



FORWARD  
PINELLAS

Integrating Land Use & Transportation

# Pinellas Planning Council Countywide Plan Map Amendment

CW 22-23

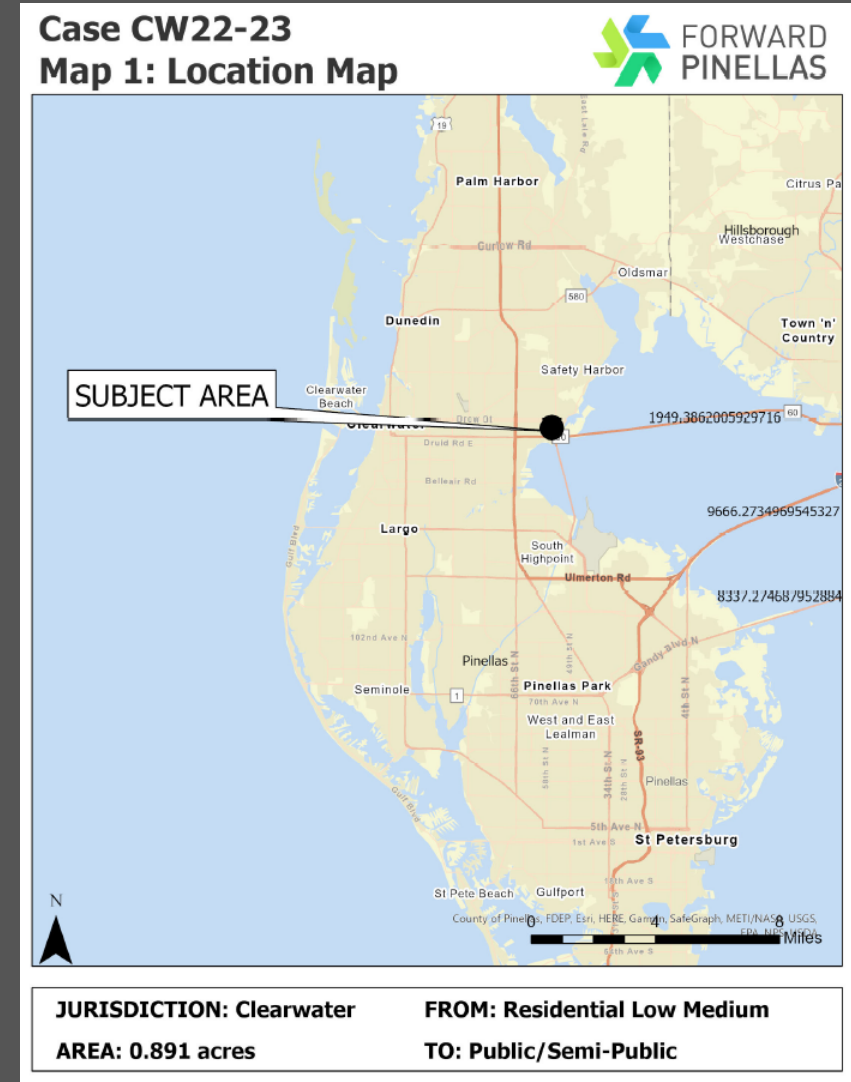
Clearwater

November 9, 2022



# Clearwater Requested Action

- Clearwater seeks to amend properties from Residential Low Medium to Public/Semi-Public
- The purpose of the proposed amendment is to provide expanded parking for the associated church and educational facility



## Site Description

- **Location:** 110 N. McMullen Booth Road
- **Area Size:** 0.891 acres m.o.l.
- **Existing Uses:** Single-family home and vacant
- **Surrounding Uses:** Single-family residential, recreational/athletic facilities, institutional



