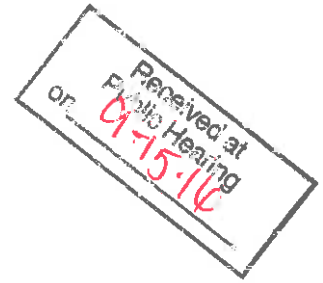


**MCMULLEN BOOTH OFFICE
PLAN AMENDMENT & REZONING
Case # Z/LU 12-5-16**

**SUPPLEMENTAL INFORMATION
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- I. PLAN AMENDMENT & REZONING REQUEST
- II. INFORMATION ON DR. MICHAEL PIKOS & COASTAL JAW SURGERY
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- IV. PINELLAS COUNTY CRITERIA FOR REVIEW OF APPLICATIONS
- V. COMPATIBILITY WITH SURROUNDING AREA
- VI. AVAILABILITY OF PUBLIC FACILITIES & SERVICES
- VII. HISTORY OF RECENT APPROVALS ON MCMULLEN BOOTH ROAD
- VIII. CONSISTENCY WITH LDC & COMPREHENSIVE PLAN

I

I.

PLAN AMENDMENT & REZONING REQUEST

Received at
Public Hearing
on 9-15-14

PLAN AMENDMENT

	Current	Proposed
Category	R/OS, Recreation/ Open Space	I, Institutional
Density	N.A. (No residential uses allowed) (Note 2)	12.5 du/ ac
Intensity	0.25 FAR	0.65 FAR* (Note 1)
Range of Uses	Public Private/ Open Space Public/ Private Park Public Recreation Facility Public Beach/ Water Access Golf Course/ Clubhouse	Public/ Private Schools Colleges Hospital, Medical Clinic Church, Cemetery Child Day Care Courthouse Library

REZONING REQUEST

	Current	Proposed
Zoning District	AE, Agricultural Estate	PSP, Public/ Semi-Public with Conditional Overlay
Density	1 du / 2 acres (Note 2)	N.A. (No residential uses allowed)
Intensity	N.A. (No nonresidential uses allowed)	0.65* (Note 1)
Conditional Overlay Restrictions	None currently on site	0.2 FAR Medical Clinic is only allowable use

Notes:

1. Although the Plan Category allows a maximum of 0.65 FAR, the requested Conditional Overlay would restrict the site 's FAR to 0.2.
2. The AE Zoning district allows residential use on a minimum 2- acre lot which is inconsistent with the R/OS Plan Category that does not allow residential use.

II

Dr. Michael A. Pikos - Tampa, FL

"I am unconditionally committed to providing compassionate, empathetic, and knowledgeable care to treat patients as I would my own family."

Dr. Michael A. Pikos (Founder, Coastal Jaw Surgery)



"Growing up I was always impressed with people who would say that their work is their play. Little did I know that I too would be able to say the same thing about what I do today. Indeed, my work is my play in addition to my avocations and my family commitments.

As both a clinician and educator, I have great passion for what I do and feel truly blessed to be able to provide both clinical expertise and state of the art technology to help improve my patients' quality of life. My professional niche involves surgical implant reconstruction including innovative hard and soft tissue grafting techniques and the use of high technology.

I am unconditionally committed to providing compassionate, empathetic, and knowledgeable care to treat patients as I would my own family."

Career Achievements

- Residency: Oral and Maxillofacial Surgery, University of Pittsburgh, Montefiore Hospital, Pittsburgh, PA
- Internship: Miami Valley Hospital, Dayton, OH
- DDS: Graduated with honors, The Ohio State University College of Dentistry, Columbus, OH
- BS: Biology, Summa Cum Laude Phi Beta Kappa, The Ohio State University
- Diplomate: American Board of Oral and Maxillofacial Surgery, American Board of Oral Implantology/Implant Dentistry
- Founder: Coastal Jaw Surgery

- Founder and CEO: Pikos Implant Institute | [visit website](#)
- Founder: Pinnacle Study Club of Tampa Bay

Dr. Michael A. Pikos is originally from Campbell, Ohio. He attended The Ohio State University where he graduated Summa Cum Laude and Phi Beta Kappa. He also graduated with honors from The Ohio State University College of Dentistry. Dr. Pikos completed residency training in Oral and Maxillofacial Surgery at the University of Pittsburgh, Montefiore Hospital.

Dr. Pikos founded Coastal Jaw Surgery in 1983 and is the senior member of a four surgeon practice. He has extensive experience in implant surgery, having placed more than 18,000 implants and having performed thousands of hard and soft tissue grafting procedures. He emphasizes interactive CT technology along with foundational principles of prosthetics and biomechanics that dictate the ultimate success of comprehensive implant rehabilitation. Since 1990, he devoted his practice exclusively to implant dentistry.

He is a Diplomate of the American Board of Oral and Maxillofacial Surgery, Diplomate of the American Board of Oral Implantology/Implant Dentistry, Diplomate of the International Congress of Oral Implantologists and Diplomate of the American Academy of Osseointegration. Dr. Pikos was awarded the 2006 Aaron Gershkoff Memorial Award given by the American Academy of Implant Dentistry.

He is an Adjunct Professor, Department of Oral and Maxillofacial Surgery at the following institutions:

- The Ohio State University, College of Dentistry
- Nova Southeastern University, College of Dental Medicine

Courtesy Clinician Associate Professor:

- Department of Periodontology and Prosthodontics, University of Florida, College of Dentistry

Dr. Pikos is on the Editorial Board of the following journals: Implant Dentistry, Case Reports in Dentistry, and the Journal of Implant and Advanced Clinical Dentistry. He is the Scientific Advisor on Implants for the Kois Center.

Dr. Pikos is founder and CEO of the Pikos Institute. Since 1990 he has been teaching advanced bone and soft tissue grafting courses with alumni that now number more than 3100 from all 50 states and 43 countries.

About the Practice

Dr. Michael A. Pikos - Dr. Pikos is originally from Campbell, Ohio. He attended The Ohio State University where he graduated Summa Cum Laude and Phi Beta Kappa. He also graduated with honors from The Ohio State University College of Dentistry. Dr. Pikos completed an internship at Miami Valley Hospital and residency training in Oral & Maxillofacial Surgery at the University of Pittsburgh, Montefiore Hospital.

He is a Diplomate of the American Board of Oral and Maxillofacial Surgery, Diplomate of the American Board of Oral Implantology/Implant Dentistry, and Diplomate of the International Congress of Oral Implantologists. Dr. Pikos is the recipient of the 2006 Aaron Gershkoff Memorial Award from the American Academy of Implant Dentistry and the 2015 Saul Schluger Memorial Award for Top Educator.

He is an Adjunct Assistant Professor, Department of Oral & Maxillofacial Surgery at The Ohio State University College of Dentistry and Nova Southeastern University College of Dental Medicine. He is also a Courtesy Clinical Associate Professor, Department of Periodontology and Department of Prosthodontics at the University of Florida College of Dentistry. Dr. Pikos is on the Editorial Board of the following journals: Implant Dentistry, Case Reports in Dentistry, Inside Dentistry and the Journal of Implant and Advanced Clinical Dentistry. He is the Scientific Advisor on Implants for the Kois Center.

As an OMS, he is one of the first clinicians to recognize the relevance of Cone Beam CT and interactive CT technology for comprehensive diagnosis and treatment planning along with its implementation for implant based oral rehabilitation. As a result, Dr. Pikos has made this high technology a cornerstone of both his private practice and Institute.

Dr. Pikos has extensive experience in implant surgery and hard and soft tissue grafting procedures. He also emphasizes interactive CT technology along with foundational principles of prosthetics and biomechanics that dictate the ultimate success of comprehensive implant rehabilitation.

He is a well published author who has lectured extensively on dental implants in North and South America, Europe, Asia, and the Middle East. Dr. Pikos is an active member and frequent lecturer for the American Association of Oral and Maxillofacial Surgeons, the American Academy of Periodontics, the Academy of Osseointegration, the American Academy of Implant Dentistry and the International Congress of Implantology.

Dr. Pikos is founder and CEO of the Pikos Institute. Since 1990 he has been teaching advanced bone and soft tissue grafting courses with alumni that now number more than 3100 from all 50 states and 43 countries. Dr. Pikos maintains a private practice which is limited exclusively to implant surgery in Palm Harbor, Florida.

Oral Surgeons - Tampa, FL - Palm Harbor, FL

Experienced Oral Surgeons Providing Excellent Patient Outcomes



[Dr. Michael A. Pikos](#) and the team of **oral surgeons** at our **Tampa, FL**, practice provide world-class oral surgery to help patients regain their oral health and experience a better quality of life. Their combined experience, knowledge, and teaching backgrounds set them apart as experts in the fields of [implant dentistry](#) and [oral surgery](#). Dr. Pikos is the founder and CEO of the Pikos Institute, an organization dedicated to teaching and developing surgical skills and techniques for procedures involving the placement of [dental implants](#).

We strive to create a warm and caring atmosphere in our office so that all of our patients feel welcome each time they come in to see us. We use advanced technology to help plan and guide surgical procedures that allow us to realize optimal outcomes for our patients. If you have been recommended for dental implants or another oral surgery procedure, please [contact our office](#) to make an appointment. You can schedule a consultation with Dr. Pikos, [Dr. G. Thomas Peak III](#), [Dr. José F. Lázaro](#), or [Dr. Andrés E. Guerra](#).

Industry Leading Experience and Innovations

Dr. Pikos has been placing dental implants since 1983, and has helped develop specialized techniques that have changed the way that oral surgery is performed. The Pikos Institute is recognized globally as one of the finest teaching organizations for 3D-based implant surgery courses. Our practice has been at the forefront of innovating and implementing new technologies and techniques to make implant placement surgeries safer and more efficient. Dr. Pikos helped pioneer [Same-Day Teeth®](#), which allows for immediate attachment of a full-arch restoration following dental implants placement.

Your Safety and Comfort are Our Priority

Our doctors have performed thousands of dental implant, [tooth extraction](#), and [bone grafting](#) surgeries with an unparalleled safety record. We understand that some patients have dental anxieties and fears, especially when it comes to more extensive surgical procedures. We strive to make your experience at Coastal Jaw Surgery as comfortable as possible. We offer different [sedation](#) methods to ensure that you can relax throughout your entire procedure.

Insurance and Patient Financing

Our practice accepts most major health and dental insurance plans. We also offer CareCreditSM patient financing to help make the cost of a procedure more affordable on any budget. CareCreditSM works like a credit card, and is ideal for medical and dental procedures that are not typically covered by insurance plans. CareCreditSM offers low interest rate programs with flexible repayment terms that will allow you to receive the treatment that you need. The application process is quick and simple, and our front office team can help you with the paperwork or answer any questions that you may have.

Contact Our Office to Make an Appointment

If you are interested in learning more about dental implants, tooth extraction, or oral surgery, please contact our office to [schedule a consultation with one of our doctors](#). We look forward to the opportunity to provide you with excellent care.

About the Practice

III



BOARD OF COUNTY COMMISSIONERS

DATE: August 2, 2005
AGENDA ITEM NO.

Consent Agenda

Regular Agenda

Public Hearing

20

Jan
County Administrator's Signature:

Subject:

Declare County-Owned Property Surplus and Approve the Exchange for Property Owned by the Southwest Florida Water Management District (SWFWMD)

Department:

Public Works

Staff Member Responsible:

Jan R. Herbst, P.E., Director

Recommended Action:

I RECOMMEND THAT THE BOARD OF COUNTY COMMISSIONERS (BCC) DECLARE PARCEL 16/28/16/00000/240/0130 SURPLUS, AUTHORIZE THE EXCHANGE BY THE ATTACHED RESOLUTION WITH SWFWMD PARCEL 16/28/16/00000/210/0200, AUTHORIZE THE ISSUANCE OF A CHECK IN THE AMOUNT OF \$34,000 TO SWFWMD, AND AUTHORIZE THE CHAIRMAN TO EXECUTE AND THE CLERK TO ATTEST THE AGREEMENT AND COUNTY DEED. THIS EXCHANGE HAS BEEN PROPERLY ADVERTISED.

Summary Explanation/Background:

Pinellas County needs a suitable location in the Lake Tarpon Outfall Canal and Canal Park area for a reclaimed water storage tank facility to support the cities of Oldsmar and Clearwater, including the surrounding unincorporated areas. Building the facility on the present County property was determined to have an adverse impact on local residents. The parcel owned by SWFWMD is a more desirable location and less visible to local residents. SWFWMD is agreeable to the land exchange.

Other County Departments were queried for possible needs of the property and it has been determined that Pinellas County no longer has any interest in the parcel.

The appraised value for this exchange was determined by an Independent Appraiser, in accordance with Section 125.37, Florida Statutes and Chapter 3.3.2, "Real Estate Procedures" as adopted by the BCC on August 21, 2001. The County property is valued at \$350,000, the SWFWMD property was valued at \$384,000.

Fiscal Impact/Cost/Revenue Summary:

Pinellas County Utilities will pay \$34,000 to SWFWMD to make the exchange equal in value. The source of funding for this property exchange is the Pinellas County Utilities Sewer Enterprise Fund.

Exhibits/Attachments Attached:

Fact Sheet
Contract Review Transmittal Slip
Review Slip
Resolution
Property Exchange Agreement
County Deed
Location Map

FACT SHEET

Reference: Lake Tarpon Outfall Canal and Canal Park Land Exchange

Key Issues:

- In order to make the County's reclaimed water program in the greater Oldsmar, Clearwater and surrounding unincorporated areas successful, it is necessary to have a 5 million gallon storage facility located near the Lake Tarpon Outfall Canal and Canal Park area.
- The County's initial location for the storage facility was the Utilities property on McMullen-Booth Road across from the Landmark Oaks Condominiums. In June 2001 Landmark Oaks residents generated strong opposition to the storage facility to the extent that the County cancelled the plan.
- On July 25, 2001 Commissioner Latvala was instrumental in getting the Southwest Florida Water Management District (SWFWMD) to agree to exchange one of their Canal Park properties for the Utilities property.
- Two additional years of planning was necessary, to include coordinating with the City of Oldsmar for a road leading into the storage facility.
- Other County Departments were queried for possible needs of the property and it has been determined that Pinellas County no longer has any interest in the parcel.
- The County property was appraised at \$350,000 and SWFWMD's property at \$384,000. To make the exchange equal in value, Pinellas County will pay the sum of \$34,000 to SWFWMD.
- The size of the County property is approximately 2.573 acres. The SWFWMD property is approximately 2.564 acres.
- The appraised value for this exchange was determined by an Independent Appraiser, in accordance with Section 125.37, Florida Statutes and Chapter 3.3.2, "Real Estate Procedures" as adopted by the BCC on August 21, 2001.

