250 500 Feet

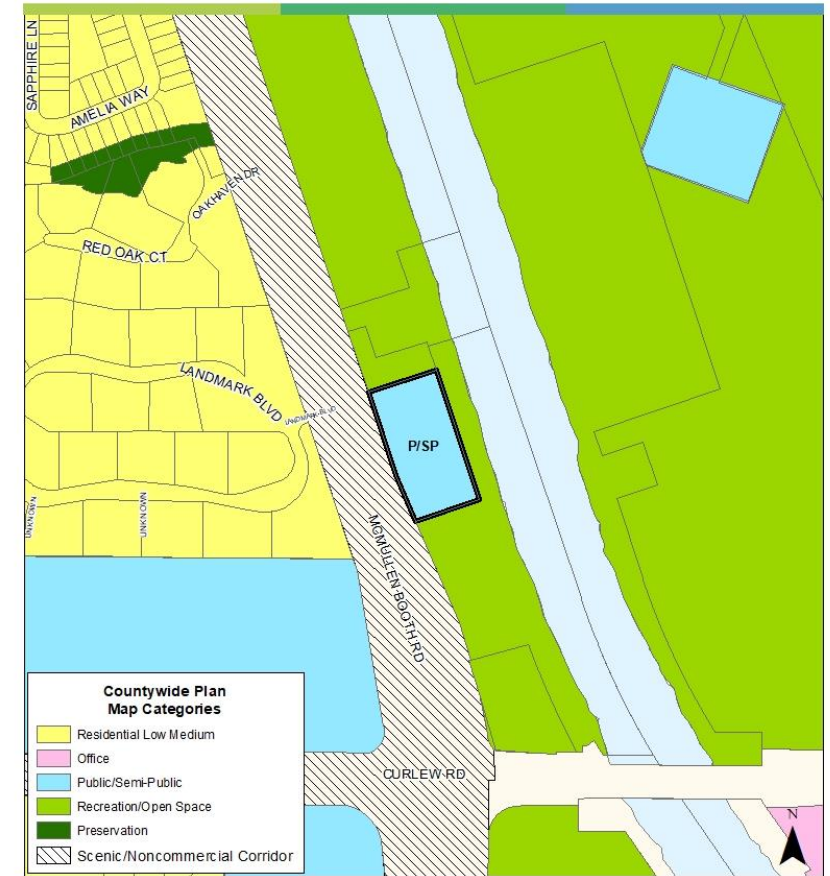
Proposed Countywide Plan Map Category

- **Category:** Public/Semi-Public
- **Permitted Uses:** – Institutional; Transportation/Utility; Residential; Residential Equivalent; Vacation Rental pursuant to the provisions of Section 509.242(1)(c), Florida Statutes; Storage/Warehouse-Light; Storage/Warehouse-Heavy; Recreation/Open Space; Community Garden; Agricultural-Light; Ancillary Nonresidential
- **Density/Intensity Standards:** Institutional uses shall not exceed a floor area ratio (FAR) of .65, except for hospital use which shall not exceed an FAR of 1.0 within any single jurisdiction, subject to and based on the bonus provision set forth below. Institutional uses shall not exceed an impervious surface ratio (ISR) of .85



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Map 5: Proposed Countywide Plan Map



