



PPC Meeting
April 13, 2016

Agenda Item
III.B.4

Attachment 1
Council Staff
Analysis
Case - CW 16-10

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 9.4 acres. The proposed amendment is from Residential Very Low (RVL) to Public/Semi-Public (P/SP).

The Public/Semi-Public category is used to recognize institutional and transportation/utility uses that serve the community or region, and which are consistent with the need, character, and scale of such uses relative to the surrounding uses, transportation facilities, and natural resource features. Pinellas County is proposing to apply their conditional overlay to this site so as to restrict the proposed school to a maximum of 400 students, as well as to apply other site restrictions. Additionally, this parcel has good access to major transportation facilities, as the property fronts on Keystone Road, an arterial roadway.

The current RVL category is primarily used to recognize residential uses up to one unit per acre. The category is mainly intended for areas that are in a rural or large lot, very low density residential nature.

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

- 2) **Adopted Roadway Level of Service (LOS) Standard** – The amendment area is located on roadway operating at an LOS of “C,” Keystone Road. Traffic generated by the proposed amendment indicates a significant increase in daily trips (56 for RVL vs. 1072 for P/SP with the use proposed classified as an educational use), but will not result in a reduction of LOS to below the standard of “D”. The difference in expected traffic generated between the existing and the proposed categories is an increase of approximately 1015 vehicle trips per day.

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 Keystone Road, which is designated as a Primary SNCC, with this portion of the corridor having a subclassification of “Rural/Open Space.” 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 Countywide Plan Map;*
- *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/Noncommercial Corridor Master Plan” through the adoption of local ordinances and regulations consistent with those standards set forth within the Master Plan.*

The Countywide Rules state that the requested Public/Semi-Public category is not considered compatible with the “Rural/Open Space” subclassification, unless a specific finding to the contrary is made in accordance with section 6.5.4.1.3 B. In these cases, the PPC and Countywide Planning Authority (CPA) can grant exceptions to the otherwise necessary change to the subclassification that would be needed if the amendment were to be approved. The subclassification that would allow this amendment is “Residential,” however this would not be an appropriate action in this case along Keystone Road, so therefore an exception will be considered below.

Section 6.5.4.1.3 B reads as follows:

The PPC and CPA shall have the authority to grant exceptions to the concurrent change to the Corridor Subclassification, as reflected on Submap No. 1, upon approval of an amendment to the Countywide Plan Map adjacent to a Scenic/Noncommercial Corridor, based upon a finding that:

1. The size and configuration of the amendment is de minimus in relationship to its frontage on the affected Scenic/Noncommercial Corridor; or
2. The size and configuration of the amendment is de minimus in relationship to the length of the affected Scenic/Noncommercial Corridor; or
3. The size and location of the amendment is consistent in relationship to the surrounding existing Countywide Plan Map designations.

The size and shape of the parcel are in relative proportion to the frontage along Keystone Road. In other words, the amendment parcel’s frontage is not excessive as compared to the overall size of the amendment area.

Relative to the length of the corridor, the amendment area is insignificant. This portion of the SNCC extends from East Lake Road to the Hillsborough County Line and there are two other areas that are designed P/SP along this segment of roadway. However, the requested amendment should not cause the corridor to be changed from its rural and open space character.

- 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 to a public 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 Very Low to Public/Semi-Public is deemed consistent with the Relevant Countywide Considerations found in the Countywide Rules.