4 03

8978

CONTRACT REVIEW TRANSMITTAL SLIP REAL ESTATE DIVISION

Subject: Lake Tarpon Outfall Canal and Canal Park Area Land Exchange
Owners: Pinellas County and Southwest Florida Water Management District

Prepared By: Steve Herron
Telephone Number: 4-4136

Parcel I.D. Numbers: 16/28/16/00000/240/0130 and 16/28/16/00000/210/0200

Contract Value: \$34,000.00 – Exchange of Parcel

Please review the attached Agreement and forward to the next Review Authority in the sequence indicated below. Indicate any necessary changes by revising, IN RED, the appropriate sections of the document to reflect the wording of the desired change. Time is of the essence. Please make your review as complete and as soon as possible.

Review Sequence	Review Authority	Review Date	Signature	Review Comments	Comments Incorporated
1.	Public Works Admin. Attn: Karen Marcellus, C.P.P.B.	7/14/05	KSM		
2.	Public Works Admin. Attn: Barbara A. Kuhl, C.P.M.	7/14/05	BK		
3.	Public Works Admin. Attn: Jan R. Herbst, P.E.	7/14/05	JRH		
4.	Finance Department Attn: Michelle Farmin	7-13-05	MF		
5.6.	County Administration Attn: J. Keith Wicks, P.E.	7/18	JW		

RETURN TO: Department of Public Works to the attention of: Karen Marcellus, Contracts Department

F:\Documents\Real Estate Division\RED Staff Projects\Steve\Canal Park Land Exchange\Board Packet\Contract Review Transmittal 7-28-05.doc

5. Pick Talley
7/18/05
7/18/05
Pick Talley



**REAL ESTATE DIVISION
STAFF REVIEW ROUTING SLIP**

Subject: Canal Park Exchange

Owner: Pinellas County Utilities

Prepared By: Steven E. Herron

Telephone Number: 464-4136

Project Name: Canal Park Exchange

P.I.D. Number: NA

Parcel I.D. Number: 16/28/16/00000/240/0130 and 16/28/16/00000/210/0200

Special Note: The exchange of property involves Pinellas County and Southwest Florida Water Management District.

Please review the attached. **CALL REAL ESTATE DIVISION** so we can deliver to the next Review Authority in the sequence indicated below. Indicate any necessary changes by revising, **IN RED**, the appropriate sections of the document to reflect the wording of the desired change. Time is of the essence. Please make your review as complete and as soon as possible.

Review Sequence	Review Authority <u>DRAFT REVIEW:</u>	Review Date	Signature	Review Comments	Comments Incorporated
1.	Steven E. Herron Real Estate Specialist	3-21-05	<i>Steven E. Herron</i>		
2.	James R. Meloy Real Estate Administrator	3/28/05	<i>J. Meloy</i>		
3.	Sandra L. McDonald, P.E. Engineering Supervisor	4/1/05	<i>S. McDonald</i>	SEE COMMENT - 1ST PG. OF AGMT.	<i>done Jim</i>
4.	Geographic Services Charles Norwood, P.L.S.	3/28/05	<i>CN</i>		
5.	Legal: Sarah Richardson/Jerry Meaders	6/7/05	<i>GM SR</i>	Perhaps this is for SA <i>perhaps this is for SA</i>	<i>done Jim</i>
	<u>FINAL REVIEW:</u>				
1.	Board/Delegated Memo Review Charlie Norwood, P.L.S.	6/16/05	<i>an</i>		
2.	Approved as to Form: Sarah Richardson/Jerry Meaders	6/27/05	<i>SR</i>		

RETURN TO: Real Estate Division to the attention of:

RESOLUTION NUMBER: _____

RESOLUTION DECLARING COUNTY-OWNED
PARCEL NUMBER 16/28/16/00000/240/0130
SURPLUS AND AUTHORIZING THE EXCHANGE
FOR A PARCEL OWNED BY THE SOUTHWEST
FLORIDA WATER MANAGEMENT DISTRICT
PARCEL NUMBER 16/28/16/00000/210/0200.

WHEREAS the Board of County Commissioners is authorized by Chapter 125.37, Florida Statutes, to declare this County property surplus and to exchange it for another property; and

WHEREAS, Pinellas County needs an isolated property for use as a reclaimed water storage facility; and

WHEREAS, the Southwest Florida Water Management District (SWFWMD) needs property to support future dredging of the Lake Tarpon Canal Outfall area; and

WHEREAS, Pinellas County desires to exchange its parcel, identified in Exhibit "A" and SWFWMD has agreed to exchange its parcel, along with all mineral rights, identified in Exhibit "B"; and

WHEREAS, in order to provide the exchange equal in value, Pinellas County, will also pay SWFWMD the sum of Thirty-Four Thousand Dollars (\$34,000.00); and

WHEREAS, the Board of County Commissioners has determined that it is in the best interest of the County to exchange this property; and

WHEREAS, in accordance with Section 125.37, Florida Statutes, the proposed exchange has been properly advertised; and

WHEREAS, the exchange will require the acceptance of a Warranty Deed for recording, granting land as identified in the attached Exhibit "B", and a conveyance by County Deed of County-owned land as identified in the attached Exhibit "A", all being situate, lying and being in Pinellas County, Florida.

Legal descriptions attached hereto and identified as:

Exhibit "A"
Exhibit "B"

NOW, THEREFORE, BE IT RESOLVED BY THE Board of County Commissioners of Pinellas County, Florida in regular session duly assembled this _____ day of _____, 20____, that this Board declare surplus, the property described in Exhibit "A".

BE IT FURTHER RESOLVED that this Board of County Commissioners shall approve the exchange, of County-owned parcel in the attached Exhibit "A" for Southwest Florida Water Management Districts-owned parcel in the attached Exhibit "B" and record this Resolution in the Public Records of Pinellas County, Florida.

Commissioner _____ offered the foregoing resolution and moved its adoption, which was seconded by Commissioner _____ and upon roll call, the vote was:

AYES:

NAYS:

ABSENT AND NOT VOTING:

APPROVED AS TO FORM
OFFICE OF COUNTY ATTORNEY

By: Sarah Richardson
Attorney

**BOARD OF COUNTY COMMISSIONERS MEETING
TUESDAY, AUGUST 2, 2005 – 9:32 A.M.
ASSEMBLY ROOM, FIFTH FLOOR
315 COURT STREET, CLEARWATER, FLORIDA**

Members Present: John Morroni, Chairman; Kenneth T. Welch, Vice-Chairman; Robert B. Stewart; Calvin D. Harris; Karen Williams Seel; Susan Latvala; and Ronnie E. Duncan.

Members Absent: None.

Members Late: None.

Members Excused: None.

Others Present: Susan H. Churuti, County Attorney; Stephen M. Spratt, County Administrator; Clarethia N. Harris, Chief Deputy Clerk; and MaryAnn Penhale, Deputy Clerk.

INVOCATION: Rabbi Arthur Baseman, Temple B'nai Israel, Clearwater.

PLEDGE OF ALLEGIANCE: Commissioner Welch.

PROCLAMATIONS AND AWARDS

1. Proclamation presented to Pat Mabe, Chief Executive Officer of Community Health Centers of Pinellas, Incorporated declaring the week of August 7 through 13, 2005 as National Health Center Week.
2. Presentation of the Solid Waste Association of North America Outstanding Contribution Award by Mr. Spratt to Deb Bush, Program Supervisor.

CITIZENS TO BE HEARD

Todd Pressman, Clearwater, requested reconsideration of application Z/LU-2-6-05, which was denied without prejudice at the meeting of July 26, 2005; whereupon, he indicated that he would like to meet with the neighbors regarding substantial changes; and that he would request reconsideration of the application at the meeting of September 6, 2005. Attorney Churuti referenced Robert's Rules of Order and explained the appropriate procedures; whereupon, Commissioner Seel indicated that she would agree to the reconsideration; and that she had a telephone call from a neighbor expressing concerns regarding access onto Belcher Road. Attorney Churuti stated that the item would have to be readvertised; that a date would have to be set; and that the date would be at least two months out. Following discussion, Commissioner Seel moved to reconsider and continue application Z/LU-2-6-05; whereupon, Attorney Churuti indicated that the application should be sent back to the Examiner and processed through public hearing procedures; and the maker of the motion concurred.

August 2, 2005

<u>CONTRACT #</u>	<u>ACTION</u>	<u>COMMODITY</u>	<u>DEPARTMENT</u>	<u>VENDOR</u>	<u>DOLLAR VALUE</u>	<u>AWARD DATE</u>
012-80-B(RC)	Final Option of Renewal	Grounds Maintenance	Utilities	Natural Designs Landscaping, Inc.	447,859.62	02/08/05
TOTAL					9,216,985.99	

#16 Sitting as the Emergency Medical Services Authority, the Board accepted the Annual Report of Pinellas County Emergency Medical Services (EMS), Office of the Medical Director, for contract (fiscal) year 2003-2004, as required by the Authority under Section 417 of the contract.

* * * *

At this time, 12:25 P.M., the meeting was recessed and reconvened at 1:26 P.M. with all Commissioners in attendance with the exception of Commissioner Seel.

* * * *

#17 Items for discussion from Consent Agenda (County Administrator and Clerk of Circuit Court – None.

REGULAR AGENDA

#19 Installation of two speed humps on 117th Street North from 130th Avenue North to Ulmerton Road and pre-approval of a multi-way stop condition at 132nd Avenue North and 117th Street North pending future studies approved in accordance with the Residential Traffic Management program adopted pursuant to Resolution No. 97-291, dated October 14, 1997 and revised June 7, 2005.

Motion - Commissioner Latvala
 Second - Commissioner Stewart
 Vote - 6 - 0

#20 Resolution No. 05-164 adopted declaring county-owned Parcel No. 16/28/00000/240/0130 surplus, authorizing the exchange for a parcel owned by the Southwest Florida Water Management District (SWFWMD) Parcel No. 16/28/16/00000/210/0200 and issuance of check in the amount of \$34,000.00; Chairman authorized to execute County Deed and Property Exchange Agreement.

Motion - Commissioner Welch
 Second - Commissioner Duncan
 Vote - 6 - 0

IV

Sec. 134-339. - Local planning agency public hearing.

- (a) *Purpose.* The local planning agency public hearing provides for staff, applicant and public testimony, and provides for the LPA to subsequently review and make a recommendation for consideration by the board of county commissioners on each proposal for a change in land use or zoning (including any associated request for a density bonus), for a proposed or amended development agreement, and for a request for a conditional use.
- (b) *Sworn testimony.* All testimony at the LPA hearing under this chapter shall be given under oath.
- (c) *Supporting evidence submitted.* All evidence and testimony necessary to support the application shall be presented, including but not limited to the following:
 - (1) Existing conditions and uses in the surrounding area.
 - (2) Justification for the proposed uses, designations or densities
 - (3) Impacts on surrounding properties and community.
 - (4) Impacts on public facilities and services.
 - (5) Consistency with the comprehensive plan.
 - (6) Impacts on the floodplain and how the impacts will be mitigated.
- (d) *Continuance.* The LPA may continue an application if necessary to obtain additional information on the request.
- (e) *Alternatives discussed at the LPA hearing.* Alternatives to the original application/request may be considered at the LPA hearing if the density and intensity of the proposal is less than the original and is within the same land use classification (e.g., residential). Otherwise, a proposal must be treated as a new application. The LPA may recommend a less intense alternative provided it is discussed during the hearing.

