

Pinellas Planning Council Countywide Plan Map Amendment

Case CW 24-04 – Pinellas County

February 14, 2024

Local Government Request

Subject Property

- 3.4-acre site m.o.l.
- 3720 and 3730 Tampa Road in Palm Harbor

Existing Countywide Plan Map Category (future land use)

- Preservation and Office

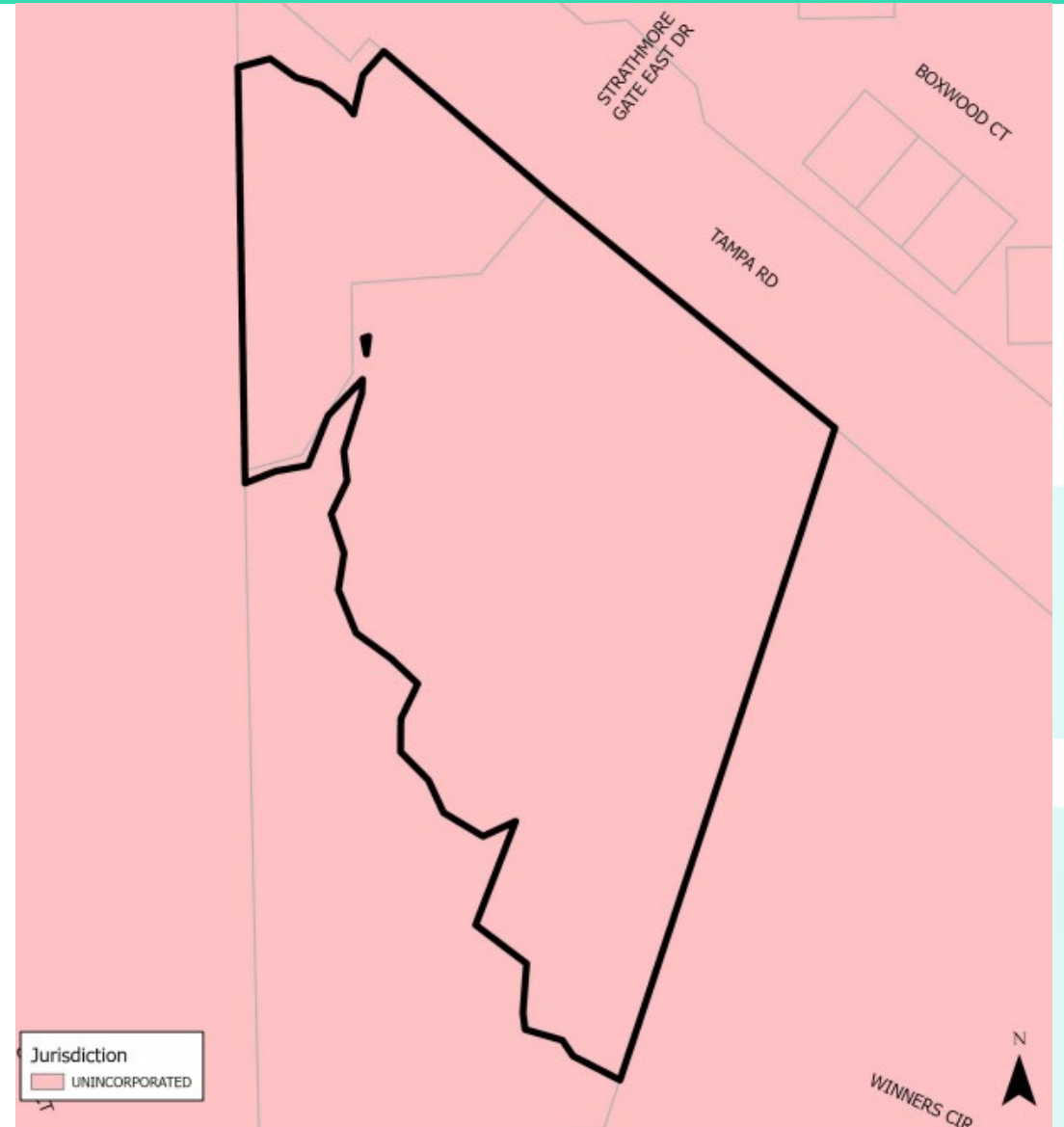
Proposed Countywide Plan Map Category (future land use)

