



PPC Meeting  
October 14, 2015

*Agenda Item*  
*III.B.2*

Attachment 1  
Council Staff  
Analysis  
Case - CW 15-16

**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 5.0 acres. The proposed amendment is from Residential Very Low (RVL) to Public/Semi-Public (4.1 acres) and Preservation (0.9 acres).

The Public/Semi-Public category, proposed for 4.1 acres of the parcel, 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. Additionally, the category as applied to this site and proposed use allows up to 157 beds (residential equivalent use) for uses such as an Adult Living Facility (ALF). Pinellas County has submitted a development agreement with the application that restricts the total number of beds to 80, and does not allow for clients needing drug rehabilitation or mental health services. 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, which would allow up to 13 residential equivalent beds. The category is mainly intended for areas that are in a rural or large lot, very low density residential nature. Again, it would allow an ALF, but at a significantly fewer number of beds than what is being requested.

The proposed Preservation category is used to depict those areas of the county that are now characterized, or appropriate to be characterized, as a natural resource feature worthy of preservation; and to recognize the significance of preserving such major environmental features and their ecological functions. There is a wetland area on the southern portion of the parcel that does not appear on the current Countywide Plan Map and would be recognized in this amendment. At a later date, when a site plan is submitted, a more specific determination will be made as to the boundaries of this wetland. At that time, we have asked Pinellas County staff to submit a Preservation boundary area adjustment.

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 a roadway operating at an LOS of “C,” Keystone Road. Additionally, traffic generated by the proposed amendment indicates a small increase in daily trips (25 for RVL vs. 275 for P/SP and P with the use proposed) and will not result in a significant negative impact to the

existing LOS. The difference in expected traffic generated between the existing and the proposed categories is an increase of approximately 250 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 (approximately three miles in length) and there are only two other small areas that are designed P/SP along this segment of roadway. Therefore, the requested amendment should not cause the corridor to be changed from its rural and open space character.

Lastly, the use is considered to be a residential type use (i.e., a "residential equivalent" use) that is consistent with the other residential uses in the area. In addition, due to the fact that the size of the facility is being restricted to 80 beds it should be considered consistent in relationship to the current Countywide Plan Map designations, which are RVL and Preservation.

- 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 and Preservation, along with the accompanying development agreement, is deemed consistent with the Relevant Countywide Considerations found in the Countywide Rules.***