



# Pinellas County

## Staff Report

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File #: 16-596A, Version: 1

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### **Subject:**

Case No. CW 16-9 - Pinellas County  
Countywide Plan Map amendment from Residential Low Medium to Public/Semi-Public, regarding 2.5 acres more or less, located at 2159, 2167, and 2175 McMullen Booth Road (regular amendment).

### **Recommended Action:**

Sitting as the Countywide Planning Authority, adopt an ordinance approving Case No. CW 16-9, a proposal by Pinellas County to amend the Countywide Plan Map from Residential Low Medium to Public/Semi-Public, regarding 2.5 acres more or less, located at 2159, 2167, and 2175 McMullen Booth Road (regular amendment).

### **Strategic Plan:**

Foster Continual Economic Growth and Vitality  
4.3 Catalyze redevelopment through planning and regulatory programs

### **Summary:**

The Pinellas Planning Council voted 12-0 to recommend approval of the proposal and staff concurs with this recommendation. The Planners Advisory Committee recommended approval of this case by a vote of 12-0.

The Board of County Commissioners, at its February 23, 2016 meeting, adopted the related local Case No. Z/LU-34-12-15: A resolution approving the application of Kamran & Dori Rouhani & Parviz Rouhan, A.E.C. 2159, LLC & Emerald Garden Real Estate, Inc., for a change of zoning from Agricultural Estate Residential (A-E ) and Rural Residential (R-R) to Institutional Limited-Conditional Overlay (IL-CO), and an ordinance for approval of a change in land use designation from Residential Suburban to Institutional, regarding approximately 2.5 acres located at 2159, 2167 & 2175 McMullen Booth Road.

### **Background Information:**

Council documentation is attached.

### **Fiscal Impact:**

N/A

### **Staff Member Responsible:**

Gordon Beardslee, Director, Planning Department

### **Partners:**

N/A

### **Attachments:**

PPC Cover Memo  
Ordinance

PPC Staff Report  
Case Maps  
PPC Council Staff Analysis  
Draft PAC Minutes  
Support Documents  
PowerPoint Presentation/Site Visit Photos  
Affidavit of Publication