- Public/Semi-Public

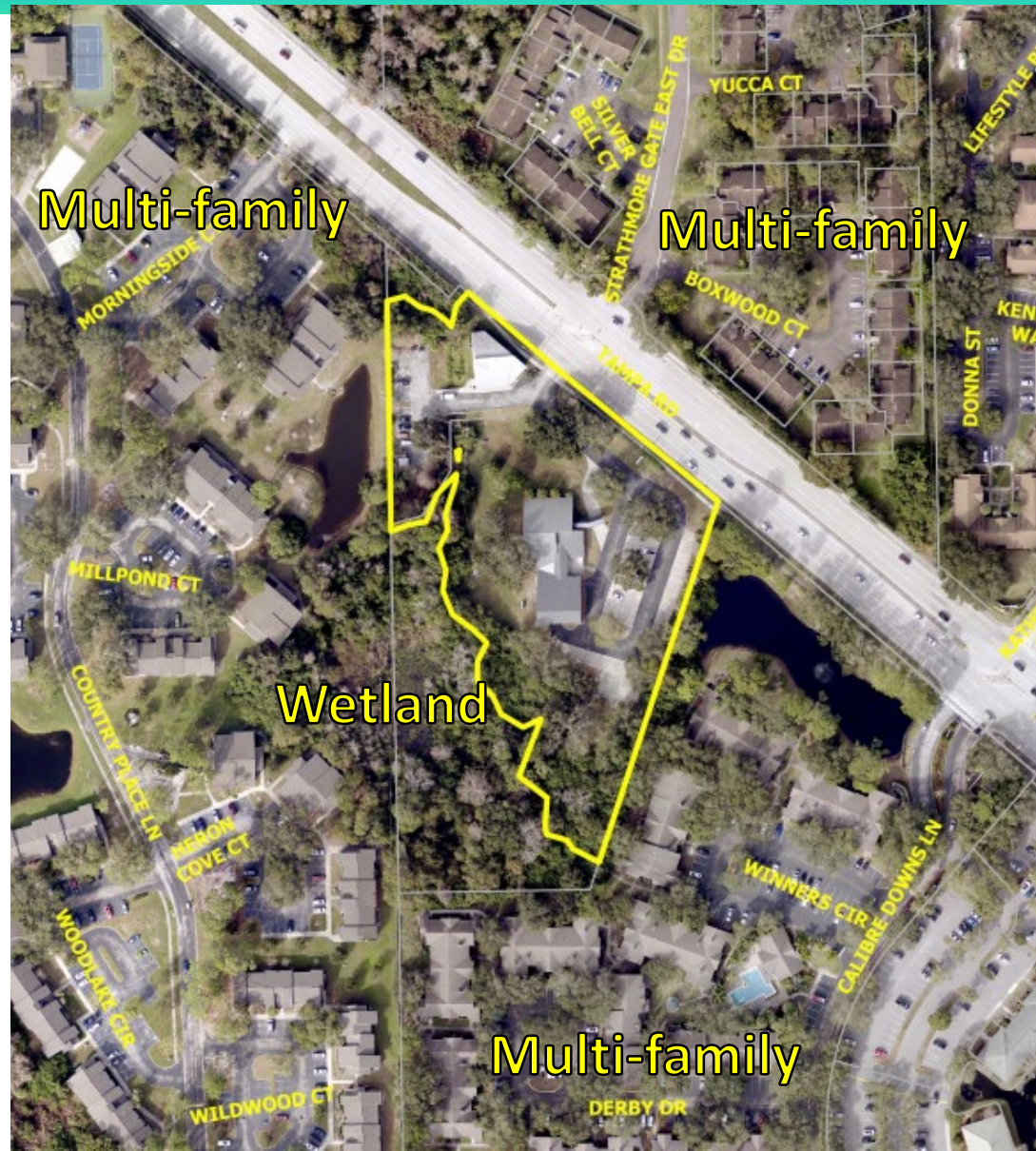
Existing Use(s): Beauty salon and an office

