



Pinellas County

Legislation Details (With Text)

File #: 20-651A **Version:** 1

Type: Zoning / Land Use and Related Item **Status:** Passed

File created: 4/3/2020 **In control:** Countywide Planning Authority

On agenda: 4/21/2020 **Final action:** 4/21/2020

Title: Case No. CW 20-06 - Pinellas County
Countywide Plan Map amendment from Recreation/Open Space to Public/Semi-Public, regarding 2.0 acres more or less, located on the east side of McMullen Booth Road, 900 feet north of Curlew Road.

Sponsors:

Indexes:

Code sections:

Attachments: 1. State-Filed ORD 20-08, 2. Recorded FE Development Agreement, 3. Adopted ORD 20-08, 4. 4.10.20 Tearsheet, 5. Forward Pinellas Affidavit, 6. McMullen Booth Supplemental, 7. McMullen Booth Traffic Study Oct 2019, 8. Presentation/Site Visit Photos, 9. Ordinance AATF, 10. Forward Pinellas Staff Analysis, 11. Development Agreement, 12. Support Documents, 13. Case Maps

| Date | Ver. | Action By | Action | Result |
|-----------|------|-------------------------------|----------|--------|
| 4/21/2020 | 1 | Board of County Commissioners | approved | Pass |

Subject:

Case No. CW 20-06 - Pinellas County
Countywide Plan Map amendment from Recreation/Open Space to Public/Semi-Public, regarding 2.0 acres more or less, located on the east side of McMullen Booth Road, 900 feet north of Curlew Road.

Recommended Action:

Sitting as the Countywide Planning Authority, adopt an ordinance approving Case No. CW 20-06, a proposal by Pinellas County to amend the Countywide Plan Map from Recreation/Open Space to Public/Semi-Public, regarding 2.0 acres more or less, located on the east side of McMullen Booth Road, 900 feet north of Curlew Road. (Deferred from the April 7, 2020 BCC meeting)

- The subject property is currently vacant and is proposed for the development of a single-story medical office.
- The parcel is located along McMullen Booth Road which is a designated Scenic/Non-Commercial Corridor, with a Residential classification.
- A Development Agreement has been executed which includes, among other things, additional landscaping/beautification requirements and access management improvements.
- The property is adjacent to the Lake Tarpon Outfall Canal and county-owned stormwater retention ponds.
- Forward Pinellas voted 10-2 and the Planners Advisory Committee voted 14-0 to recommend approval of this proposal.

Strategic Plan:

Foster Continual Economic Growth and Vitality
4.3 Catalyze redevelopment through planning and regulatory programs

Summary:

Forward Pinellas, in its role as the Pinellas Planning Council, voted 10-2 to recommend approval of the proposal. The Planners Advisory Committee recommended approval of the case by a vote of 14-0.

The Board of County Commissioners, at its January 28, 2020 meeting, adopted the related Case N. Z/LU 15-09-19: A Resolution approving the application of McMullen Booth 2AC 3 2019 Trust, Martin J. Rosato, Trustee, for a change in zoning from R-A, Residential Agriculture, to LI, Limited Industrial, with a Development Agreement limiting the use on the property to a single-story medical office with a maximum size of 18,000 square feet and requiring additional development parameters involving site access, roadway improvements, buffering and building design, and an ordinance for approval of a change in land use designation from Recreation/Open Space to Institutional.

Background Information:

Forward Pinellas documentation is attached.

Fiscal Impact:

N/A

Staff Member Responsible:

Rodney Chatman, Planning Division Manager, Forward Pinellas

Partners:

N/A

Attachments:

Ordinance
Case Maps
Forward Pinellas Staff Analysis
Draft PAC Minutes
Support Documents
Development Agreement
Presentation/Site Visit Photos
Affidavit of Publication