



PPC Meeting  
April 13, 2016

*Agenda Item*  
*III.B.3*

Attachment 1  
Council Staff  
Analysis  
Case - CW 16-9

**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 2.5 acres. The proposed amendment is from Residential Low Medium (RLM) to Public/Semi-Public (P/SP).

The P/SP category 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 94 beds (residential equivalent use) for uses such as an Assisted Living Facility (ALF). Pinellas County is restricting the total number of beds to 60. Additionally, this parcel has good access to major transportation facilities, as the property fronts on McMullen-Booth Road, an arterial roadway.

The current RLM category is primarily used to recognize residential uses up to ten residential dwellings per acre, and which would allow up to 75 residential equivalent beds. The category is mainly intended for areas that are in low or moderately dense residential nature. RLM would allow an ALF (as a P/SP use) up to five acres in size, but the County wishes to utilize its Institutional category and conditional use process to limit the development on site. Therefore, the request will amend the Countywide Plan Map to P/SP so as to maintain consistency between the two maps.

This amendment can be deemed consistent with this Relevant Countywide Consideration.

**Adopted Roadway Level of Service (LOS) Standard** – The amendment area is located on a roadway operating at an LOS of “F”, and that is McMullen-Booth Road. However, traffic generated by the proposed amendment indicates no increase in daily trips, as both the current and the proposed categories are expected to generate 67 trips per day/acre, or a total of 168 trips.

Therefore, the proposed amendment can be deemed consistent with this Relevant Countywide Consideration.

- 2) **Location on a Scenic/Noncommercial Corridor (SNCC)** – The amendment area is located on McMullen-Booth Road, which is designated as a Primary SNCC, with this portion of the corridor having a subclassification of “Residential.” 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 proposed P/SP category is indicated as “potentially consistent” as listed in Table 4 of Section 6.5.4. Potentially consistent simply means that the use of the category in this location is subject to all other applicable criteria and does not need to result in either a change to the underlying sub classification, or have an exception granted.

- 3) **Coastal High Hazard Areas (CHHA)** – The amendment area is not located in a CHHA, so those policies are not applicable.
- 4) **Designated Development/Redevelopment Areas** – The amendment area is not located in, nor does it impact, a designated development or redevelopment area.
- 5) **Adjacent to or Impacting an Adjoining Jurisdiction or Public Educational Facility** – The amendment area is adjacent to the City of Safety Harbor, which is on the east side of McMullen-Booth Road, but there are no issues with respect to the amendment impacting the City’s ability to provide services to areas within its jurisdiction.

The amendment area is not adjacent 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 Low Medium to Public/Semi-Public is deemed consistent with the Relevant Countywide Considerations found in the Countywide Rules.***