



PPC Meeting  
February 10, 2016

*Agenda Item*  
*III.B.2*

Attachment 1  
Council Staff  
Analysis  
Case - CW 16-6

**Relevant Countywide Considerations:**

- 1) **Consistency with the Countywide Plan and Rules** – The proposed amendment is submitted by Pinellas County and seeks to reclassify a parcel totaling 0.2 acres. The proposed amendment is from Residential Low Medium (RLM) to Office (O).

The site is on the south side of Tampa Road, 160 feet west of the intersection of Tampa Road and County Road 1.

The current RLM category is used to depict areas that are primarily well-suited for suburban, low density or moderately dense residential uses at a maximum density of 10 dwelling units per acre. The proposed Office category is used to depict areas that are developed, or appropriate to be developed, with office uses, low-impact employment uses, and residential uses (subject to an acreage threshold), in areas characterized by a transition between residential and commercial uses and in areas well-suited for community-scale residential/office mixed-use development.

The area is characterized single family homes (further to the west) and small office uses, with many of these being converted from single family homes. The lot to the east is vacant, and across Tampa Road is an electric substation.

This amendment can be deemed consistent with this Relevant Countywide Consideration.

- 2) **Adopted Roadway Level of Service (LOS) Standard** – The amendment area is not located on roadway operating at an LOS of “F.” The difference in expected traffic generated between the existing and the proposed categories is an increase of approximately seven vehicle trips per day (20 for the RLM category vs. 27 for Office).

Therefore, the proposed amendment can be deemed consistent with this Relevant Countywide Consideration.

- 3) **Location on a Scenic/Noncommercial Corridor (SNCC)** – The amendment area is located on Tampa Road, which is designated as a Primary SNCC, with this portion of the corridor having a subclassification of “Residential.” The intent and purpose of the SNCC designation is to guide the preservation and enhancement of scenic qualities, to ensure the integrity of the Countywide Plan, and to maintain and enhance the traffic operation of these significant roadway corridors in Pinellas County. The classification extends for 500 feet from the edge of the right-of-way.

The principal objectives of SNCC designations are:

- *To preserve and enhance scenic qualities found along these corridors and to foster community awareness of the scenic nature of these corridors;*
- *To encourage superior community design and enhanced landscape treatment, both outside of and within the public right-of-way;*
- *To encourage land uses along these corridors that contribute to an integrated, well planned and visually pleasing development pattern while discouraging the proliferation of commercial, office, industrial or intense residential development beyond areas specifically designated for such uses on the Future Land Use Plan;*
- *To assist in maintaining the traffic operation of roadways within these corridors through land use type and density/intensity controls, and by conformance to access management regulations by selective transit route location, and by the development of integrated and safe pedestrian and bicycle access systems;*
- *To encourage design standards identified within the “Pinellas County Countywide Scenic/Non-Commercial Corridor Master Plan” through the adoption of local ordinances and regulations consistent with those standards set forth within the Master Plan.*

The Countywide Rules indicate that the requested Office category is not considered to be potentially consistent with the “Residential” subclassification, and would either need to be changed to a Mixed-Use subclassification, or an exception be granted to this concurrent change. Section 6.5.4.1.3.B states that the categories as applied to the site must be consistent with the character, intensity, and scale of the uses permitted, other Countywide Plan Map categories in the area, adjoining existing uses, and the need for and service area of use.

In this case the size and configuration of the site is de minimus in relationship to the frontage and length on the SNCC, and is consistent in relationship to the surrounding existing Countywide Plan Map designations.

The application of these categories to the subject area can be deemed consistent with this section given the use of the property for office purposes and its relationship to adjacent residential and office uses along the corridor.

- 4) **Coastal High Hazard Areas (CHHA)** – The amendment area is not located in a CHHA, so those policies are not applicable.
- 5) **Designated Development/Redevelopment Areas** – The amendment area is not located in, nor does it impact a designated development or redevelopment area.
- 6) **Adjacent to or Impacting an Adjoining Jurisdiction or Public Educational Facility** – The amendment area is not adjacent to another jurisdiction or educational facility.

Therefore, this request can be considered consistent with these Relevant Countywide Considerations.

**Conclusion:**

***On balance, it can be concluded that the requested amendment from Residential Low Medium to Office is deemed consistent with the Relevant Countywide Considerations found in the Countywide Rules.***