(Ord. No. 09-7, § 12, 2-17-09)



McMullen
Booth
Road

Aerial Map

Prepared For:
Dr. Michael
Pikos

Legend
 Subject Parcel



1 in = 250 ft

Prepared On:
June 6, 2016



**FLORIDA DESIGN
CONSULTANTS, INC.**
— THINK BEYOND THE LINE —

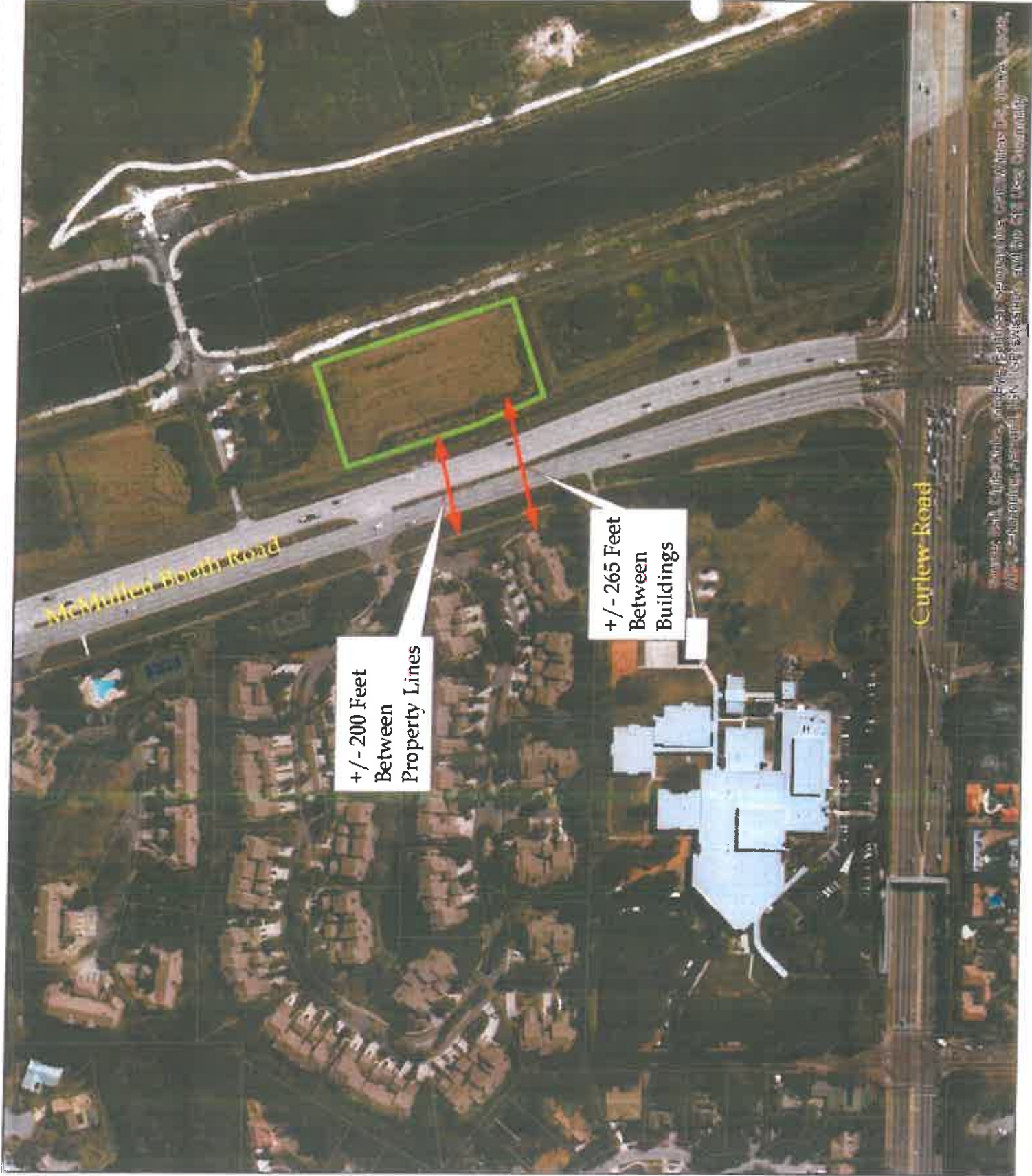




Photo 1A: Standing in Condo driveway, looking East towards Site



Photo 1B: Standing in median looking East towards Site



Photo 2A: Standing on site, looking West towards Condo



Photo 2B: Standing on West side of McMullen Booth, looking West towards Condo

Pinellas County
Plan
McMullen Booth
Corridor



Tampa Road

Site

McMullen Booth Rd

Curlew Rd

S.R. 580

Legend

FLU	CG	CN	I	P	R/O/R	R/O/G	R/O/L	R/O/S	RE	RH	RL	RLM	RM	RS	RU	T/U	WATER
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**FLORIDA DESIGN
CONSULTANTS, INC.**
— THINK IT. ACHIEVE IT. —

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNR/Airphoto, USDA, Landsat, AeroX, GeoEye, IGN, Aeromap, NOAA, Mapbox, Swisstopo, and the GIS User Community

VI

TO: Cynthia Tarapani
Florida Design Consultants, Inc.

FROM: Michael D. Raysor, P.E., PTOE
RAYSOR Transportation Consulting, LLC.

SUBJECT: McMullen Booth Plan Amendment & Rezoning
Case No. Z/LU-12-5-16

DATE: August 24, 2016



Received at
Public Hearing
on 9-15-16

1.0 INTRODUCTION

This technical memorandum documents traffic related information prepared in support of Case No. Z/LU-12-5-16; which proposes to amend the Pinellas County Future Land Use Map (FLUM) and Zoning Atlas to allow for the development of up to 17,505 square feet of Medical/Dental office on the 2.0 acre site consisting of Pinellas County parcel no. 16/28/16/00000/240/0140, located on the east side of McMullen Booth Road, approximately 700 feet north of Curlew Road, in Palm Harbor, Florida. This technical memorandum addresses the following traffic related information:

- Trip Generation Estimate for Proposed Development
- Trip Generation Estimate for Proximate Residential Development
- McMullen Booth Road Traffic Volumes and Speeds
- McMullen Booth Road Level of Service
- Operational Analysis of Project Site Driveway Connection
- Qualitative Evaluation of Northbound McMullen Booth Road Merge Lane

2.0 TRIP GENERATION ESTIMATE FOR PROPOSED DEVELOPMENT

The daily and peak hour trip generation of the proposed development was estimated using trip characteristic data in accordance with the Trip Generation Manual (Institute of Transportation Engineers [ITE], 9th edition, 2012) and Trip Generation Handbook (ITE, 3rd edition, 2014), as shown in Table 1.0. The resulting trip generation estimate indicates that the proposed development, at 17,505 square feet, can be anticipated to generate approximately 501 daily trips, with approximately 42 trips during the AM peak hour and approximately 61 trips during the PM peak hour.

TABLE 1.0 PROPOSED DEVELOPMENT TRIP GENERATION ESTIMATE

ITE LUC	Land Use Description	Size	Weekday		AM Peak Hour				PM Peak Hour			
			Trip Rate/Equation	Trips	Trip Rate/Equation	Trips	Enter	Exit	Trip Rate/Equation	Trips	Enter	Exit
720	Medical-Dental Office Building	17,505 sf	$T=40.89(X)^{-214.97}$	501	$T=2.39(X)$	42	33	9	$\ln(T)=0.90$ $\ln(X)+1.53$	61	17	44

The distribution of the development generated trips was estimated based on current land use patterns in the general vicinity of the project site and based upon current traffic patterns, which resulted in an estimated distribution of 35% northerly and 65% southerly, as shown in Figure 1.0. It is noted that this analysis reflects a right-in/right-out project site driveway connection as further discussed in Section 6.0 of this report.

3.0 TRIP GENERATION ESTIMATE FOR PROXIMATE RESIDENTIAL DEVELOPMENT

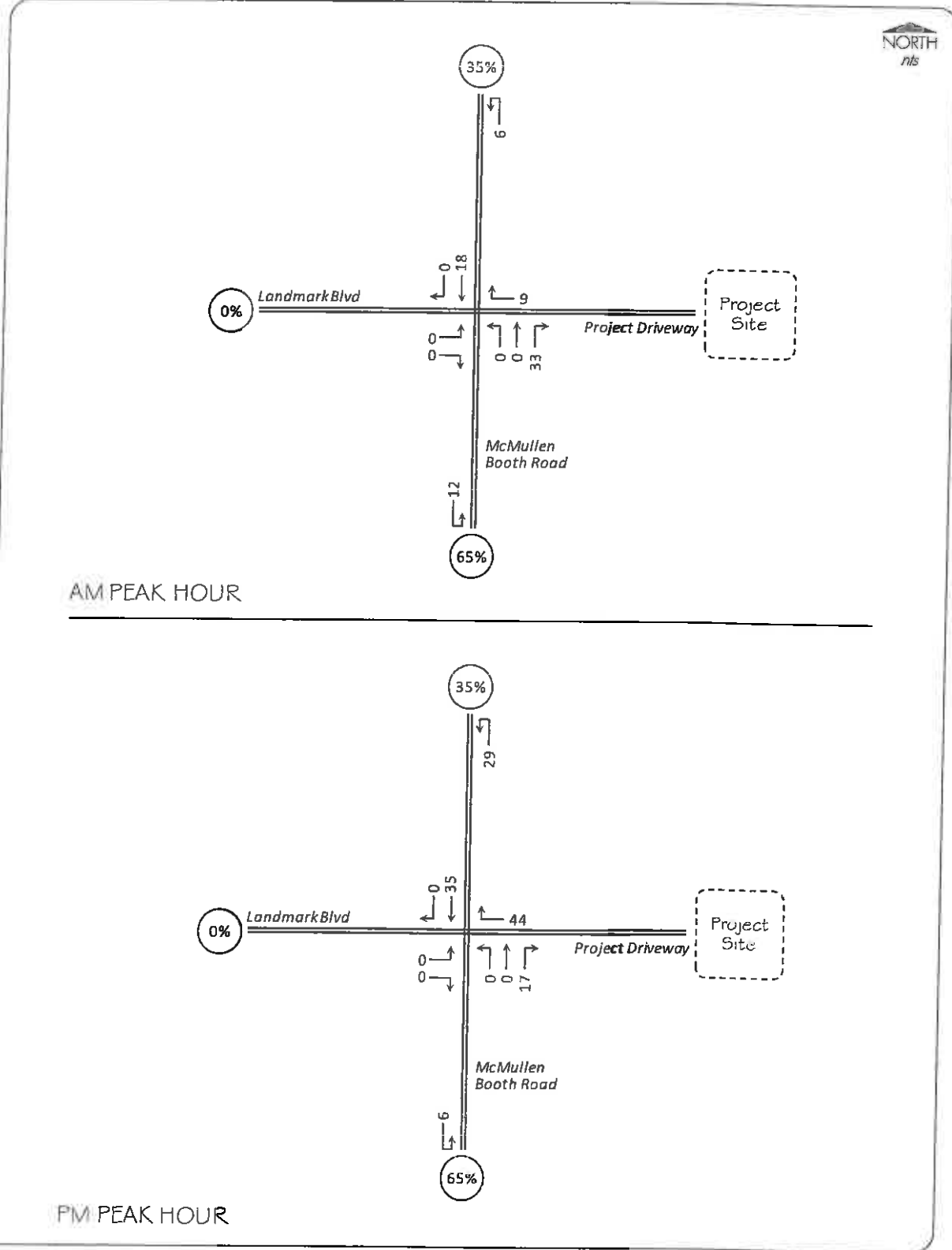
The daily and peak hour trip generation of the proximate residential developments in the vicinity of the project site, on the west side of McMullen Booth Road, was estimated for comparison purposes. The trip generation estimates for the 40 unit "The Oaks at Countryside" condominium development and the 156 unit "Landmark Oaks" condominium development were prepared using trip characteristic data in accordance with the *Trip Generation Manual* (Institute of Transportation Engineers [ITE], 9th edition, 2012) and *Trip Generation Handbook* (ITE, 3rd edition, 2014), as shown in Table 2.0.

TABLE 2.0 PROXIMATE RESIDENTIAL DEVELOPMENT TRIP GENERATION ESTIMATE

ITE LUC	Land Use Description	Size	Weekday		AM Peak Hour				PM Peak Hour			
			Trip Rate/Equation	Trips	Trip Rate/Equation	Trips	Enter	Exit	Trip Rate/Equation	Trips	Enter	Exit
230	Condominium (Oaks at Countryside)	40 units	$\ln(T)=0.87$ $\ln(X)+2.46$	290	$\ln(T)=0.80$ $\ln(X)+0.26$	25	4	21	$\ln(T)=0.82$ $\ln(X)+0.32$	28	19	9
230	Condominium (Landmark Oaks)	156 units	$\ln(T)=0.87$ $\ln(X)+2.46$	947	$\ln(T)=0.80$ $\ln(X)+0.26$	74	13	61	$\ln(T)=0.82$ $\ln(X)+0.32$	87	58	29
Total		196 units	--	1,237	--	99	17	82	--	115	77	38

A comparison of the trip generation for the proposed development to the trip generation for the proximate residential development indicates that the proposed development is anticipated to generate fewer trips than the existing proximate residential development. Specifically, the proposed development is anticipated to generate 40% of the daily trips as compared to the proximate residential development, with 42% of the AM peak hour trips and 53% of the PM peak hour trips as compared to the proximate residential development.

FIGURE 1.0 PROPOSED DEVELOPMENT TRIP DISTRIBUTION ESTIMATE



4.0 McMULLEN BOOTH ROAD TRAFFIC VOLUMES AND SPEEDS

Travel speed measurements were conducted on McMullen Booth Road at the anticipated location of the driveway connection for the proposed development, which is planned to be constructed at the existing median opening that is aligned with Landmark Boulevard. Travel speed data was collected on Tuesday, June 28, 2016 and Wednesday, June 29, 2016, as provided in Attachment "A". In addition, the annual average daily traffic and PM peak hour traffic for the adjacent segment of McMullen Booth Road was obtained from the (latest available) Pinellas County MPO 2015 Level of Service Report, as documented in Attachment "B". The following values were determined from the traffic count and travel speed data.

➤ Annual Average Daily Traffic:	47,984 vpd	
➤ PM Peak Hour, Peak Season Traffic:	2,507 vph (northbound)	1,812 vph (southbound)
➤ Average Travel Speed:	41 mph (northbound)	41 mph (southbound)
➤ 85th Percentile Travel Speed:	49 mph (northbound)	49 mph (southbound)

The posted speed limit for the adjacent segment of McMullen Booth Road is 50 mph, noting that the 85th percentile speed represents the speed that 85 percent of vehicles do not exceed, and is typically used to establish the posted speed limit. Thus, the 85th percentile speed of 49 mph correlates well with the 50 mph speed limit, indicating that in general the subject segment of McMullen Booth Road does not experience excessive speeds above the posted speed limit. Furthermore, the average speed was found be 41 mph, which further indicates a lack of excessive speeds for the subject segment of McMullen Booth Road.

5.0 McMULLEN BOOTH ROAD LEVEL OF SERVICE

The level of service for McMullen Booth Road was calculated based on the above traffic volume data in consideration of the Pinellas County MPO's directional capacity value of 5,650 vph, as documented in the above-referenced Level of Service Report. The resulting level of service for existing conditions on McMullen Booth Road is level of service "B" with a volume-to-capacity ratio of 0.44, in comparison to an adopted level of service standard of "D". In consideration of the development of the project site using the project generated traffic volumes as shown in Figure 1.0, the PM peak hour, peak direction traffic volume increases on McMullen Booth Road by 1.8 percent to 2,551, resulting in level of service "B" with a volume-to-capacity ratio of 0.45 for post-development conditions. Therefore, it is concluded that McMullen Booth Road currently operates acceptably in regard to level of service, and is anticipated to continue to operate acceptably upon development of the subject project site.

