

CW 22-20
Forward Pinellas Staff Analysis
RELEVANT COUNTYWIDE CONSIDERATIONS:

- 1) **Consistency with the Countywide Rules** – The proposed amendment is submitted by the City of Clearwater and seeks to amend approximately 1.86 acres of property from Office to Public/Semi-Public.

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, especially larger facilities having acreage exceeding the thresholds established in other plan categories, which are consistent with the need, character, and scale of such uses relative to the surrounding uses, transportation facilities, and natural resource features, and may include residential as part of the mix of uses.”

The locational characteristics of the Public/Semi-Public category are generally “appropriate to those locations where institutional uses (such as educational, health, public safety, civic, religious and like uses) are required to serve the community; and to recognize the special needs of these uses relative to their relationship with surrounding uses and transportation access. The amendment area is designated Office, but is abutted by the Public/Semi-Public designation to its north and south, both of which properties are utilized for institutional uses which serve the community. The proposed amendment is appropriate for the locational characteristics of the Public/Semi-Public category as the intended use of the subject property is similar and compatible to its surrounding uses.

The amendment area is located on the east side of S. Highland Avenue, approximately 450 feet south of Druid Road. The subject property is currently vacant, but was previously occupied by a nursing home which was demolished in 2006, and is currently under the ownership of YMCA of the Suncoast Inc., who also own the property directly to the south. As the property to the south as been sold for the purpose of a learning institution, the property owners intend to develop the amendment area with a smaller facility to replace the sold property. An amendment to the Public/Semi-Public category would allow for the property owners to build a facility for social/public and/or educational services, which is typical for YMCA facilities.

- 2) **Adopted Roadway Level of Service (LOS) Standard** – The amendment area is located on a roadway segment of LOS “D” or better; therefore, those policies are not applicable.
- 3) **Location on a Scenic/Noncommercial Corridor (SNCC)** – The amendment area is not located on an SNCC; therefore, those policies are not applicable.

- 4) **Coastal High Hazard Areas (CHHA)** – The amendment area is not located in the CHHA; therefore, those policies are not applicable.
- 5) **Designated Development/Redevelopment Areas** – The amendment area does not involve a designated development/redevelopment area; therefore, those policies are not applicable.
- 6) **Adjacent to or Impacting Another Jurisdiction or Public Educational Facility** – The amendment area is not located adjacent to another jurisdiction. The amendment area will be adjacent to an educational facility which is private in nature, but the proposed amendment does not involve the additional of residential dwelling units which could increase the population of school-aged children attending this educational facility.
- 7) **Reservation of Industrial Land** – The amendment area does not involve Employment or Industrially-designated land; therefore, those policies are not applicable.

Conclusion:

On balance, the proposed amendment is deemed consistent with the Relevant Countywide Considerations found in the Countywide Rules.