JURISDICTION: Pinellas County FROM: Recreation/Open Space

AREA: 2 Acres TO: Public/Semi-Public

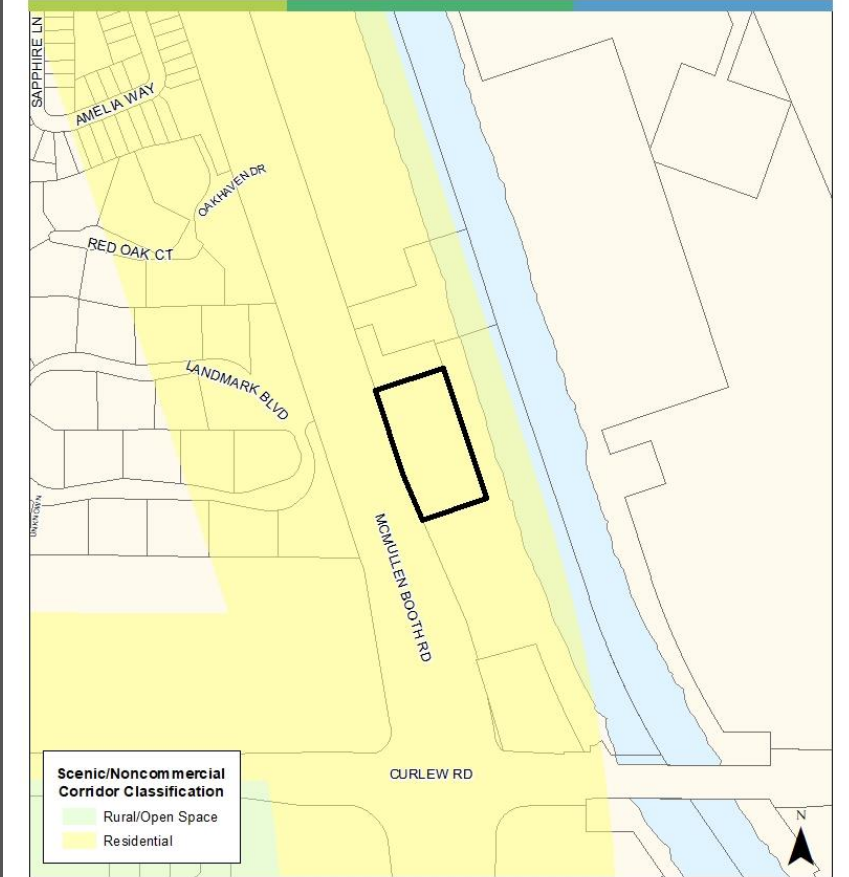
0 250 500 Feet

Countywide Consideration: Scenic Non-Commercial Corridor

- The amendment area is located on an SNCC, with a Residential classification
- The proposed Public/Semi-Public category is consistent with this classification
- The proposed Development Agreement also includes additional buffering and landscaping requirements along the road frontage, which is consistent with SNCC strategies

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Map 6: Scenic/Noncommercial Corridor



JURISDICTION: Pinellas County FROM: Recreation/Open Space

AREA: 2 Acres TO: Public/Semi-Public

0 250 500 Feet



Conclusion:

- The proposed amendment is appropriate for the intended purpose, and is consistent with the locational characteristics for the Public/Semi-Public Category
- On balance, it can be concluded that the proposed amendment is consistent with the Relevant Countywide Considerations contained in Section 6.5.3.1 of the Countywide Rules.



Analysis of the Relevant Countywide Considerations

Relevant Countywide Considerations

1. Consistency with the Countywide Rules: Consistent with purpose and locational characteristics.
2. Adopted Roadway Level of Service (LOS) Standard: The amendment area is located near a roadway segment where the existing Level of Service is operating at a LOS “D” or better, therefore those policies are not applicable. Furthermore the proposed amendment includes roadway improvements addressing traffic safety concerns into and out of the subject property.
3. Location on a Scenic/Noncommercial Corridor (SNCC): The amendment area is located on a SNCC, with a Residential classification. The proposed Public/Semi-Public category is consistent with this classification. The proposed Development Agreement also includes additional landscaping requirements along the road frontage, which is consistent with SNCC strategies.
1. Coastal High Hazard Areas (CHHA): The amendment area is not located with CHAA; therefore, those policies are not applicable.
5. Activity Center and Multimodal Corridor Plan Categories: Does not involve AC or MMC.
6. Adjacent to or Impacting an Adjoining Jurisdiction or Public Educational Facility: The proposed amendment area is adjacent to the City of Oldsmar. Oldsmar staff reviewed the application and found no issues with the amendment. The amendment area is not adjacent to or impacting a public educational facility, therefore those standards are not applicable.
7. Reservation of Industrial Land: Does not involve the conversion of Employment, Industrial, or Target Employment Center-designated land to another category.



Public Comments

- A petition in opposition with 76 signatures and two letters in opposition have been received. The stated reasons for opposition include traffic concerns, loss of open/green space, flooding concerns, development along the scenic/non-commercial corridor, belief that there are other commercially-zoned locations already available for development, and a worry that this will set a precedent.
- Petitions in support with 13 and 6 signatures, respectively, and one letter in support have been received.

