

## I. AMENDMENT INFORMATION

From: Residential Low Medium (RLM)

To: Residential Medium (RM)

Area: 4.9 acres m.o.l.

Location: 13101 South Belcher Road, Largo (Pinellas County Jurisdiction)

## II. RECOMMENDATION

Council recommend to the Countywide Planning Authority that the proposed map amendment to RM be approved.

## III. BACKGROUND

This proposed amendment has been submitted by Pinellas County and seeks to reclassify an area totaling 4.9 acres from RLM (allowing 10 residential dwelling units per acre, or upa) to RM (allowing up to 15 upa).

The subject amendment area includes a single family residence and is proposed to be redeveloped with an affordable housing complex. Under the Countywide Rules the site could be developed with up to 74 units, not including any affordable housing bonus. Under Pinellas County rules the site is limited to 61 units, not including an affordable housing bonus. With a 50% bonus as proposed the total site development potential is 92 units.

## IV. FINDINGS

**Staff submits the following findings in support of the recommendation for approval:**

- A. The proposed amendment to RM recognizes the proposed use of the site and is consistent with the criteria for utilization of these categories; and
- B. The proposed amendment either does not involve, or will not significantly impact, the remaining relevant countywide considerations.

**Please see accompanying attachments and documents in explanation and support of the findings.**

***PPC Action:*** *The Council recommended approval of the amendment from Residential Low Medium to Residential Medium (vote 12-0).*

***CPA Action:***

**In consideration of and based upon a balanced legislative determination of the Relevant Countywide Considerations, as they relate to the overall purpose and integrity of the Countywide Plan, it is recommended that the proposed Residential Medium Countywide Plan Map category be approved.**

**V. PLANNERS ADVISORY COMMITTEE**

At the Planners Advisory Committee meeting on January 4, 2016, the members discussed and recommended approval of staff recommendation (vote 15-0).

**VI. LIST OF MAPS & ATTACHMENTS**

- Map 1      Location
- Map 2      Current Countywide Plan & Jurisdiction Map
- Map 3      Aerial
- Map 4      Current Countywide Plan Map
- Map 5      Proposed Countywide Plan Map
- Map 6      Scenic/Noncommercial Corridor Map

- Attachment 1    Council Staff Analysis
- Attachment 2    Draft Planners Advisory Committee Summary Action Sheet

**VII. SUPPORT DOCUMENTS – available only at [www.pinellasplanningcouncil.org](http://www.pinellasplanningcouncil.org) (see January 2016 Agenda and then click on corresponding case number).**

- Support Document 1    Disclosure of Interest Form
- Support Document 2    Local Government Application

**VIII. MEETING DATES**

- Planners Advisory Committee, January 4, 2016 at 1:30 p.m.
- Pinellas Planning Council, January 13, 2016 at 3:00 p.m.
- Countywide Planning Authority, February 9, 2016 at 9:30 a.m.