Proposed Use(s): Construction of additional building square footage

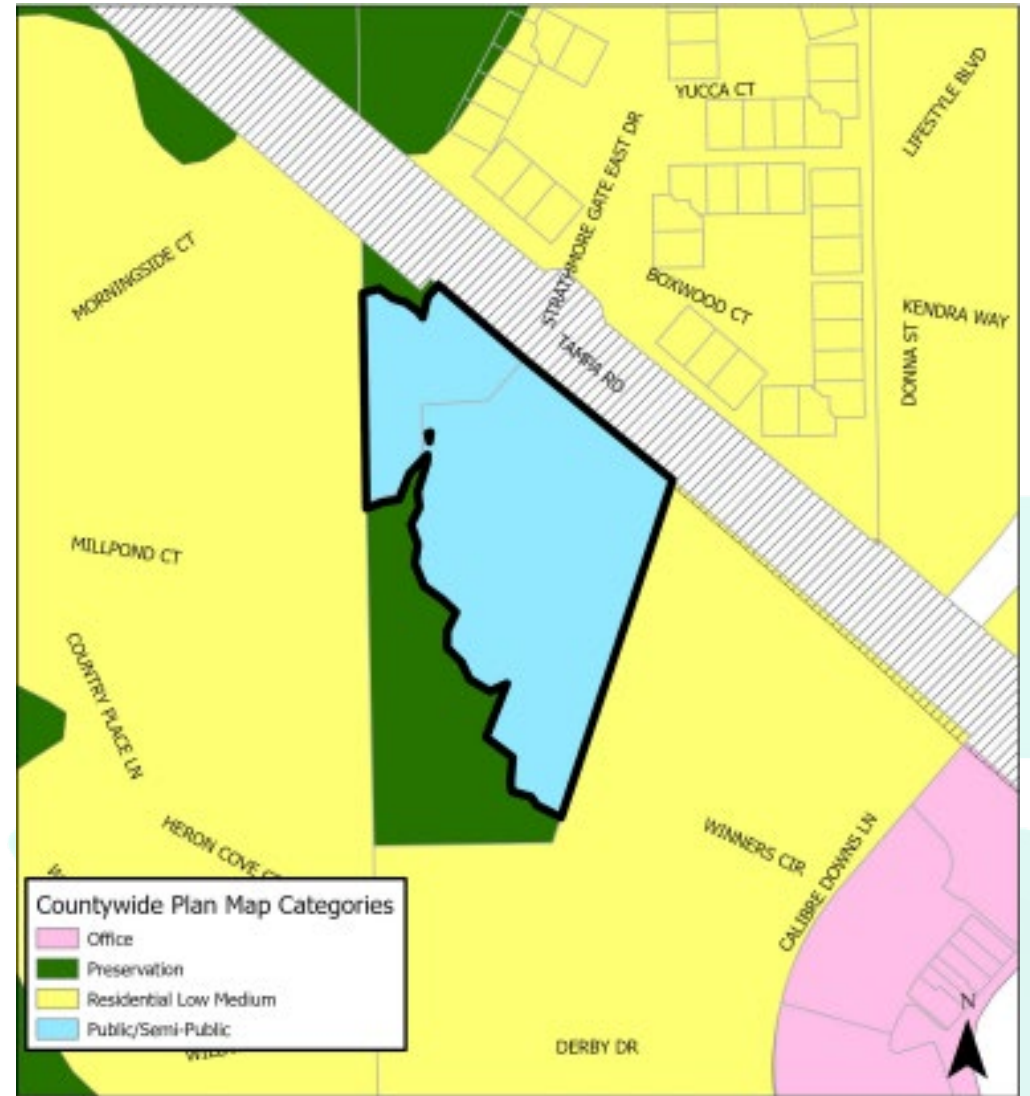
