



PPC Meeting  
April 13, 2016

*Agenda Item*  
*III.B.3*

Case - CW 16-9  
Pinellas County

## I. AMENDMENT INFORMATION

From: Residential Low Medium (RLM)

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

Area: 2.5 acres m.o.l.

Location: 2159, 2167 & 2175 McMullen Booth 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 2.5 acre property from Residential Low Medium to Public/Semi-Public.

The site is occupied by a single family home, an assisted living facility (ALF), and the remainder of the site is vacant land. The applicant proposes to develop a 60 bed ALF. The Countywide Rules would allow up to 94 beds in the P/SP category; however, Pinellas County is utilizing its conditional use process to restrict the number of beds to 60. It should also be noted that the proposed ALF would be allowed under the current Countywide Plan Map designation of RLM, up to five acres, but that the County wishes to utilize its Institutional category and conditional use process to limit the development on site. Therefore, the County's request will amend the Countywide Plan Map to P/SP so as to maintain consistency between the two maps.

***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](http://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.