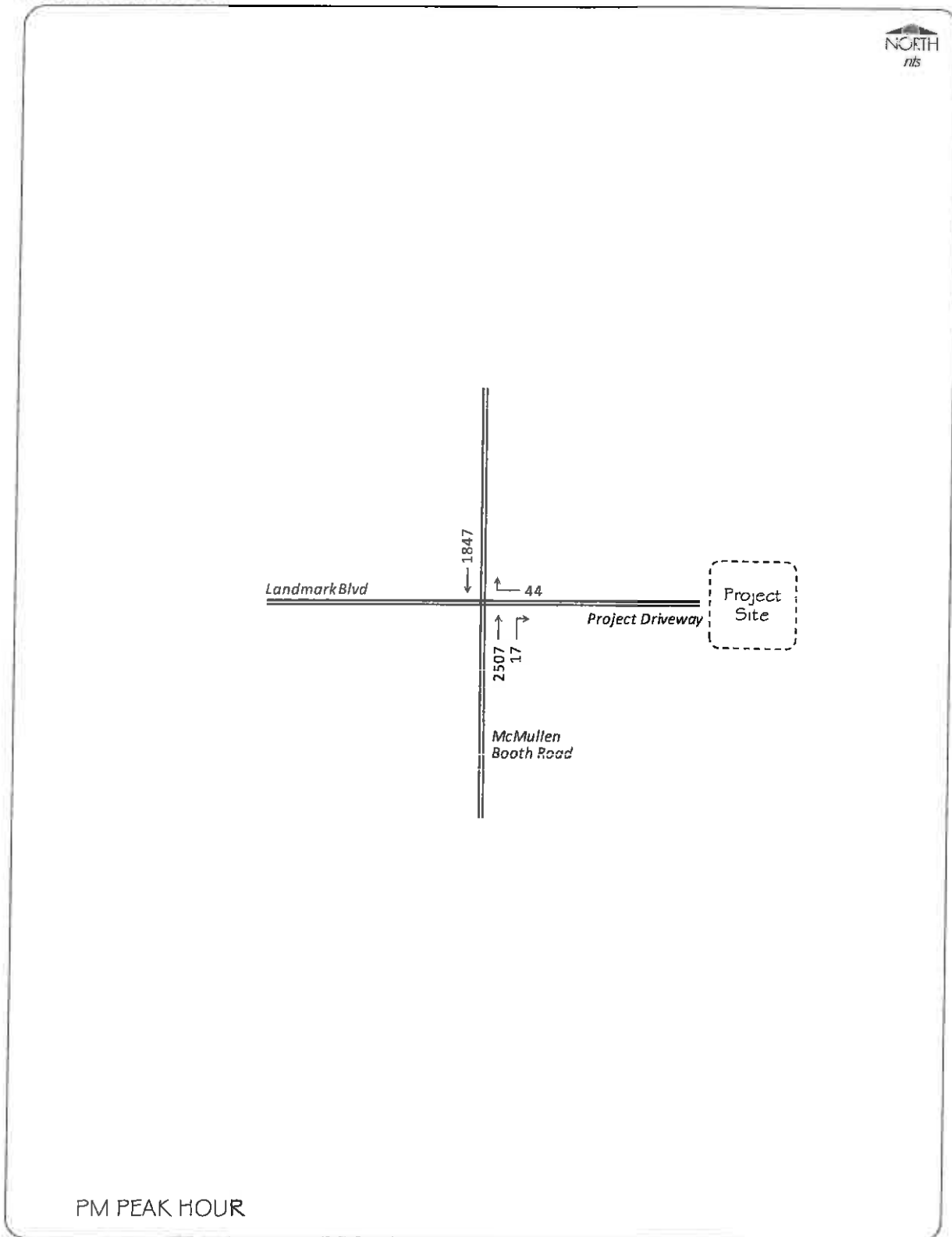
6.0 OPERATIONAL ANALYSIS OF PROJECT SITE DRIVEWAY CONNECTION

Access for the subject development project is planned to be provided via a new driveway connection to McMullen Booth Road, anticipated to be constructed at the existing median opening that is aligned with Landmark Boulevard. The purpose of this analysis is provide basic traffic information to determine the feasibility of a project site driveway connection to McMullen Booth Road, which was accomplished using the traffic data discussed above, and assuming a driveway connection restricted to right-turn-in and right-turn-out movements. Other driveway configurations may be explored during site plan permitting, which would require additional analyses using traffic data that is not currently available under the scope of this study. Figure 2.0 shows the post-development traffic volumes used to analyze the project site driveway, noting that no background traffic growth was used in this analysis, as the historical traffic volume trend along McMullen Booth Road has been negative over the past five year period, as documented in Attachment "C".

An operational analysis of the project site driveway connection to McMullen Booth Road was undertaken for (worst-case) PM peak hour total traffic conditions using Highway Capacity Manual methodologies calculated by Synchro analysis software, as documented in Attachment "D". The results of the driveway analysis indicate that the entering movements are anticipated to operate at level of service "A" with a volume-to-capacity ratio of 0.01, and the exiting movements are anticipated to operate at level of service "C" with a volume-to-capacity ratio of 0.16. These results indicate that acceptable operating conditions can be anticipated for the project site driveway connection to McMullen Booth Road.

A turn lane warrant evaluation was undertaken to identify if a new right turn lane would be needed on McMullen Booth Road at the project site driveway connection, as documented in Attachment "E". The need for a right turn lane was evaluated in consideration of warranting criteria as documented in FDOT's *Driveway Information Guide* (September 2008). The results of the turn lane warrant evaluation concluded that a new right turn lane is not warranted on McMullen Booth Road at the project site driveway connection. As discussed above, other driveway configurations may be explored during site plan permitting, which would require additional analyses using traffic data that is not currently available under the scope of this study, including a re-evaluation of the need for both left and right turn lanes. However, this analysis reflects the worst-case for evaluating the need for a right turn lane as a right-in/right-out connection was assumed, for which all entering traffic is made via a right turn.

FIGURE 2.0 POST-DEVELOPMENT TRAFFIC VOLUMES



7.0 QUALITATIVE EVALUATION OF NORTHBOUND McMULLEN BOOTH ROAD MERGE LANE

Observations of northbound traffic flow on McMullen Booth Road were made during worst-case peak hour conditions in July 2016 to qualitatively evaluate the operation of the northbound merge lane on McMullen Booth Road. The subject merge lane originates as the westbound-to-northbound right turn lane from Curlew Road onto McMullen Booth Road, which extends a distance of approximately 550 feet north of Curlew Road (at full width), with an approximate additional 240 feet of taper distance; thus ending approximately 300 feet south of the location of the planned driveway connection for the subject project site. Specific to the merge lane, no vehicles were observed to use the entire length of the lane to complete their merge, and furthermore, the great majority of vehicles were observed to complete their merge prior to reaching the end of the full width section of the merge lane. Given these observations, the subject merge lane is not anticipated to adversely impact site access to the project site.

In addition to the observations related to the merge lane, the following observation was also made. Traffic flow on northbound McMullen Booth Road is characterized by large platoons of vehicles followed by periods of large gaps (approximately one minute of gaps during peak traffic hours), where this finding is a result of the traffic signal located at Curlew Road. This type of operation is very conducive to a right-in/right-out driveway connection (as analyzed herein for the subject project), as it allows vehicles to both easily exit the project site and also access the next downstream left turn lane (for u-turn purposes) during the periods of relatively long gaps.

8.0 CONCLUSION

Based on the data, analyses and findings contained herein, the following is concluded in consideration of the development of up to 17,505 square feet of Medical/Dental office on the 2.0 acre site consisting of Pinellas County parcel no. 16/28/16/00000/240/0140 that is the subject of Case No. Z/LU-12-5-16 which proposes to amend the Pinellas County Future Land Use Map (FLUM) and Zoning Atlas:

1. The proposed development site is estimated to generate 501 daily trips, with 42 trips during the AM peak hour and 61 trips during the PM peak hour.

2. The proposed development site is estimated to generate around 40% to 50% of the trips generated by the proximate residential developments located on the west side of McMullen Booth Road across from the project site.

3. Travel speeds on the adjacent segment of McMullen Booth Road are less than the posted speed limit of 50 mph.
4. The adjacent segment of McMullen Booth Road currently operates acceptably at level of service "B" in comparison to its adopted level of service "D" standard, and is anticipated to continue to operate acceptably upon development of the subject project site at level of service "B".
5. The project site driveway connection to McMullen Booth Road is anticipated to operate acceptably as a right-in/right-out driveway upon development of the subject project site, which will be further assisted by the platooned flow along northbound McMullen Booth Road.
6. The northbound merge lane on McMullen Booth Road is not anticipated to adversely impact site access to the project site.

In consideration of the above findings and conclusions, the requested amendment to the Pinellas County Future Land Use Map (FLUM) and Zoning Atlas should be considered approvable in regard to traffic considerations.

ATTACHMENT "A"

Page 1 of 3

QC JOB #: 13844903
 DIRECTION: NB
 DATE: Jun 28 2016

LOCATION: McMullen Booth Rd N of Landmark Blvd
 SPECIFIC LOCATION: McMullen Booth Rd N of Landmark Blvd
 CITY/STATE: Palm Harbor, FL

Type of report: Tube Count - Speed Data

Start Time	15	16	20	21	25	26	30	31	35	36	40	41	45	46	50	51	55	56	60	61	65	66	70	71	75	76	999	Total	Pace	Number
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27		Speed	in Pace
12:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	220	41-50	180	
1:00 AM	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	118	41-50	90	
2:00 AM	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	60	41-50	47	
3:00 AM	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	49	46-55	29	
4:00 AM	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	60	41-50	43	
5:00 AM	11	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	153	41-50	110	
6:00 AM	33	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	335	41-50	231	
7:00 AM	67	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	631	46-55	420	
8:00 AM	66	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	717	41-50	522	
9:00 AM	65	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	822	41-50	635	
10:00 AM	70	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	905	41-50	665	
11:00 AM	81	2	3	6	8	11	14	18	22	26	30	34	38	42	46	50	54	58	62	66	70	74	78	82	86	90	1029	41-50	734	
12:00 PM	87	1	4	5	18	11	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	1013	41-50	732	
1:00 PM	100	1	1	4	9	9	9	9	9	9	9	9	9	9	9	9	9	9	9	9	9	9	9	9	9	9	1082	41-50	700	
2:00 PM	110	1	1	1	3	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	1223	41-50	930	
3:00 PM	159	0	2	6	3	5	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	1520	41-50	1159	
4:00 PM	186	1	0	3	5	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	1719	41-50	1306	
5:00 PM	208	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1790	41-50	1323	
6:00 PM	191	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1522	41-50	1097	
7:00 PM	126	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1139	41-50	813	
8:00 PM	106	0	1	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	958	41-50	698	
9:00 PM	88	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	870	41-50	641	
10:00 PM	39	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	584	41-50	436	
11:00 PM	27	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	410	41-50	287	
Day Total	1846	6	17	64	83	930	5229	8678	1872	99	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	18928	41-50	13906	
Percent	9.8%	0.0%	0.1%	0.3%	0.4%	4.9%	27.6%	45.8%	10.4%	0.5%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
ADT	18928																													
AM Peak Volume	81	2	3	10	12	114	351	364	117	12	1																	1100 AM ¹	1029	
PM Peak Volume	208	1	4	6	18	113	477	942	217	13	1																	5:00 PM ³	1790	
Comments:																														

Report generated on 7/1/2016 1:45 PM
 SOURCE: Quality Counts, LLC (http://www.qualitycounts.net)

ATTACHMENT "A"

Start Time	15	16	20	21	25	28	30	31	35	36	40	41	45	50	51	55	56	60	61	65	66	70	71	75	76	999	Total	Pace	Number in Pace
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1:00 AM	14	0	0	0	0	0	0	0	5	28	41	18	1	0	0	0	0	0	0	0	0	0	0	0	0	0	107	41-50	69
2:00 AM	2	0	0	0	0	0	0	0	7	21	18	9	3	0	0	0	0	0	0	0	0	0	0	0	0	0	60	41-50	39
3:00 AM	1	0	0	0	0	0	0	0	1	0	16	9	1	0	0	0	0	0	0	0	0	0	0	0	0	0	45	41-50	33
4:00 AM	7	0	0	0	0	0	0	0	5	16	24	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	60	41-50	39
5:00 AM	11	0	0	0	0	0	0	0	1	6	46	31	1	0	0	0	0	0	0	0	0	0	0	0	0	0	159	41-50	108
6:00 AM	27	0	1	0	1	0	1	5	79	154	56	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	327	41-50	233
7:00 AM	83	0	0	0	0	2	3	12	107	294	134	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	641	46-55	427
8:00 AM	90	0	0	0	0	7	2	18	137	331	128	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	725	41-50	468
9:00 AM	108	0	0	2	8	2	8	27	216	395	106	11	0	0	0	0	0	0	0	0	0	0	0	0	0	0	875	41-50	611
10:00 AM	87	1	1	5	8	52	231	386	86	4	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	862	41-50	617
11:00 AM	133	0	2	6	1	45	285	383	93	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	957	41-50	667
12:00 PM	142	0	3	5	2	84	340	439	78	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1097	41-50	778
1:00 PM	115	0	0	4	5	7	74	393	485	108	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1111	41-50	808
2:00 PM	129	0	1	3	5	64	380	766	185	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1207	41-50	878
3:00 PM	166	0	0	2	6	36	323	971	190	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1582	41-50	1146
4:00 PM	235	0	1	3	5	26	336	988	245	15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1770	41-50	1284
5:00 PM	234	0	1	3	5	24	296	751	222	9	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1853	41-50	1323
6:00 PM	225	0	1	1	5	2	23	268	606	171	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1536	41-50	1047
7:00 PM	125	0	3	1	0	1	15	209	542	101	6	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1204	41-50	874
8:00 PM	103	0	1	0	1	3	36	258	386	105	5	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	982	41-50	751
9:00 PM	106	0	0	0	0	3	0	13	109	280	77	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	903	41-50	644
10:00 PM	69	0	0	0	0	1	1	10	77	188	62	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	558	41-50	389
11:00 PM	43	0	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	389	41-50	265
Day Total	2271	1	22	59	60	682	4564	9071	2342	130	6	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	19209	41-50	13635
Percent	11.8%	0.0%	0.1%	0.3%	0.3%	3.6%	23.8%	47.2%	12.2%	0.7%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
ADT	19209																												
AM Peak Volume	133	1	2	8	8	52	285	395	134	12	1																11:00 AM	957	
PM Peak Volume	235		4	5	7	84	393	988	245	15	2	1															5:00 PM	1853	
Comments:																													

