



PPC Meeting
October 14, 2015

Agenda Item
III.B.2

Case - CW 15-16
Pinellas County

I. AMENDMENT INFORMATION

From: Residential Very Low (RVL)

To: Public/Semi-Public (P/SP) and Preservation (P)

Area: 5.0 acres m.o.l.

Location: South side of Keystone Rd., 1,960 ft east of East Lake Rd. in the unincorporated East Lake Tarpon area (Pinellas County Jurisdiction)

II. RECOMMENDATION

Council recommend to the Countywide Planning Authority that the proposed map amendment to Public/Semi-Public and Preservation, along with the accompanying development agreement, be approved.

Separately and in addition, it is recommended that Pinellas County give special consideration to the improvement of the site with respect to the buffering and landscaping guidelines of the Scenic/Noncommercial Corridor Master Plan.

III. BACKGROUND

This proposed amendment is submitted by Pinellas County and seeks to reclassify a 5.0 acre property from Residential Very Low to Public/Semi-Public (4.1 acres) and Preservation (0.9 acres).

The site is vacant and the applicant proposes to develop an 80 bed assisted living facility. The Countywide Rules would allow up to 157 beds; however, Pinellas County is entering into a development agreement with the applicant that would restrict the use to 80 beds, as well as prohibiting the offering of drug rehabilitation and mental health services.

IV. FINDINGS

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

- A. The Public/Semi-Public and Preservation categories recognize the proposed use of the site and are consistent with the criteria for utilization of these categories;
- B. The amendment is not adjacent to a roadway segment operating at a LOS "F;"
- C. The amendment is adjacent to and consistent with a Scenic/Noncommercial Corridor;
- D. The amendment is not adjacent to a public school; and
- E. The proposed amendment either does not involve, or will not significantly impact, the remaining relevant countywide considerations.

PPC Action: *The Council recommended approval of the amendment as noted above (vote 9-0).*

CPA Action:

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

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 Public/Semi-Public and Preservation Countywide Plan Map categories, along with the accompanying development agreement, be approved.

V. PLANNERS ADVISORY COMMITTEE

At the Planners Advisory Committee meeting on October 5, 2015, the members discussed and recommended approval of staff recommendation (vote 12-0).

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

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

VII. SUPPORT DOCUMENTS – available only at www.pinellasplanningcouncil.org (see October 2015 Agenda and then click on corresponding case number).

Support Document 1 Disclosure of Interest Form
Support Document 2 Local Government Application
Support Document 3 Development Agreement

VIII. MEETING DATES

Planners Advisory Committee, October 5, 2015 at 1:30 p.m.
Pinellas Planning Council, October 14, 2015 at 3:00 p.m.
Countywide Planning Authority, November 10, 2015 at 9:30 a.m.