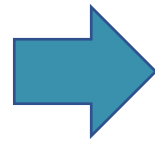
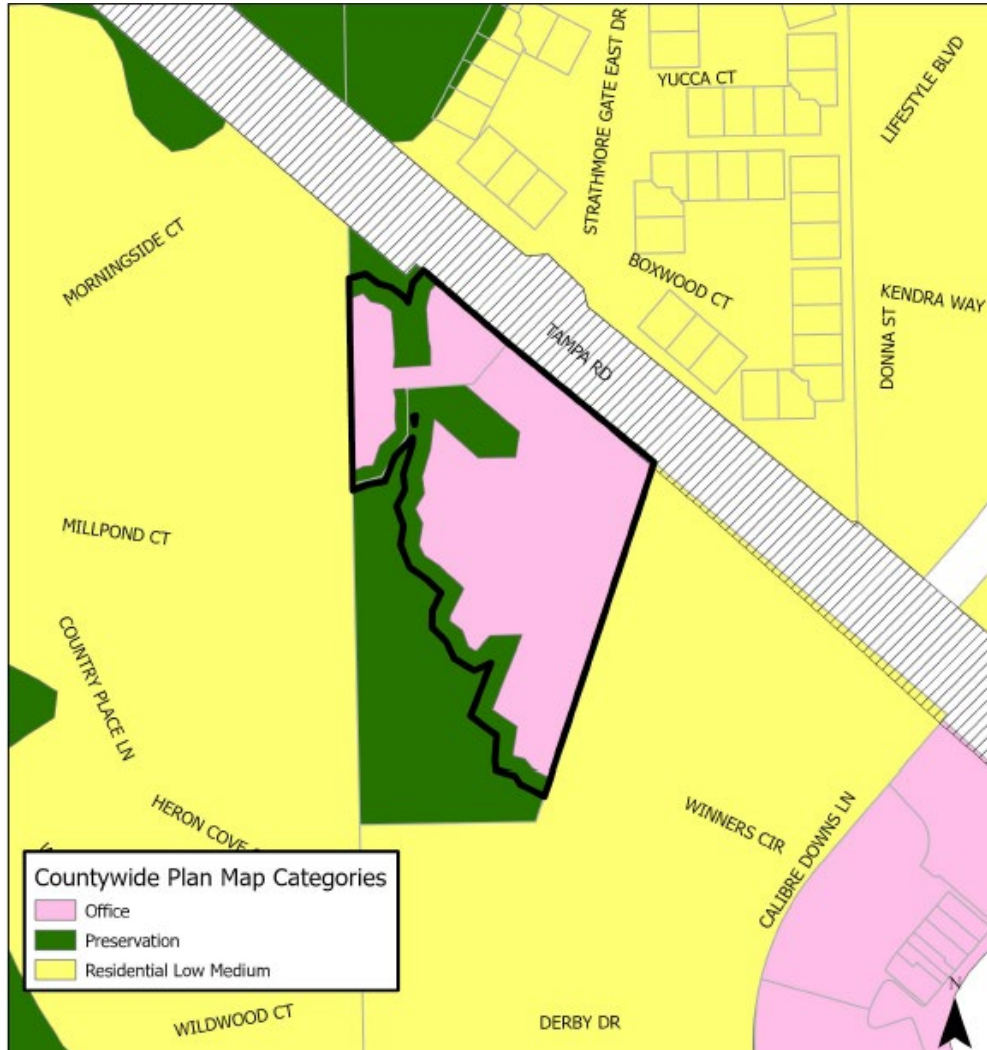
Location



