



PPC Meeting
April 13, 2016

Agenda Item
III.B.4

Case - CW 16-10
Pinellas County

I. AMENDMENT INFORMATION

From: Residential Very Low (RVL)

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

Area: 9.4 acres m.o.l.

Location: North side of Keystone Road, 100 feet east of Ranch Road (Pinellas County Jurisdiction)

II. RECOMMENDATION

Council recommend to the Countywide Planning Authority that the proposed map amendment to Public/Semi-Public 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 9.4 acre property from Residential Very Low to Public/Semi-Public.

The site is vacant, but includes a paved street in the form of a dead-end cul-de-sac, in addition to stormwater retention facilities for a formerly proposed residential subdivision. The applicant proposes to develop a 400 student private school. Pinellas County is utilizing its conditional overlay process to restrict the school to no more than 400 students, as well as other site and building limitations.

PPC Action: *The Council recommended approval of the amendment as noted above (vote 12-0).*

CPA Action:

IV. 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 the category;
- B. The amendment is adjacent to and consistent with a Scenic/Noncommercial Corridor; and
- C. 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 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 Countywide Plan Map category be approved.

V. PLANNERS ADVISORY COMMITTEE

At the Planners Advisory Committee meeting on April 4, 2016, the members discussed and recommended approval of staff recommendation by a vote of 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
- Map 6 Scenic/Noncommercial Corridor Map

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

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

- Support Document 1 Disclosure of Interest Form
- Support Document 2 Local Government Application

VIII. MEETING DATES

Planners Advisory Committee, April 4, 2016 at 1:30 p.m.
Pinellas Planning Council, April 13, 2016 at 3:00 p.m.
Countywide Planning Authority, May 10, 2016 at 9:30 a.m.

SUBJECT: Case CW 16-10 – Pinellas County
