



Pinellas County

Legislation Details (With Text)

File #: 24-0187A **Version:** 1

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

File created: 2/1/2024 **In control:** Countywide Planning Authority

On agenda: 3/5/2024 **Final action:** 3/5/2024

Title: Case No. CW 24-04 - Pinellas County
Countywide Plan Map amendment from Office and Preservation to Public/Semi-Public, regarding 3.4 acres more or less, located at 3720 and 3730 Tampa Road.

Sponsors:

Indexes:

Code sections:

Attachments: 1. State-filed Ordinance 24-7, 2. Adopted ORD 24-7, 3. Affidavit of Publication, 4. AATF - Ordinance CW 24-04 Pinellas County, 5. Case Maps, 6. Forward Pinellas Staff Analysis, 7. Draft PAC Minutes, 8. PowerPoint Presentation/Site Visit Photos, 9. Corrected_Application_CPM_FLU2301_122823

Date	Ver.	Action By	Action	Result
3/5/2024	1	Board of County Commissioners	approved	Pass

Subject:

Case No. CW 24-04 - Pinellas County
Countywide Plan Map amendment from Office and Preservation to Public/Semi-Public, regarding 3.4 acres more or less, located at 3720 and 3730 Tampa Road.

Recommended Action:

Sitting as the Countywide Planning Authority, adopt an ordinance approving Case No. CW 24-04, a proposal by Pinellas County to amend the Countywide Plan Map from Office and Preservation to Public/Semi-Public, regarding 3.4 acres more or less, located at 3720 and 3730 Tampa Road.

- The parcels contain a beauty salon and an office. The applicant desires to have the ability to construct additional building square footage, which would require a local future land use map amendment to a category that allows a higher floor area ratio as well as the termination of the 2014 deed restrictions.
- This proposed amendment to the Countywide Plan Map would result in a maximum floor area ratio of 0.65. This would allow up to 23,314 square feet of building area.
- It is important to note that the subject property is further and more specifically regulated by a development agreement and deed restriction. Therefore, regardless of the future land use designation, there are additional limitations governing the property.
- There is a new Development Agreement proposed that requires a new deed restriction, at the time of site redevelopment, that would reflect the updated maximum building area limitation.
- The subject property is surrounded by environmentally sensitive areas and residential uses and is located along a designated Scenic/Non-Commercial Corridor. Public/Semi-Public uses are common and consistent along the applicable Residential Scenic/Non-Commercial Corridor category.
- Forward Pinellas and the Planners Advisory Committee each unanimously recommended

approval of the 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, vote 12-0 to recommend approval of this proposal. The Planners Advisory Committee recommended approval of this case by a vote of 13-0.

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

PowerPoint Presentation/Site Visit Photos

Supporting Documentation

Affidavit of Publication