Report generated on 7/1/2016 1:45 PM

SOURCE: Quality Counts, LLC (<http://www.qualitycounts.net>)

ATTACHMENT "A"

Page 3 of 3

SUMMARY - Tube Count - Speed Data															
Type of report: Tube Count - Speed Data															
LOCATION: McMullen Booth Rd N of Landmark Blvd															
SPECIFIC LOCATION: McMullen Booth Rd N of Landmark Blvd															
CITY/STATE: Palm Harbor, FL															
QC JOB #: 13844903															
DIRECTION: NB															
DATE: Jun 28 2016 - Jun 29 2016															
Start Time	1	16	21	26	31	36	41	46	51	56	61	66	71	76	Pace Number
Grand Total	4117	7	39	123	143	1612	9793	17749	4314	229	11	1	0	0	38138
Percent	10.8%	0.0%	0.1%	0.3%	0.4%	4.2%	23.7%	45.3%	11.3%	0.6%	0.0%	0.0%	0.0%	0.0%	
Cumulative Percent	10.8%	10.8%	10.9%	11.2%	11.6%	15.8%	41.5%	88.1%	99.4%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
ADT 19069															
Mean Speed(Average): 41 MPH Median: 45 MPH Mode: 48 MPH 65th Percentile: 49 MPH															
SOURCE: Quality Counts, LLC (http://www.qualitycounts.net)															

Report generated on 7/1/2016 1:45 PM

ATTACHMENT "A"

Type of report: Tube Count - Speed Data		QC JOB #: 13844903																															
LOCATION: McMullen Booth Rd N of Landmark Blvd		DIRECTION: SB																															
SPECIFIC LOCATION: McMullen Booth Rd N of Landmark Blvd		DATE: Jun 28 2016																															
CITY/STATE: Palm Harbor, FL																																	
Start Time	15	16	20	21	25	26	30	31	35	36	40	41	45	46	50	51	55	56	60	61	65	66	70	71	75	76	999	Total	Speed	Pace	Number	In	Pace
12:00 AM	0	0	0	0	0	1	2	1	8	24	33	9	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	86	41-50	56		
1:00 AM	2	0	0	0	0	0	0	0	13	13	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	32	41-50	26			
2:00 AM	2	0	0	0	0	0	1	2	12	18	10	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	46	41-50	30			
3:00 AM	2	0	0	0	0	1	0	3	14	34	15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	70	46-55	50				
4:00 AM	17	0	0	0	0	0	2	2	34	85	35	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	176	46-55	120				
5:00 AM	47	0	0	0	0	0	0	2	30	143	287	148	5	1	0	0	0	0	0	0	0	0	0	0	0	0	663	46-55	435				
6:00 AM	147	0	0	0	0	1	14	96	345	571	288	11	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1474	41-50	916				
7:00 AM	150	11	31	38	66	253	498	577	166	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1796	41-50	1075				
8:00 AM	142	4	20	25	87	280	551	160	4	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1824	41-50	1101				
9:00 AM	86	0	8	27	78	245	455	404	97	3	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1404	41-50	858				
10:00 AM	76	0	1	9	17	138	401	446	137	9	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1234	41-50	847				
11:00 AM	84	1	7	10	38	129	368	444	104	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1192	41-50	811				
12:00 PM	70	0	2	9	25	165	404	368	80	7	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1131	41-50	771				
1:00 PM	56	0	0	5	15	114	405	388	103	8	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1095	41-50	792				
2:00 PM	77	0	4	6	23	130	323	359	134	7	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1064	41-50	681				
3:00 PM	69	0	0	5	20	78	272	320	82	6	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	853	41-50	592				
4:00 PM	53	0	0	17	19	94	268	311	103	9	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	874	41-50	579				
5:00 PM	80	0	1	14	19	92	304	322	114	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	954	41-50	626				
6:00 PM	55	0	8	9	20	50	245	349	117	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	861	41-50	593				
7:00 PM	57	0	0	3	6	38	167	276	113	7	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	671	41-50	445				
8:00 PM	40	0	0	4	7	33	122	165	59	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	434	41-50	287				
9:00 PM	28	0	1	1	2	29	121	151	44	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	382	41-50	272				
10:00 PM	24	0	1	1	2	12	82	118	38	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	283	41-50	200				
11:00 PM	14	0	0	0	0	1	13	37	46	13	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	125	41-50	82				
Day Total	1386	16	85	187	485	2034	5607	6538	2174	121	10	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	18724	41-50	12244				
Percent	7.4%	0.1%	0.5%	1.0%	2.5%	10.9%	29.9%	35.5%	11.6%	0.6%	0.1%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	100%					
AOT	18724																																
AM Peak	7:00 AM: 150																																
Volume	7:00 AM: 31																																
PM Peak	5:00 PM: 90																																
Volume	5:00 PM: 8																																
Comments:																																	

Report generated on 7/1/2016 1:45 PM SOURCE: Quality Counts, LLC (http://www.qualitycounts.net)

ATTACHMENT "A"

Page 2 of 3

QC JOB #: 13844903
 DIRECTION: SB
 DATE: JUN 28 2016

LOCATION: McMullen Booth Rd N of Landmark Blvd
 SPECIFIC LOCATION: McMullen Booth Rd N of Landmark Blvd
 CITY/STATE: Palm Harbor, FL

Start Time	1	16	21	26	31	36	41	46	51	56	61	66	71	76	Total	Pace	Number in Pace
12:00 AM	7	0	0	0	1	0	9	22	25	8	0	0	0	0	74	41-50	47
1:00 AM	3	0	0	2	0	2	12	17	2	0	0	0	0	0	38	41-50	28
2:00 AM	3	0	0	0	2	2	9	19	4	1	0	0	0	0	40	41-50	27
3:00 AM	4	0	0	0	0	6	17	39	14	1	0	0	0	0	81	42-51	55
4:00 AM	21	0	0	0	2	8	50	82	33	3	0	0	0	0	199	41-50	132
5:00 AM	61	0	0	0	0	14	111	295	136	10	0	0	0	0	628	46-55	431
6:00 AM	155	0	0	0	9	73	353	658	227	14	1	0	0	0	1490	41-50	1011
7:00 AM	158	0	6	15	55	200	569	678	193	13	0	0	0	0	1887	41-50	1246
8:00 AM	155	2	6	27	64	241	559	570	151	2	0	0	0	0	1777	41-50	1129
9:00 AM	74	0	2	26	48	223	438	442	103	10	0	0	0	0	1366	41-50	880
10:00 AM	93	0	6	15	54	193	437	406	106	2	1	0	0	0	1313	41-50	843
11:00 AM	74	1	2	13	42	103	393	421	126	8	1	0	0	0	1184	41-50	814
12:00 PM	76	1	1	9	18	107	331	364	125	3	1	0	0	0	1041	41-50	694
1:00 PM	80	0	7	21	25	100	353	389	111	5	0	0	0	0	1091	41-50	741
2:00 PM	78	0	3	1	7	105	313	384	90	7	0	0	0	0	998	41-50	706
3:00 PM	78	0	4	4	12	77	268	346	119	5	1	0	0	0	914	41-50	614
4:00 PM	56	0	3	14	16	80	245	292	113	7	1	0	0	0	828	41-50	538
5:00 PM	78	0	0	6	13	71	267	329	106	7	0	0	0	0	877	41-50	595
6:00 PM	62	0	0	14	15	87	250	340	119	8	0	0	0	0	895	41-50	590
7:00 PM	72	0	0	0	0	0	156	298	123	15	1	0	0	0	719	41-50	454
8:00 PM	62	0	1	5	3	26	149	209	77	7	0	1	0	0	540	41-50	357
9:00 PM	32	0	0	2	5	32	148	157	61	4	0	0	0	0	441	41-50	304
10:00 PM	21	0	4	2	1	12	79	135	58	0	0	0	0	0	312	41-50	214
11:00 PM	17	0	0	0	1	7	39	67	21	2	0	0	0	0	154	41-50	106
Day Total	1620	4	45	182	400	1819	5658	6973	2226	141	7	2	0	0	18887	41-50	12540
Percent	8.0%	0.0%	0.2%	1.0%	2.1%	9.6%	29.5%	36.9%	11.8%	0.7%	0.0%	0.0%	0.0%	0.0%			

ADT	18887
AM Peak Volume	7:00 AM 1887
PM Peak Volume	1:00 PM 1091

Report generated on 7/1/2016 1:45 PM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net)

ATTACHMENT "A"

Page 3 of 3

SUMMARY - Tube Count - Speed Data

Type of report: Tube Count - Speed Data

LOC ATION: McMullen Booth Rd N of Landmark Blvd
 SPECIFIC LOCATION: McMullen Booth Rd N of Landmark Blvd
 CITY/STATE: Palm Harbor, FL

QC JOB #: 13844903
 DIRECTION: SB
 DATE: Jun 28 2016 - Jun 29 2016

	15	16	20	21	25	28	31	36	41	46	51	56	61	66	71	76	Pace Number
Start Time	15	16	20	21	25	28	31	36	41	46	51	56	61	66	71	76	
Grand Total	2906	20	130	369	365	3853	11175	13811	4400	262	17	0	0	0	0	0	37611
Percent	7.7%	0.1%	0.3%	1.0%	2.3%	10.2%	29.7%	36.2%	11.7%	0.7%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	41-50
Cumulative Percent	7.7%	7.8%	8.1%	9.1%	11.4%	21.7%	51.4%	87.6%	99.3%	99.9%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	24785
ADT	18805																
Comments:	85th Percentile 49 MPH Mean Speed(Average) 41 MPH Median 44 MPH Mode: 48 MPH																

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net)

