

CW 22-23
Forward Pinellas Staff Analysis
RELEVANT COUNTYWIDE CONSIDERATIONS:

- 1) **Consistency with the Countywide Rules** – The proposed amendment is submitted by the City of Clearwater to amend approximately 0.891 acres of property from Residential Low Medium 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.” The amendment area is proposed as part of expansion to the parking uses of an existing religious use, hence the proposed amendment is consistent with the locational characteristics of the Public/Semi-Public category.

The amendment area involves two of property totaling approximately 0.891-acre portion which are part of a greater 41.016 acre property which is located on the southwest corner of Drew Street and McMullen Booth Road. The two specific portions being amended are located between Cleveland Street and Cherry Lane on the west side of McMullen Booth Road, at the western terminus of Cleveland Street. The property is occupied in the north by a church and educational facility. The proposed amendment requests to revise and expand the parking lot for the church to create a more comprehensive parking plan, for which it has a building permit application in review. The proposed amendment to Public/Semi-Public would render the expanded parking lot consistent with the land use designation of the remaining property.

- 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 an Adjoining Jurisdiction or Public Educational Facility** – The amendment area is not located adjacent to an adjoining jurisdiction. It is part of an educational facility, but one that is private in nature, and involves expanding parking for the use.
- 7) **Reservation of Industrial Land** – The amendment area does not involve Employment or Industrial land; therefore, those policies 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.