



# Pinellas County

## Staff Report

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

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### **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