Amendment area from Cleveland Street



# Amendment Area from McMullen Booth Road



# Amendment area from Drew Street

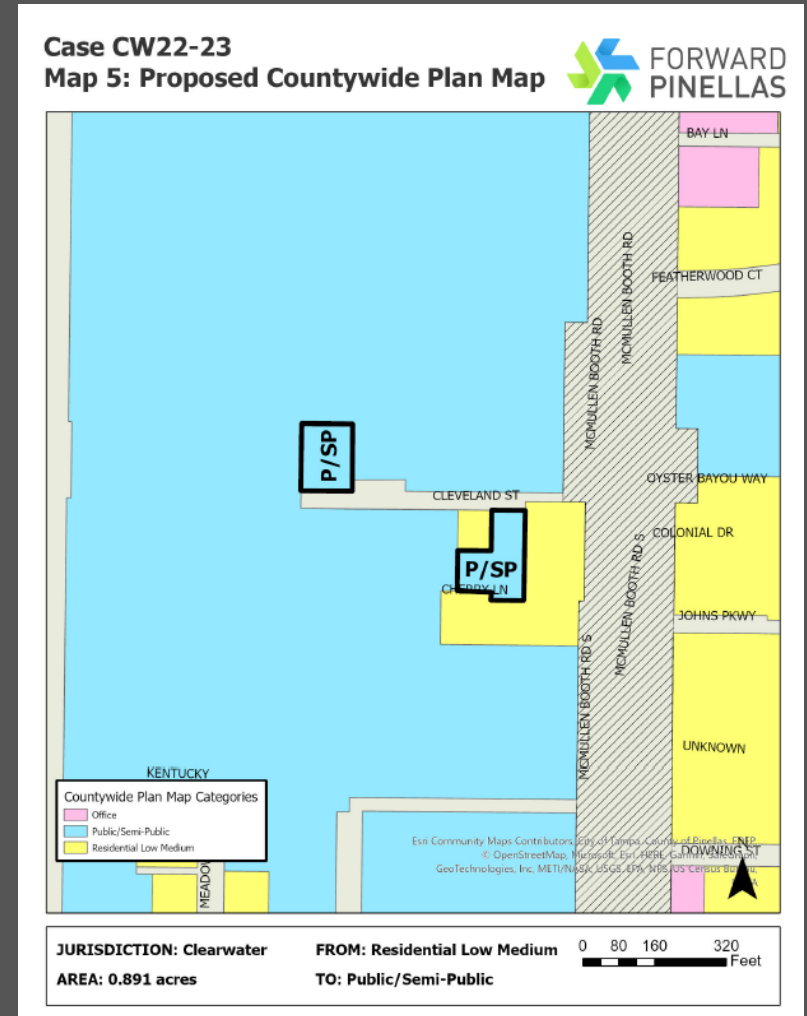




# Proposed Countywide Plan Map Category

- Category: Public/Semi-Public**

Permitted Uses Not Subject to Acreage Threshold	Permitted Uses Subject to Three Acre Maximum	Permitted Uses Subject to Five Acre Maximum
<ul style="list-style-type: none"> <li>Institutional</li> <li>Transportation/Utility</li> <li>Residential</li> <li>Residential Equivalent</li> <li>Vacation Rental pursuant to the provisions of Section 509.242(1)(c), Florida Statutes</li> <li>Storage/Warehouse/Distribution-Light</li> <li>Garden</li> <li>Agricultural-Light</li> <li>Ancillary Nonresidential</li> </ul>	N/A	N/A
Use	Density/Intensity Standard	
Residential and Vacation Rental Use	Shall not exceed 12.5 units per acre (UPA)	
Residential Equivalent Use	Shall not exceed an equivalent of 3.0 beds per permitted dwelling unit at 12.5 UPA	
Nonresidential Use	Institutional uses shall not exceed a floor area ratio of (FAR) of .65, nor an impervious surface ratio (ISR) of .85. Transportation/utility uses shall not exceed an FAR of .70, nor an ISR of .90	
Mixed-use	Shall not exceed, in combination, the respective number of UPA and FAR permitted, when allocated in their respective proportion to the net land area of the property.	





### **Conclusion:**

- The proposed amendment is appropriate for the intended purpose, and is consistent with the locational characteristics of the Public/Semi-Public category.
- On balance, it can be concluded that the proposed amendment is consistent with the Relevant Countywide Considerations contained in Section 6.5.3.1 of the Countywide Rules.



# Analysis of the Relevant Countywide Considerations

## Relevant Countywide Considerations

1. Consistency with the Countywide Rules: Consistent with Rules and locational characteristics.
2. Adopted Roadway Level of Service (LOS) Standard: The amendment area is located on a roadway segment operating at an LOS “D” or above; 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. Activity Center and Multimodal Corridor Plan Categories: The amendment area does not involve an AC or MMC.
6. Adjacent to or Impacting an Adjoining Jurisdiction or Public Educational Facility: The amendment area is not adjacent to an adjoining jurisdiction or public educational facility.
7. Reservation of Industrial Land: The amendment area will add Employment designated land to the Countywide Plan Map.



## Public Comments

- There were no public comments received for Case CW 22-23