Surrounding Uses

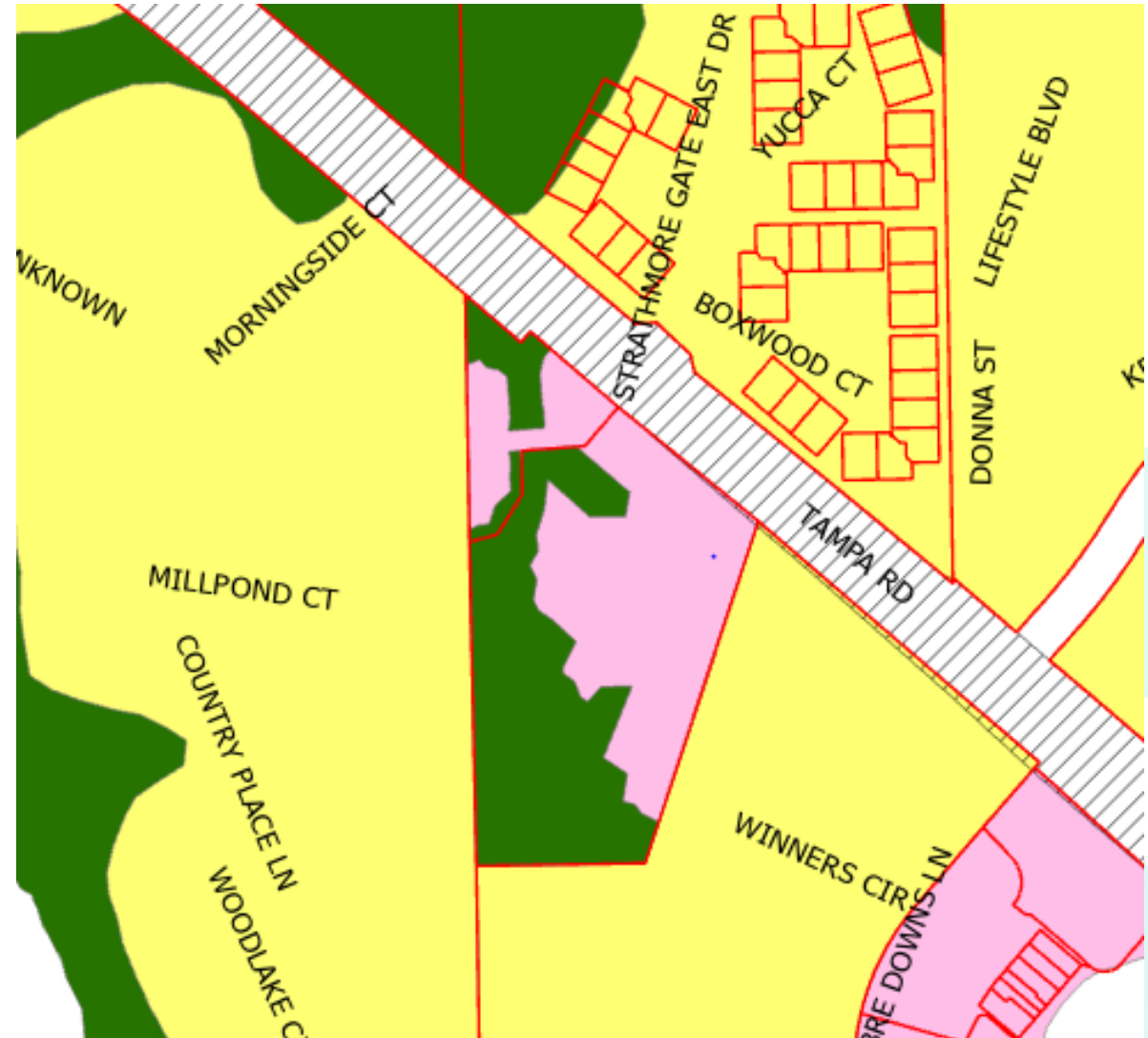


Countywide Plan Map Designation



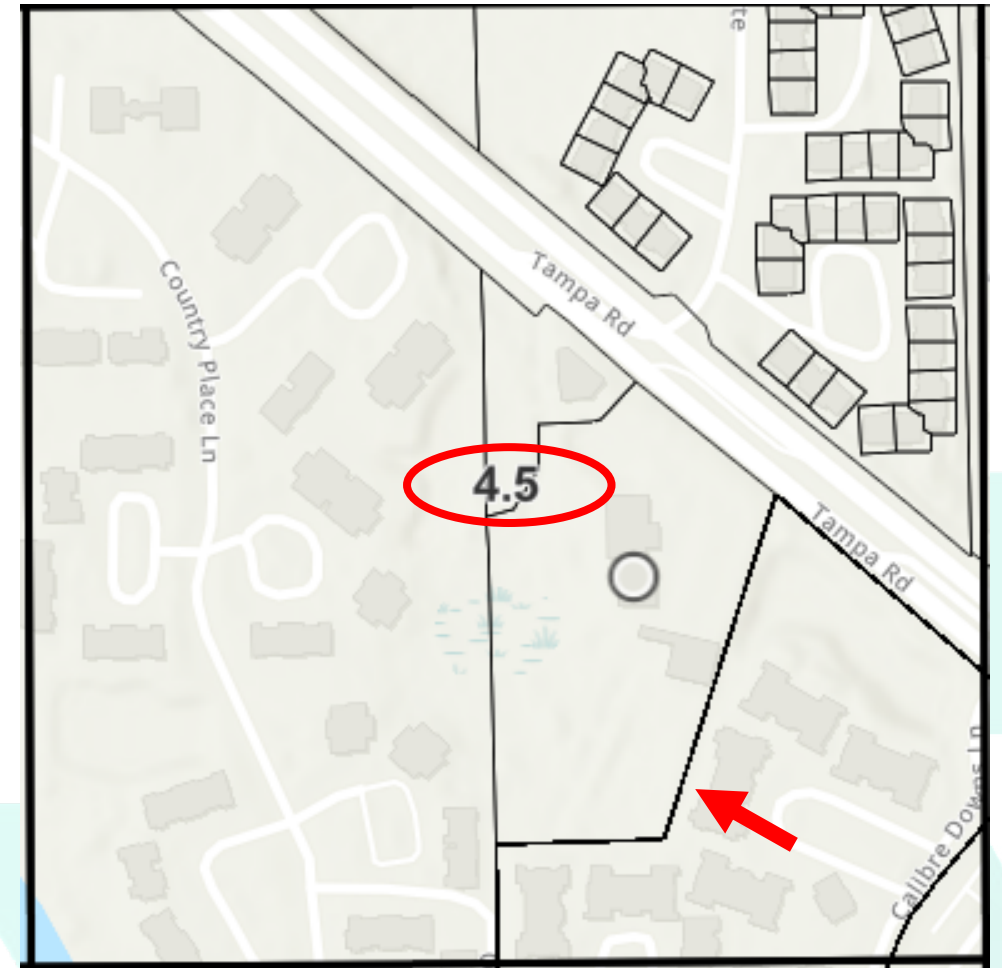
Scenic/Noncommercial Corridor

- Tampa Road in this location is a designated Scenic/Non-Commercial Corridor.
 - Residential Corridor
- Per the Countywide Rules Section 6.5.4.1.4, the Public/Semi-Public designation is considered a consistent use along a Residential Scenic/Non-Commercial Corridor.
- It is the intent of the Plan that land uses along Scenic/Non-Commercial Corridor be managed to preserve the scenic nature and traffic capacity of the roadways.



MAX Index Score

- The MAX Index score for the subject property's grid cell is 4.5, which is below the countywide average score of 9.7.
- Countywide Considerations:
 - FY 2023/24-2027/28 Transportation Improvement Program (TIP) includes a trail construction project in 2025 that's located in the adjacent grid cell to the east
 - Tampa Road has a vehicular Level of Service grade of "C"
 - Tampa Road has a volume-to-capacity ratio of 0.712
 - Development Agreement reduces the maximum intensity of development on the site from 93,437 square feet to 23,314 square feet
 - New deed restriction must be recorded on the property prior to the approval of a site plan or issuance of a development permit



Recommendation

Proposed Countywide Plan Map Amendment Findings

- The requested amendment to Public/Semi-Public would permit a wide range of institutional and transportation/utility uses that serve the community or region, which are consistent with the need, character, and scale of such uses relative to the surrounding uses.
- Per the Countywide Rules Section 6.5.4.1.4, the Public/Semi-Public designation is considered a consistent use along a Residential Scenic/Non-Commercial Corridor.
- Although the MAX index score is below the Countywide Average, Forward Pinellas feels we can support the amendment due to the consideration of additional multimodal factors.
- The proposed amendment either does not involve, or will not significantly impact, the remaining relevant countywide considerations.

Staff finds the proposed amendment consistent with the Relevant Countywide Considerations and recommends approval

Planners Advisory Committee recommends approval