Report generated on 7/1/2016 1:45 PM

Pinellas County Metropolitan Planning Organization

Facility	Juris	Plan Area	Fac Type	Road Type	LOS	LOS Sid	Length (m)	Signals Per Mile	LOS	Meib	AADT	Volume	Physical Capacity	V/Cap Ratio	Def Flag	Fac LOS
770 - 1275: (4TH AVE N - 80TH AVE N)	SR	11	F	BF	D	943	.00	T	153,500	7,954	8,470	847	2	E		
771 - 1275: (PIHELL'S SHORELINE - 4TH ST N)	SR	11	F	BF	D	2,220	.00	T	152,000	7,775	8,400	825	2	E		
772 - 1275: (33TH AVE N - 22ND AVE N)	SR	11	F	BF	D	1,027	.00	T	153,900	7,952	8,200	1,253	2	F		
773 - 1275: (4TH ST N - 8R 886 ROOSEVELT BLVD)	SR	11	F	BF	D	2,040	.00	T	107,280	5,486	8,400	853	0	C		
774 - 1275: (1375 - 1175)	SR	11	F	BF	D	441	.00	T	112,000	6,036	6,200	374	2	E		
775 - 1275: (22ND AVE N - 1375)	SR	11	F	BF	D	1,322	.00	T	151,500	7,749	8,400	252	2	E		
776 - 1275: (1275 - 7TH ST N)	SR	11	F	BF	D	2,333	.00	T	30,500	1,500	6,200	252	0	B		
779 - INDIAN ROCKS RD: (BELVIEW BLVD - 46 MEHLBACHER RD)	BL	07	SA	2U	D	1,550	.66	T	9,303	486	792	614	0	C		
780 - INDIAN ROCKS RD: (MEHLBACHER RD - 5 SUNSET BLVD)	CR	07	NA	2D	D	432	.00	T	9,303	486	1,512	321	0	C		
781 - INDIAN ROCKS RD: (SUNSET BLVD - V BAY DR)	CR	07	SA	4D	D	142	7.04	T	13,727	685	1,530	418	0	D		
782 - INDIAN ROCKS RD: (V BAY DR - HILLSBOROUGH RD)	CR	07	SA	2U	D	2,783	1.07	T	16,554	866	792	1,119	2	F		
783 - KEENE RD: (E BAY DR - BELLEAIR RD)	CR	07	SA	4D	D	1,528	1.31	T	29,486	1,540	1,764	873	0	C		
789 - KEENE RD: (DRUID RD - DRUID RD)	CR	06	SA	4D	D	1,255	2.39	T	29,168	1,540	1,863	915	1	D		
797 - KEENE RD: (DRUID RD - GULF-TO-BAY BLVD)	CR	06	SA	SD	D	262	3.97	T	29,486	1,540	2,547	605	0	C		
798 - KEENE RD: (GULF-TO-BAY BLVD - DREW ST)	CR	06	SA	SD	D	383	5.09	T	28,822	1,506	2,313	851	0	D		
799 - KEENE RD: (DREW ST - SUNSET POINT RD)	CR	06	SA	4D	D	1,518	.66	T	26,048	1,361	1,764	772	0	B		
800 - KEENE RD: (SUNSET POINT RD - SR 590)	CR	04	SA	4D	D	2,032	1.97	T	24,440	1,277	1,764	724	0	B		
801 - KEYSTONE RD: (US 19 - 46 EAST LAKE RD)	CR	01	SA	4D	D	2,936	.87	T	25,738	1,343	1,764	761	0	B		
802 - KEYSTONE RD: (HILLSBOROUGH CL - 46 WOODFIELD BLVD)	CR	02	NA	2U	D	2,301	.00	T	11,722	612	1,440	425	0	C		
803 - KEYSTONE RD: (WOODFIELD BLVD - 46 EAST LAKE RD)	CR	02	SA	2U	D	543	1.84	T	12,881	678	792	865	0	C		
806 - KLOSTERMAN RD: (ALT US 19 - 46 US 19)	CR	01	SA	4D	D	1,275	1.57	T	13,951	865	1,764	502	0	B		
807 - KLOSTERMAN RD: (ALT US 19 - 46 CARLTON RD)	CR	01	NA	2U	D	745	.00	T	10,748	562	1,440	390	0	C		
811 - LAKE AVE: (EAST BAY DR - BELLEAIR RD)	CR	07	SC	2U	D	1,534	.66	T	3,379	177	572	369	0	B		
812 - LAKE AVE: (BELLEAIR RD - GULF-TO-BAY BLVD)	CR	06	SC	2U	D	1,505	1.97	T	3,379	177	572	369	0	B		
813 - LAKE AVE: (EAST BAY DR - TAMPA RD)	CR	03	MMC	2U	D	381	.00	T	4,374	263	1,440	181	0	B		
816 - LAKE ST GEORGE DR: (HIGHLANDS BLVD - TAMPA RD)	CR	03	S1C	2U	D	1,192	.00	T	4,574	260	572	455	0	B		
823 - LAKE AVE: (MISSOURI AVE - KEENE RD)	CR	06	SA	2U	D	1,533	1.96	T	8,489	444	792	561	0	B		
837 - LIFE OAK ST: (ALT 19 - 46 US 19)	CR	01	SC	2U	D	1,061	.00	T	2,560	134	572	224	0	B		
846 - MAIN ST: (BROADWAY AVE - SKINNER BLVD)	DN	04	SC	2U	D	600	5.00	T	3,851	191	514	372	0	D		
847 - MAIN ST: (MCMULLEN BOOTH RD - BAYSHORE DR)	CR	05	NA	2U	D	1,274	.00	T	8,753	457	1,440	317	0	C		
859 - MCHULLEN BOOTH RD: (GULF-TO-BAY BLVD - SUNSET PT RD MAIN ST)	CR	06	SA	SD	D	2,267	1.76	T	85,377	3,479	2,646	1,315	2	F		
860 - MCHULLEN BOOTH RD: (SUNSET PT RD MAIN ST - SR 590)	CR	05	SA	SD	D	2,233	1.79	T	56,377	3,479	2,646	1,315	2	F		
862 - MCHULLEN BOOTH RD: (CURLW RD - SOUTH SPLIT)	CR	03	NA	SD	D	546	.00	T	47,584	2,507	5,650	444	0	B		
867 - MCHULLEN BOOTH RD: (LAKE AVE - SKINNER BLVD INDIAN ROCKS RD)	CR	07	SA	2U	D	1,408	.99	T	4,570	244	772	475	0	B		
868 - MEMORIAL CSWY: (CLEARWATER BEACH ROUNDABOUT - ISLAND WAY)	SR	06	SA	4D	D	447	2.24	T	34,500	1,803	1,870	864	2	E		
871 - MEMORIAL CSWY: (CHESTNUT ST CONNECTION - 46 MEMORIAL CSWY WEEB SPLIT)	SR	06	NA	2D	D	185	.00	H	14,500	753	3,400	240	0	B		
870 - MEMORIAL CSWY: (ISLAND WAY - 46 MEMORIAL CSWY WEEB SPLIT)	SR	06	NA	4D	D	1,118	.00	T	34,500	1,903	3,760	480	0	C		
871 - MEMORIAL CSWY: (MEMORIAL CSWY WEEB SPLIT - COURT ST CONNECTION)	SR	06	NA	2D	D	162	.00	H	16,000	816	3,400	270	0	B		
873 - HERES BLVD: (ALT 19 - 46 FLORIDA AVE)	DN	01	MMC	2U	D	1,608	.00	T	7,887	402	1,440	379	0	C		
875 - MICHIGAN BLVD: (CR 1 - 46 ALT 19)	DN	04	SNC	2U	D	1,537	1.30	T	4,552	243	572	425	0	B		
877 - MILWAUKEE AVE: (VIRGINIA ST - 46 UNION ST)	DN	01	S1C	2U	D	1,020	1.96	T	4,604	241	572	421	0	B		
879 - MISSOURI AVE: (COURT ST - 46 CLEVELAND ST)	CL	06	SA	4D	D	322	3.95	T	12,038	639	1,693	374	0	C		
883 - MILKUR AVE: (BELLEAIR RD - 46 DREW ST)	CL	06	SC	2U	D	2,015	2.88	T	7,847	306	559	547	0	C		

ATTACHMENT "C"

McMullen Booth Road Growth Rate Calculations

Historical AADT Volumes

Year	McMullen Booth Road north of Tampa Road	McMullen Booth Road south of Curlew Road	Total	Linear Trend
2010	35,705	60,238	95,943	91,665
2011	35,672	55,558	91,230	91,550
2012	33,607	50,400	84,007	91,434
2013	40,252	49,768	90,020	91,318
2014	38,934	57,035	95,969	91,202
Average Annual Growth Rate (2010 to 2014):				-0.1%

SOURCE

Pinellas County Traffic Count Maps (2010 ~ 2014)

ATTACHMENT "D"

HCM Unsignalized Intersection Capacity Analysis 100: McMullen Booth Road & Landmark Blvd/Project Driveway

Medical-Dental Office
PM Peak Hour Total Traffic

Movement	EBL	EBT	EBR	WBL	WBT	WBP	NBL	NET	NBF	SBL	SBT	SBR	
Lane Configurations	↔	↔	↔	↔	↔	↔	↔	↑↑↑	↔	↔	↑↑↑	↔	
Traffic Volume (veh/h)	0	0	0	0	0	44	0	2507	17	0	1847	0	
Future Volume (Veh/h)	0	0	0	0	0	44	0	2507	17	0	1847	0	
Sign Control		Stop			Stop			Free			Free		
Grade		0%			0%			0%			0%		
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	
Hourly flow rate (vph)	0	0	0	0	0	46	0	2639	18	0	1944	0	
Federstrans													
Lane Width (ft)													
Walking Speed (ft/s)													
Percent Blockage													
Right turn flare (veh)													
Median type								Raised			Raised		
Median storage (veh)								1			1		
Upstream signal (ft)													
pX, platoon unblocked													
vC, conflicting volume	2870	4601	648	3296	4592	889	1944			2657			
vC1, stage 1 conf vol	1944	1944		2648	2648								
vC2, stage 2 conf vol	926	2657		648	1944								
vCu, unblocked vol	2870	4601	648	3296	4592	889	1944			2657			
tC, single (s)	7.5	6.5	6.9	7.5	6.5	6.9	4.1			4.1			
tC, 2 stage (s)	6.5	5.5		6.5	5.5								
tF (s)	3.5	4.0	3.3	3.5	4.0	3.3	2.2			2.2			
p0 queue free %	100	100	100	100	100	84	100			100			
cM capacity (veh/h)	51	31	418	21	32	290	306			161			
Direction, Lane #	EB 1	EB 2	WB 1	NB 1	NB 2	NB 3	NB 4	SB 1	SB 2	SB 3			
Volume Total	0	0	46	0	1056	1056	546	778	778	389			
Volume Left	0	0	0	0	0	0	0	0	0	0			
Volume Right	0	0	46	0	0	0	18	0	0	0			
cSH	1700	1700	290	1700	1700	1700	1700	1700	1700	1700			
Volume to Capacity	0.08	0.03	0.16	0.00	0.62	0.62	0.32	0.46	0.46	0.23			
Queue Length 95th (ft)	0	0	14	0	0	0	0	0	0	0			
Control Delay (s)	0.0	0.0	19.7	0.0	0.0	0.0	0.0	0.0	0.0	0.0			
Lane LOS	A	A	C										
Approach Delay (s)	0.0		19.7	0.0				0.0					
Approach LOS	A		C										
Intersection Summary													
Average Delay			0.2										
Intersection Capacity Utilization			58.8%	ICU Level of Service						B			
Analysis Period (min)			15										

ATTACHMENT "E"

MEDICAL - DENTAL OFFICE; McMULLEN BOOTH ROAD

Right-Turn Lane Warrant Evaluation

Location: Project Driveway Connection to McMullen Booth Road

AM Peak Hour

Right Turn Volume: 33 vph

Warrant Threshold: 55 vph (50 mph)

PM Peak Hour

Right Turn Volume: 17 vph

Warrant Threshold: 55 vph (50 mph)

RESULT >>> NOT WARRANTED

RESULT >>> NOT WARRANTED

7.2

WHEN SHOULD WE BUILD RIGHT TURN LANES?

Exhibit 44
Recommended Guidelines
for Exclusive Right Turn
Lanes to Unsignalized¹
Driveway

Roadway Posted Speed Limit	Number of Right Turns Per Hour
45 mph or less	80-125 (see note 1)
Over 45 mph	35-55 (see note 2)

¹May not be appropriate for signalized locations where signal phasing plays an important role in determining the need for right turn lanes.

1. The lower threshold of 80 right turn vehicles per hour would be most used for higher volume (greater than 600 vehicles per hour, per lane in one direction on the major roadway) or two-lane roads where lateral movement is restricted. The 125 right turn vehicles per hour upper threshold would be most appropriate on lower volume roadways, multilane highways, or driveways with a large entry radius (50 feet or greater).
2. The lower threshold of 35 right turn vehicles per hour would be most appropriately used on higher volume two-lane roadways where lateral movement is restricted. The 55 right turn vehicles per hour upper threshold would be most appropriate on lower volume roadways, multilane highways, or driveways with large entry radius (50 feet or greater).

Note: A posted speed limit of 45 mph may be used with these thresholds if the operating speeds are known to be over 45 mph during the time of peak right turn demand.

Note on Traffic projections: Projecting turning volumes is, at best, a knowledgeable estimate. Keep this in mind especially if the projections of right turns are close to meeting the guidelines. In that case, consider requiring the turn lane.

vll

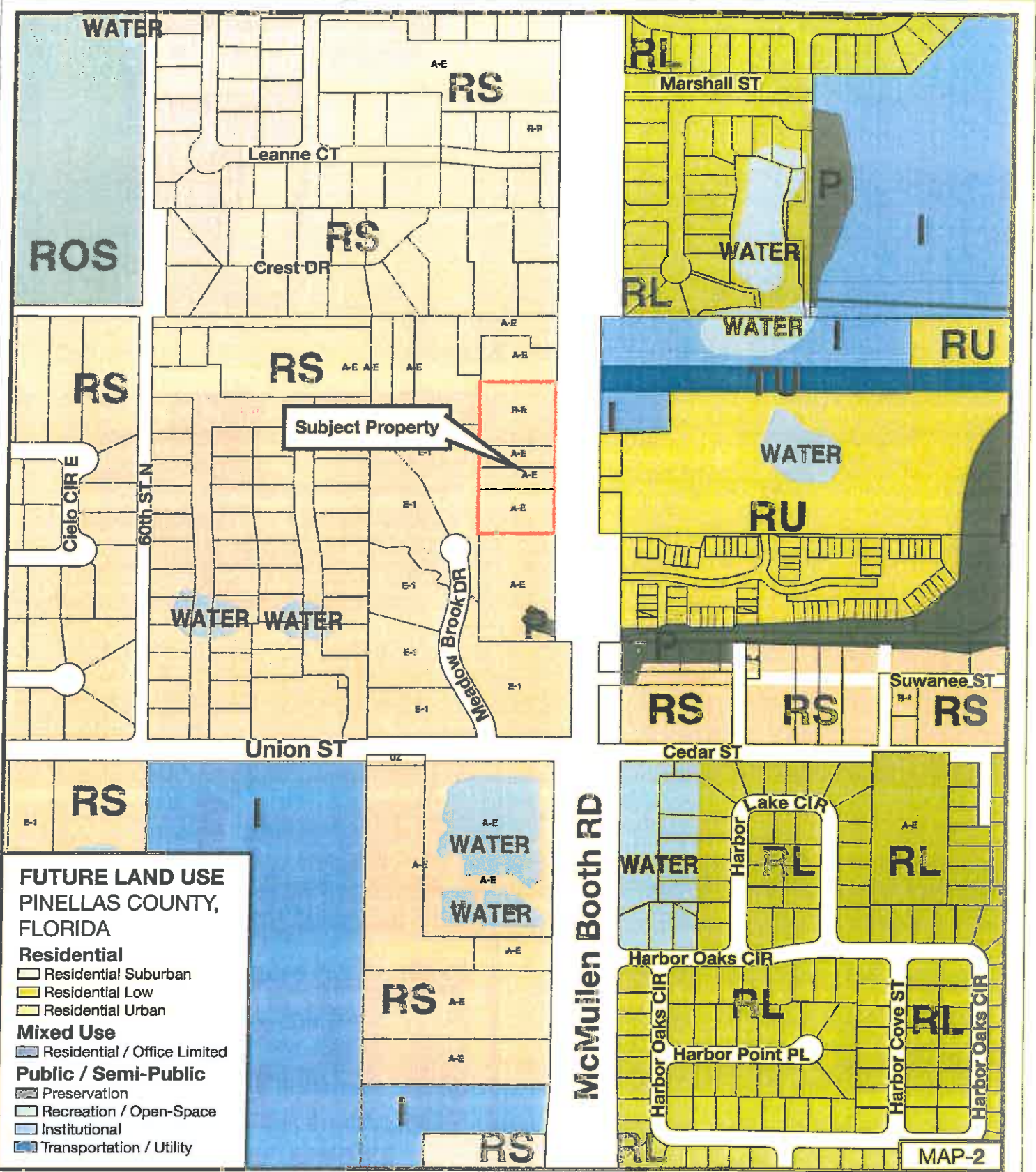
**PINELLAS COUNTY PLAN AMENDMENTS ON MCMULLEN BOOTH ROAD
CASES SIMILARLY SITUATED AS MCMULLEN BOOTH OFFICE**

Case #	From Plan Category (County)	To Plan Category (County)	Acres	Proposed Use	County Staff Recomm.	LPA Date Decision	BCC Date Decision	Conditions	PPC Date Decision	CPA Date Decision
Z/LU 12-5-16	R/OS	Institutional	2.0 ac	Medical Offices	Denial	9-15-16		With CO for 0.2 FAR & Medical Offices only		
Z/LU 34-12-15 CW 16-9	Residential Rural	Institutional	2.5 ac	Assisted Living Facility- 60 beds	Approval	12-10-15 Approval	2-23-16 Approval	With CO for maximum 60 beds	4-13-16 Approval 11-0	5-10-16 Approval 6-0 Welch absent
Z/LU 30-11-15 CW 16-7	Residential Suburban	Institutional	4.2 ac	Assisted Living Facility- 64 beds	Approval	11-12-15 Approval	12-15-15 Approval	With CO for maximum 64 beds	2-10-16 Approval 11-0	3-15-16 Approval 7-0
Z/LU 11-5-15 CW 15-15	Residential Suburban	Institutional	2.4 ac	Assisted Living Facility- 60 beds	Approval	6-11-15 Approval	7-21-15 Approval	Parking Reduction, Variance to separation	9-9-15 Approval 11-0	10-6-15 Approval 6-0 Seel absent

Notes:

1. Data for Cases based on review of Pinellas County Planning Department Records, Agendas and Minutes, and the PPC & CPA Records, Agendas and Minutes from 2009 to 2016.
2. Cases Z/LU 34-12-15 and Z/LU 30-11-15 requested and the County Commission approved the applications with a Conditional Overlay (CO) to limit the number of beds.
3. Case Z/LU 11-5-15 requested and the County Commission approved a parking reduction and a variance from the required separation from another Assisted Living Facility. Additionally, the approval added a condition that no drug rehabilitation or mental health services will be allowed at the facility.

