

October 11, 2017

6B1. Case CW 17- 8 – Pinellas County



SUMMARY

From: Residential Low Medium
To: Public/Semi-Public
Area: 1.75 acres m.o.l.
Location: 10476 131st Street North

This proposed amendment is submitted by Pinellas County and seeks to amend a property totaling approximately 1.75 acres from Residential Low Medium category (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) to Public/Semi-Public (intended to recognize institutional and transportation/utility uses that serve the community or region, especially larger facilities having acreage exceeding the thresholds established in other plan categories, and which are consistent with the need, character, and scale of such uses relative to the surrounding uses, transportation facilities, and natural resource features). This amendment qualifies as a Type A subthreshold amendment because it is less than ten acres in size and meets the balancing criteria.

The subject property has an existing structure that is being used as an assisted living facility (ALF). The owner wishes to expand the number of beds in the existing ALF. The ALF contains 24 beds and the proposed amendment would allow for 65 beds. If approved, this amendment will be consistent with the Pinellas County Comprehensive Plan.

FINDINGS

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

- A. The Public/Semi-Public category recognizes the proposed use of the site, and is consistent with the criteria for utilization of this category.
- 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 these findings.

LIST OF MAPS & ATTACHMENTS:

Map 1	Locator Map
Map 2	Site Map
Map 3	Aerial Map
Map 4	Current Countywide Plan Map
Map 5	Proposed Countywide Plan Map

MEETING DATES:

Planners Advisory Committee, September 5, 2017 at 1:30 p.m.

Forward Pinellas, October 11, 2017 at 1:00 p.m.

Countywide Planning Authority, November 28, 2017 at 6:00 p.m.

ACTION: Board, in its role as the Pinellas Planning Council, to recommend approval or denial of the requested amendment to the Countywide Planning Authority.

STAFF RECOMMENDATION: The staff recommends to the board that it recommend approval of the requested amendment.

ADVISORY COMMITTEE RECOMMENDATION(S): The Planners Advisory Committee met on September 5, 2017 and voted 5-0 to approve this amendment.

FORWARD PINELLAS BOARD RECOMMENDATION: The Board met on October 11, 2017 and voted 12-0 to recommend approval of this amendment.