

CW 19-01 Forward Pinellas Staff Analysis

Relevant Countywide Considerations:

- 1) **Consistency with the Countywide Rules** – This proposed amendment is submitted by Pinellas County, and seeks to amend a site totaling approximately 2.9 acres in the unincorporated area from Residential Low Medium to Public/Semi-Public.

The subject property is part of a larger 9.59-acre parcel and is home to the Clearwater Community Church. The amendment area, which is the southern 2.9 acres of the larger 9.59-acre parcel, was purchased by the church at a later date, but is also for church use. The Countywide Rules state that the Public/Semi-Public category is "...intended to recognize institutional and transportation/utility uses that serve the community or region."

The requested amendment is consistent with the purpose and locational characteristics for the Public/Semi-Public category. The purpose of the Public/Semi-Public category is to provide institutional and transportation/utility uses serving the community and this request is consistent with that objective. This portion of Belcher Road meets the locational characteristics as several churches and utility uses which serve surrounding neighborhoods are within the general vicinity. If approved, this amendment will be consistent with Pinellas County's Comprehensive Plan.

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 segment where the existing Level of Service is operating at a LOS "D" or better, therefore those policies are not applicable.
- 3) **Location on a Scenic/Noncommercial Corridor (SNCC)** – The amendment area is located on a "residential sub-classification" as identified on the Scenic/Noncommercial Corridor Map. The Public/Semi-Public category is consistent with the residential sub-classification of SNCCs, according to Table 4 of Section 6.5.4.1.4 of the Countywide Rules.
- 4) **Coastal High Hazard Areas (CHHA)** – The amendment area is not located within CHHA, therefore those policies are not applicable.
- 5) **Designated Development/Redevelopment Areas** – The amendment area is not located within a designated development/redevelopment area, so those policies are not applicable.
- 6) **Adjacent to or Impacting an Adjoining Jurisdiction or Public Educational Facility** – The proposed amendment area is adjacent to the City of Dunedin. City staff reviewed the application and found no issues with the proposed amendment. The amendment area is not adjacent to a public educational facility, therefore those standards are not applicable.
- 7) **Reservation of Industrial Land** – The proposed amendment area does not involve the Employment, Industrial, or Target Employment Center categories, therefore those standards are not applicable.

Conclusion:

On balance, it can be concluded that the proposed amendment is deemed consistent with the Relevant Countywide Considerations found in the Countywide Rules.