July 12, 2016



Z/LU-34-12-15

Zoning From: A-From: A-E, Agricultural Estate Residential & R-R, Rural Residential
 To: IL-CO, Institutional Limited - Conditional Overlay

Land Use From: Residential Suburban
 To: Institutional

Conditional Overlay limiting the use of the property to an assisted living facility with a maximum of 60 beds, inclusive of services defined by the State as independent living, assisted living care, skilled nursing care, extended congregate care, long-term care and/or memory care, and including rehabilitative and physician support services for occupants of the 60 beds of the facility; provided, however, that no such services shall be provided for external patients who are not occupants of the 60 beds of the facility.

Parcel I.D. 33/28/16/00000/330/0400, 0500, 0510 & 0600
 Prepared by: Pinellas County Planning Department October 2015





MAP-3

Z/LU-34-12-15

Zoning From: A-From: A-E, Agricultural Estate Residential & R-R, Rural Residential
 To: IL-CO, Institutional Limited - Conditional Overlay

Land Use From: Residential Suburban
 To: Institutional

Conditional Overlay limiting the use of the property to an assisted living facility with a maximum of 60 beds, inclusive of services defined by the State as independent living, assisted living care, skilled nursing care, extended congregate care, long-term care and/or memory care, and including rehabilitative and physician support services for occupants of the 60 beds of the facility; provided, however, that no such services shall be provided for external patients who are not occupants of the 60 beds of the facility.

Parcel I.D. 33/28/16/00000/330/0400, 0500, 0510 & 0600
 Prepared by: Pinellas County Planning Department October 2015






**FUTURE LAND USE
PINELLAS COUNTY,
FLORIDA**


- Residential**
- Residential Rural
- Public / Semi-Public**
- Preservation
 - Recreation / Open-Space
 - Institutional

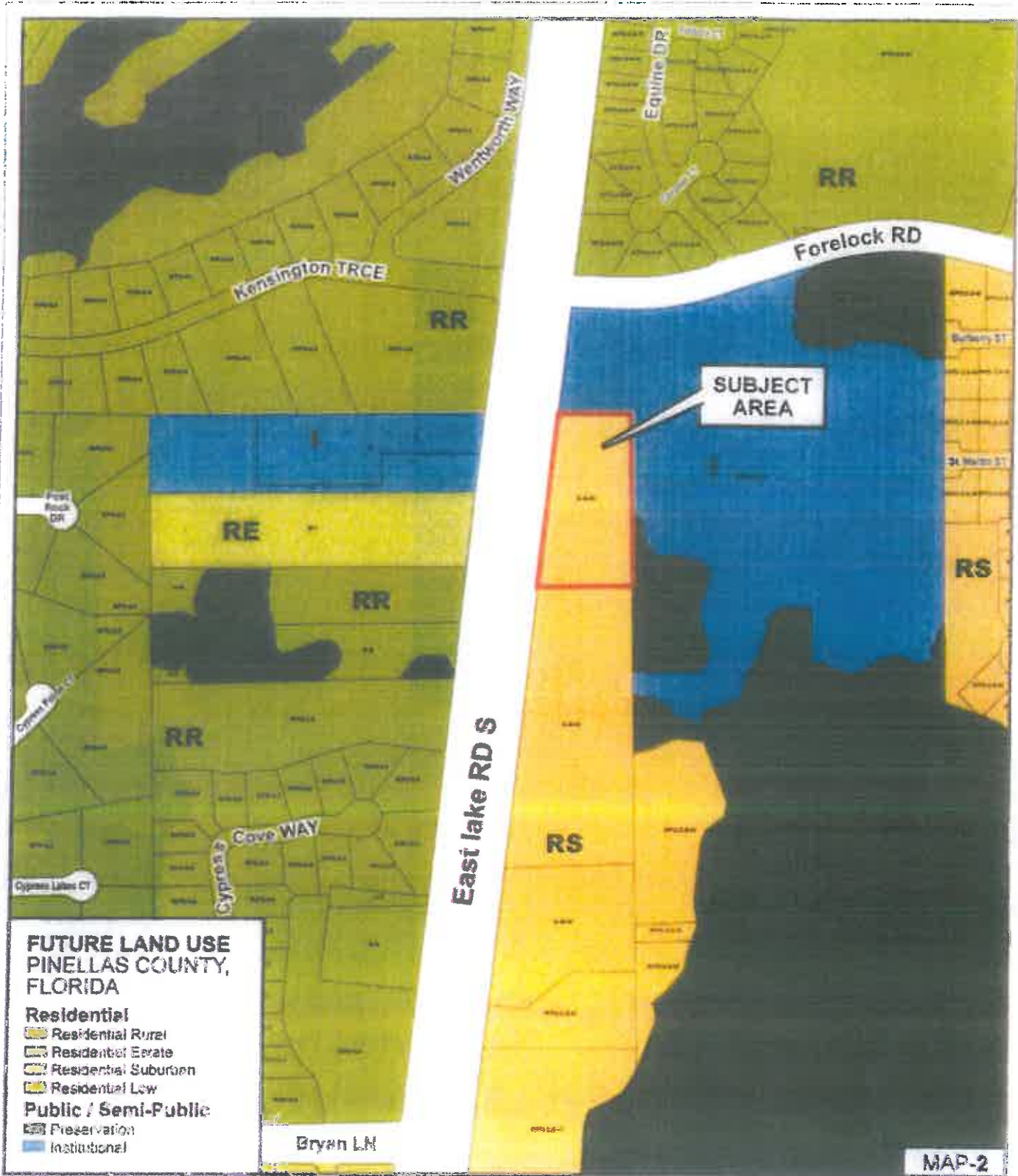
MAP-2

Z/LU-30-11-15	Zoning	From: RPD-0.5-W, Residential Planned Development, 0.5 unit per acre-Wellhead Protection Overlay To: IL-CO-W, Institutional Limited - Conditional Overlay - Wellhead Protection Overlay	With a Conditional Overlay restricting the use of the property to an assisted living/memory care facility, limiting the maximum number of beds to 64 and limiting the building to one story at a maximum height of 30 feet.
	Land Use	From: Residential Rural To: Institutional	
Parcel I.D. 10/27/16/29303/000/0010 & 0120 Prepared by: Pinellas County Planning Department September 2015			



MAP-3

<p>Z/LU-30-11-15</p>	<p>Zoning From: RPD-0.5-W, Residential Planned Development, 0.5 unit per acre-Wellhead Protection Overlay To: IL-CO-W, Institutional Limited - Conditional Overlay - Wellhead Protection Overlay</p> <p>Land Use From: Residential Rural To: Institutional</p>	<p>With a Conditional Overlay restricting the use of the property to an assisted living/memory care facility, limiting the maximum number of beds to 64 and limiting the building to one story at a maximum height of 30 feet.</p>	
<p>Parcel I.D. 10/27/16/29303/000/0010 & 0120 Prepared by: Pinellas County Planning Department September 2015</p>			




Z/LU-11-5-15	Zoning:	From: A-C-W Agricultural Estate Residential Medium Protection Overlay
	Land Use:	To: Institutional Limited- Medium Protection Overlay (10 acres and more)
	From: P-100 Preservation Conservation- Medium Protection Overlay (0.69 acres)	From: P-100 Preservation Conservation- Medium Protection Overlay (0.69 acres)
		To: Institutional Limited- Low Density Residential (10 acres)

And a variance to be located approximately 200 feet away from an existing existing living facility above a driveway of 200 feet is required and a variance to allow one parking space per four beds where one parking space per ten is required with the condition of the proposed building must be used for a day health or a mental health home.

Parcel I.D. 15/2716/00000-020 (11/05)

Prepared by: Pinellas County Planning Department May 2015





MAP-3

Z/LU-11-5-15	Zoning	From: A-E-W, Agricultural Estate Residential-Wellhead Protection Overlay
		To: IL-W, Institutional Limited- Wellhead Protection Overlay (1.6 acres) and P/C-W, Preservation Conservation- Wellhead Protection Overlay (0.84 acre)
	Land Use	From: Residential Suburban
		To: Institutional (1.6 ac.) and Preservation (0.84 ac.)

And a variance to be located approximately 505 feet away from an existing Assisted Living Facility where a distance of 1,200 feet is required and a variance to allow one parking space per three beds where one parking space per bed is required with the condition of the proposed building not to be used as a drug rehab or a mental health facility.

Parcel ID: 15/27/16/00000/320/0100
 Prepared by: Pinellas County Planning Department May 2015



V III

VIII. CONSISTENCY WITH THE LDC & COMPREHENSIVE PLAN

PLANNING TO STAY ELEMENT

Sustain a Quality Urban Community and Promote Strong Neighborhoods and Diverse Housing Opportunities

Principle 5: Pinellas County recognizes that successful neighborhoods are central to the quality of life in Pinellas County. Therefore, redevelopment and urban infill should not compromise the integrity and viability of existing residential neighborhoods.

Analysis: The proposed Institutional plan category and PSP zoning district are very limited in both the type of allowable uses and the intensity of use. Additionally, the Applicant has agreed to further limit the site to solely medical clinic use and a maximum FAR of 0.2. Both the characteristics of the proposed medical clinic and the very low intensity of the development will ensure that it is compatible with the existing multifamily developments on the west side of McMullen Booth Road. The proposed medical clinic will also positively contribute to the mixed use area by providing a medical clinic conveniently located for the community.

Maintain a Competitive Edge by Promoting a Sustainable Economy

Principle 2: Achieving a sustainable community and the quality of life desired by the County's citizens is dependent upon continued growth in both the size and quality of the local economy. In order to attain this level of economic growth, Pinellas County will take steps to retain and recruit clean and green industries and businesses that provide high-wage jobs that bring money into the local economy from outside the County.

Analysis: The proposed plan amendment and rezoning will allow an established periodontist to expand his business and remain in Pinellas County serving its citizens. Additionally, the proposed medical business employs dentists, periodontists and professional support staff whose wages reflect their high level of education, training and expertise. The approval of this plan amendment and rezoning is consistent with the County's principle to continue to grow its local economy.

FUTURE LAND USE AND QUALITY COMMUNITIES ELEMENT

Goal One: The pattern of land use in Pinellas County shall provide a variety of urban environments to meet the needs of a diverse population and the local economy, conserve and limit demands on natural and economic resources to ensure sustainable built and natural environments, be in the overall public interest, and effectively serve the community and environmental needs of the population.

Objective 1.2: Establish development regulations that respond to the challenges of a mature urban county with established communities that are experiencing infill development and redevelopment activity.

Policy 1.2.4: Recognizing that successful neighborhoods are central to the quality of life in Pinellas County, redevelopment and urban infill development should be compatible with and support the integrity and viability of existing residential neighborhoods.

Analysis: This plan amendment and rezoning request represents an urban infill project and due to the low scale of the Institutional Plan category and the PSP Zoning district as well as the significant separation of this use from residential uses, the development will be consistent and compatible with the residential and commercial development along this segment of McMullen Booth Road.

Objective 1.10: The scenic/ non-commercial corridor policies adopted in the Comprehensive Plan shall continue to be enforced to preserve the scenic/non-commercial designations approved by resolution by the Board of County Commissioners for specific transportation corridors, and to protect their traffic carrying capacity.

Policy 1.10.1: Land uses along designated scenic/ non-commercial corridors shall be managed to protect the traffic carrying capacity and the scenic nature of these developments.

Analysis: McMullen Booth Road is currently operating at Level of Service (LOS) C which is better than the County's adopted LOS D. The medical clinic proposed on this site will be restricted to a maximum FAR of 0.20. The trip generation for the site has been estimated by two methods: **Table 2** calculates the trips based on the ITE Handbook; **Table 3** calculated the trips based on the *Countywide Rules*.

Table 2
McMullen Booth Plan Amendment & Rezoning Site
ITE Handbook- Estimated Trip Generation

Use	ITE Code	Weekday Trip Rate	ADT	% of Current McMullen Booth Rd. Trips
Existing Recreational/ Open Space				
• Tennis Courts (assumes 4 courts)	490	31.04/ court	124 trips	0.2%
• Racquet/ Tennis Club (assumes 4,000 sf)	491	14.03/ 1,000 sf	56 trips	0.1%
• Health/ Fitness Club (assumes 8,000 sf)	492	32.93/ 1,000 sf	263 trips	0.4%
Proposed Use- Medical Clinic	720	36.13/ 1,000 sf	289 trips	0.5%

Table 2 Notes:

1. The Trip generation rates are based on *Trip Generation*, an ITE Informational Report, 8th Edition.
2. The Table reflects Recreational uses that will fit on the site and for which ADT rates are available in *Trip Generation*. It should be noted that use of the weekday trip rate most likely underestimates the amount of traffic to be generated since the peak period for these uses will be the weekend.
3. The proposed medical clinic is assumed to be 8,000 square feet.
4. The current AADT for the segment of McMullen Booth adjacent to the site is 55,500 trips (Source: *Year 2040 Long Range Transportation Plan Traffic Forecast and Level of Service Analysis of Pinellas County*, Prepared by Pinellas Metropolitan Planning Organization, December, 2015).

Table 3
McMullen Booth Plan Amendment & Rezoning Site
Countywide Rules- Estimated Trip Generation

Plan Category	Trip Rate	ADT	% of Current Trips
Existing Recreational/ Open Space Plan Category	3 trips/ acre	6 trips	≤ 0.1%
Proposed I Plan Category (PSP in Countywide Rules)	173 trips/ acre	346 trips	0.6%
Difference- <u>Increase</u> or (Decrease)		<u>340 trips</u>	<u>0.6%</u>

Table 3 Notes:

1. The Trip generation for both existing and proposed plan categories is based on the two acre size of the site.
2. The current AADT for the segment of McMullen Booth adjacent to the site is 55,500 trips (Source: *Year 2040 Long Range Transportation Plan Traffic Forecast and Level of Service Analysis of Pinellas County*, Prepared by Pinellas Metropolitan Planning Organization, December, 2015).

In both methods of analysis outlined above, the proposed project will generate new trips that are less than 1% of the current volume of McMullen Booth Road. It should also be noted that the MPO's LOS Analysis states that the V/C Ratio, (Volume to Capacity Ratio) for McMullen Booth Road is 0.513, meaning that the road is operating at 51% of its capacity with a substantial amount of available capacity. Due to the extremely small number of new trips from the project and the currently available capacity on McMullen Booth Road, the proposed plan amendment will protect the travel carrying capacity of McMullen Booth Road and the road is expected to remain at a LOS C.

It is recognized that due to the site's location on McMullen Booth Road, additional landscaping will be required along the road frontage consistent with the County's *LDC*. The Applicant will demonstrate compliance with this landscaping requirement at the time of site plan review.

Goal Four: Pinellas County shall work toward a land use pattern that can be supported by the available community and public facilities that would be required to serve that development.

Objective 4.1: The Pinellas County Concurrency Management System will insure the compatibility of all proposed development with the capacities of the existing and planned support facilities for which a level of service standard has been adopted in this plan.

Policy 4.1.1: The Concurrency Management System will ensure proposed development to be considered for approval shall be in conformance with existing and planned support facilities and that such facilities and services be available, at the adopted level of service standards, concurrent with the impacts of development.

Objective 4.2: The Concurrency Management System, applicable policies within the Pinellas County Comprehensive Plan, and the standards and the locational and use characteristics as set out in the Future Land Use Category Descriptions and rules of the Future Land Use and Quality Communities Element comprise the County's program in which development shall be coordinated with the availability of public and private utilities.

Policy 4.2.1: Land use location and intensity shall be accurately defined and monitored through the concurrency Management System, the Future Land Use and Quality Communities Element, including Policy 1.2.1, to ensure coordination with the availability of facilities and services.

Policy 4.2.2: Pinellas County's Land Development Regulations shall require developers to submit their proposed development plans to the affected public utilities, who will in turn submit to the County, prior to the County's issuance of development orders or building permits, a statement of their ability to serve the proposed development.

Objective 4.4: The Pinellas County Concurrency Management System shall insure that building permits and development orders for development of regional impact are not authorized unless the needed support facilities and services are available or such authorization is conditioned on the availability of the facilities and services necessary to serve that development at the time it is needed.

Policy 4.4.1: Pinellas County's Concurrency Management System shall include, as a minimum, level of service standards for roadways, potable water, sanitary sewer, solid waste, drainage and recreation and open space.

Analysis: Pinellas County maintains concurrency requirements for the following seven services: Roadways, Potable Water, Wastewater, Solid Waste, Stormwater, Recreation and Mass Transit. With regard to roadways, as described in detail in the Response to *Future Land Use and Quality Communities Element* Objective 1.10 and Policy 1.10.1 immediately above, the adopted LOS for McMullen Booth Road is C Average Daily. The current LOS for this road is C and will remain at C including the project's traffic. Therefore, the proposed amendment is consistent with these Goal, Objectives and Policies regarding Road Concurrency.

According to Ordinance 15-15, adopted by the Board of County Commissioners on March 24, 2015, the level of service for Potable Water, Wastewater, Solid Waste, Recreation and Mass Transit are at an acceptable level. With regard to Stormwater, concurrency is determined for each site at time of site plan review. It is recognized that the proposed plan amendment site must demonstrate this compliance at that time.

Therefore, in summary, the proposed plan amendment is consistent with these Goal, Objectives and Policies and the proposed plan amendment is concurrent for all services.

TRANSPORTATION ELEMENT

GOAL ONE: Provide for a safe, convenient, and energy efficient multimodal transportation system that serves to increase mobility, reduce the incidence of single-occupant vehicles, protect roadway capacity, reduce the contribution to air pollution from motorized vehicles and improve the quality of life for the citizens of Pinellas County.

Objective 1.1: All county and State roadways within Pinellas County, not including those identified in the Concurrency Management System as concurrency corridors (e.g., long term concurrency management, constrained and congestion containment corridors) shall operate at level of service C average daily/ D peak hour and a volume- to-capacity ratio of less than 0.9. Florida Intrastate Highway System (FIHS) facilities, with the exception of US Highway 19 for an interim period described in Policy 1.1.7 and roads funded through the Transportation Regional Incentive Program (TRIP) shall operate at a level of service that is consistent with Rule 14-94, F.A.C.

Policy 1.1.3: Pinellas County shall minimize the impacts of development on concurrency and management corridors through the implementation of land development restrictions and transportation management plan (TMP) strategies through the application of the Concurrency Management System.

Analysis: It is recognized that the County will review the project's access point on McMullen Booth Road during the site plan review process. It is also recognized that even though the adjacent roadway operates at an acceptable LOS C, the site is located within ½ mile of a constrained corridor, East Lake Road at Woodlands Parkway and, therefore, a Transportation Management Plan (TMP) will be established for the project to develop at the 0.20 FAR. The Applicant is committed to working with Pinellas County to develop an acceptable Transportation Management Plan during the site plan review process. Therefore, based on compliance with the TMP process, the proposed amendment is consistent with this Goal, Objective and Policy.

Objective 1.3: The Transportation Element shall be coordinated with the goals, objectives and policies of the Future Land Use and Quality Communities Element in guiding population distribution, economic growth, and the overall pattern of urban development.

Policy 1.3.1: Pinellas County shall coordinate decisions on Future Land Use Map (FLUM) amendments with the need to protect the traffic carrying capacity of roads designated as concurrency management corridors in the Concurrency Test Statement.

Analysis: The proposed amendment will continue to protect the traffic carrying capacity of McMullen Booth due to the small number of new trips and with development of a TMP. Please also see the detailed traffic analysis in the *Future Land Use and Quality Communities Element*, Response to Goal One, Objective 1.10 and Policy 1.10.1.

RECREATION, OPEN SPACE & CULTURE ELEMENT

Goal One: To administer outstanding countywide recreational, open space and environmental systems that provide, through acquisition, development and maintenance, sufficient resource-based regional parks and environmental lands that are environmentally sustainable, foster environmental stewardship, and enhance the County's economic vitality and the quality of life for residents and visitors.

Objective 1.1: Pinellas County shall continue to provide a system of regional resource- based County parks and environmental lands to adequately meet the needs of Pinellas county residents through the Year 2025.

Policy 1.1.1: Pinellas County shall maintain a minimum level of service standard of 14.0 acres of parks and environmental lands, in combination, for every 1,000 residents within the County through the Year 2025.

Analysis: According to this Element, the proposed plan amendment site is not a part of the County's regional resource-based parks or environmental lands. Additionally, in 2006, with the sale of this property to SWFWMD, the County determined that the site is not necessary to meet the recreational needs of the County. Therefore, this plan amendment will not have any effect on the County's ability to continue to provide regional resource- based parks and environmental lands and the amendment is consistent with this Goal, Objective and Policy.

Objective 1.5: In recognition of the limited amount of available open space remaining within the county, Pinellas County shall prohibit the conversion of dedicated recreation/ open space land uses, and encourage the retention of non-dedicated recreation/ open space land uses.

Policy 1.5.1: By December 2012, Pinellas County will evaluate whether additional policies, regulations, and/or incentives are required to support the retention of recreation/ open space land use designations on golf course properties, small parks and other similiarly designated privately-owned open space properties.

Analysis: With the exchange of this land in 2006 to SWFWMD, the County determined that this site is not part of the County's dedicated recreation/ open space land uses. Further, the site is not identified in this Element as contributing to any of the County's recreation facilities. The site's small size, lack of waterfront access and little to no recreational attractiveness reveals that the site has none of the characteristics generally associated with a valuable and useful recreational site. Therefore, the proposed plan amendment is consistent with this Goal, Objective and Policy.

POTABLE WATER SUPPLY, WASTEWATER & REUSE ELEMENT

Goal One: High quality and affordable potable water will be available to meet the existing and projected demands of Pinellas County utility customers.

Objective 1.1: Pinellas County shall continue to cooperate on a regional level to ensure that adequate and dependable supplies of potable water are available to meet existing and projected potable water demands, and shall coordinate the issuance of building permits and development orders with the availability of potable water. Policies 1.1.1 through 1.1.4 represent the adopted level of services standards for potable water systems serving Pinellas County.

Policy 1.1.6: Pinellas County will continue to utilize its Concurrency Management System and Groundwater Protection program as one means of linking land and water management, and assuring the availability and reliability of the potable water resource.

Analysis: As described in the *Future Land Use and Quality Communities Element*, Response to Goal 4, Objectives 4.1, 4.2, 4.4 and Policies 4.1.1, 4.2.2 and 4.4.1, there is available capacity of Potable Water to serve the site; and, therefore, this amendment is consistent with this Goal, Objective and Policy. Additionally, there is an existing water line in the McMullen Booth Road right-of-way available to serve the project. Please see the detailed Response in the *Future Land Use and Quality Communities Element* above.

Goal Two: Wastewater collection, treatment, reuse and disposal facilities are available to safely meet existing and future demands, in a manner that contributes to water conservation, and does not degrade the surrounding natural environment.

Objective 2.1: Pinellas County Utilities (PCU) shall provide the levels of service necessary for proper wastewater treatment, reuse and disposal in order to ensure the protection of its citizens and the environment and to provide adequate wastewater treatment capacity for all current and projected wastewater facility demands of Pinellas County Utility customers.

Policy 2.1.1: Wastewater flows associated with existing and permitted development cannot exceed the wastewater treatment plant's permitted design capacity.

Policy 2.1.3: Pinellas County will, for concurrency management purposes, annually compare wastewater flows to permitted treatment capacity to determine the percentage of available capacity and assess whether permitted treatment capacity exceeds the needs of existing and committed development. If available treatment capacity meets this standard development can be permitted.

Analysis: As described in the *Future Land Use and Quality Communities Element*, Response to Goal 4, Objectives 4.1, 4.2, 4.4 and Policies 4.1.1, 4.2.2 and 4.4.1, there is available capacity of Wastewater to serve the site; and, therefore, this amendment is consistent with this Goal, Objective and Policy. Additionally, there is an existing wastewater line in the McMullen Booth Road right-of-way available to serve the project. Please see the detailed Response in the *Future Land Use and Quality Communities Element* above.

SOLID WASTE AND RESOURCE RECOVERY ELEMENT

Goal Three: Regulate in the most economically feasible, cost-effective, and environmentally safe manner, the processing, source reduction, recycling and disposal of solid and hazardous waste in order to protect the public health and safety.

Objective 3.2: The County shall establish a level of service standard for disposal of refuse countywide.

Policy 3.2.1: the level of service standard shall be to dispose of 1.30 tons per person per year.

Analysis: As described in the *Future Land Use and Quality Communities Element*, Response to Goal 4, Objectives 4.1, 4.2, 4.4 and Policies 4.1.1, 4.2.2 and 4.4.1, there is available capacity of Solid Waste to serve the site; and, therefore, the proposed amendment is consistent with this Goal, Objective and Policy. Please see the detailed Response in the *Future Land Use and Quality Communities Element* above.

ECONOMIC ELEMENT

Goal One: To facilitate a strong and robust local economy that provides growth opportunities for existing businesses, attracts new high-wage primary employers and promotes a diverse range of industries through innovative, sustainable methods that, in a responsible manner, enhance the County's vitality and the quality of life for residents and visitors.

Objective 1.1: To strengthen the local economy by attracting 50,000 new high-wage primary jobs to Pinellas County by 2030.

Policy 1.1.1: Pinellas County will continue to actively recruit identified Target Industry businesses.

Policy 1.1.2: Particular emphasis will be placed on attracting and retaining businesses that specialize in innovation, research and development, as such organizations often serve as catalysts for creating new high-wage spin-off companies, and attracting complementary industries.

Objective 1.4: To achieve a business climate that promotes and supports local business retention, expansion and diversity.

Policy 1.4.2: Pinellas County will support and encourage a diversified local economy that is less susceptible to economic downturns and the fluctuations of a particular industry.

Policy 1.4.3: Pinellas County will encourage exports to outside of Pinellas County and internationally.

Analysis: The proposed amendment will allow an existing periodontist business to expand and remain in Pinellas County, thus contributing to the strengthening of the local economy. Additionally, the proposed business can be considered as one of the Target Industry Businesses in the sector of Life Sciences/ Medical Technologies since the business has developed advanced surgical procedures and computer guided surgery for periodontal issues. The Applicant, Dr. Michael Pikos, has pioneered computer guided surgery and has been teaching advance surgical procedures to other implant dentists from all 50 states and 43 countries since 1990. Therefore, the proposed amendment will allow the retention and expansion of a business that will continue to positively contribute to the community and is consistent with these Goal, Objectives and Policies.

(1) Impacts on the flood plain and how the impact will be mitigated.

Response: The site is not located within a flood zone or within the flood plain and therefore, no impacts are expected. However, the applicant is aware that the Lake Tarpon Canal in close proximity to the site is within the flood plain. The design of the site will comply with the applicable County regulations regarding the flood plain when construction plans are developed.