BOARD OF COUNTY COMMISSIONERS

DATE: January 15, 2013
AGENDA ITEM NO. 7a-b

Consent Agenda ☐ **Regular Agenda** ☐ **Public Hearing** ☑

County Administrator's Signature:

Subject:

Proposed Regular Amendments to the Countywide Future Land Use Plan (FLUP)

Department:

Strategic Planning and Initiatives

Staff Member Responsible:

Larry Arrington, Director

Recommended Action:

IT IS RECOMMENDED THE BOARD OF COUNTY COMMISSIONERS, SITTING AS THE COUNTYWIDE PLANNING AUTHORITY (CPA), APPROVE CASE CW 12-15 OF THE TOWN OF NORTH REDINGTON BEACH AND DEFER CASE CW 12-16 OF THE CITY OF LARGO TO THE FEBRUARY 12, 2013 CPA MEETING.

Summary Explanation/Background:

The Board has received two proposed regular amendments to the FLUP that have been reviewed by the Pinellas Planning Council (PPC or Council).

Case CW 12-15 is a submittal by the Town of North Redington Beach for 1.8 acres located at 17307 Gulf Boulevard, from Residential High (up to 30 units an acre) with Resort Facilities Overlay to Residential/Office/Retail (R/O/R). The existing use of the subject site is the Wine Cellar Restaurant. In 2005, a land use amendment was approved by the CPA for this site going from R/O/R to the current land use designations to support the site's proposed redevelopment as a tourist accommodation with an accessory restaurant. The original restaurant use has remained on the subject site as the envisioned hotel project did not come to fruition. Approval of the proposed amendment to revert the site's land use designation back to its original designation of R/O/R would recognize the current use of the site as a restaurant. There are currently no plans to redevelop the site. County staff concurs with the PPC recommendation of approval.

Case CW 12-16 is a submittal by the City of Largo for 13.8 acres located at 2098 Seminole Boulevard and the contiguous southern parcel from Residential Estate (up to 1 unit an acre) and Residential Low Medium (up to 10 units an acre) with Resort Facilities Overlay to Residential High (up to 30 units an acre). The site currently contains the Briarwood Recreational Vehicle Park, which is comprised of approximately 138 RV lots/units. The property owner proposes to redevelop this site with an apartment complex that will be limited to 19 units per acre (or 260 total units) per an Annexation Agreement executed between the City and the property owner in July of 2012. This request was heard by the Pinellas Planning Council (PPC) at their public hearing on December 12, 2012. At that hearing, the PPC deferred the case to the PPC hearing scheduled for January 9, 2013 requesting that the City and property owner come back with answers to address concerns raised at the PPC meeting. It would be appropriate, therefore, that the CPA defer this case to the February 12, 2013 CPA meeting.

Fiscal Impact/Cost/Revenue Summary:

None

Exhibits/Attachments Attached:

Ordinance
Council Documentation

TO: The Honorable Chairman and Members of the Board of County Commissioners, in Your Capacity as the Countywide Planning Authority

THROUGH: Robert S. LaSala, County Administrator

FROM: Michael C. Crawford, Interim Executive Director
Pinellas Planning Council

SUBJECT: January 15, 2013 Countywide Planning Authority Agenda
Part I – Public Hearing Agenda Re: Regular Plan Map Amendment

DATE: December 14, 2012

RECOMMENDATION: THE PINELLAS PLANNING COUNCIL RECOMMENDS THE BOARD, IN YOUR CAPACITY AS THE COUNTYWIDE PLANNING AUTHORITY, APPROVE CASE CW 12-15 and defer CASE CW 12-16, AS OUTLINED BELOW.

DISCUSSION: The Countywide Planning Authority has received two cases concerning regular amendment of the Countywide Plan Map as described below:

Case CW 12-15 – Town of North Redington Beach:

1.8 acres m.o.l., located at 17307 Gulf Boulevard, proposed to change from ***Residential High with Resort Facilities Overlay to Residential/Office/Retail.***

This application, submitted by the Town of North Redington Beach, seeks to reclassify a 1.8-acre site from Residential High with Resort Facilities Overlay to Residential/Office/Retail.

The parcel contains the Wine Cellar Restaurant. There is no change in use proposed at this time. This site was the subject of a previous map amendment, Case CW 05-68, in December 2005. The Council and the Countywide Planning Authority approved an amendment at that time from Residential/Office/Retail to Residential High with Resort Facilities Overlay for the proposed construction of a hotel and accessory restaurant. That redevelopment never took place and the current restaurant use has continued.

The Pinellas Planning Council, by a vote of 12-0, recommended approval of Case CW 12-15.

Case CW 12-16 – City of Largo:

13.8 acres m.o.l., located at 2098 Seminole Blvd. and contiguous southern parcel, proposed to change from ***Residential Estate and Residential Low Medium with Resort Facilities Overlay to Residential High.***

The Pinellas Planning Council, by a vote of 10-1, deferred Case CW 12-16 to its January 9, 2013 meeting.

With this transmittal, the complete record of the public hearing held by the Pinellas Planning Council on these cases is on file with the Clerk and is available for review by the Board or any interested party.

ORDINANCE NO. 13-____

AN ORDINANCE AMENDING THE COUNTYWIDE FUTURE LAND USE PLAN OF PINELLAS COUNTY, FLORIDA, BY ACTION ON CASE NUMBER CW 12-15 INITIATED BY THE TOWN OF NORTH REDINGTON BEACH AND TRANSMITTED TO THE BOARD IN ACCORDANCE WITH THE SPECIAL ACT; PROVIDING FOR AMENDMENT TO THE PLAN; PROVIDING FOR SEVERABILITY; PROVIDING FOR FILING OF THE ORDINANCE; PROVIDING FOR OTHER MODIFICATIONS THAT MAY ARISE FROM REVIEW OF THE ORDINANCE AT THE PUBLIC HEARINGS AND WITH RESPONSIBLE AUTHORITIES; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, a proposed amendment to the Countywide Future Land Use Plan, which is an element of the Countywide Comprehensive Plan of Pinellas County, Florida, has been presented at a public hearing to the Board of County Commissioners in their capacity as the Countywide Planning Authority; and

WHEREAS, notices of public hearings have been accomplished as required by Chapter 73-594, Laws of Florida, as amended; and

WHEREAS, procedures of the Special Act and County Charter have been followed concerning the Pinellas Planning Council and the Countywide Planning Authority for proposed amendment to the Countywide Future Land Use Plan; and

WHEREAS, the Town of North Redington Beach initiated a proposed amendment which was considered at a public hearing by the Pinellas Planning Council on December 12, 2012, with recommendations made by the Council that are documented in the Council reports referred to as Exhibit A; and

WHEREAS, the Board has conducted a public hearing and taken action that is documented by ordinance for approvals or partial approvals and partial denials and by resolution for denials, with both documents including the relevant Council reports as attached; and

NOW, THEREFORE, BE IT ORDAINED by the Board of County Commissioners of Pinellas County, Florida, acting as the Countywide Planning Authority in regular meeting duly assembled on January 15, 2013, as follows:

Section 1 – Amending the Countywide Future Land Use Plan

The Countywide Future Land Use Plan for Pinellas County adopted in Section 3(a) of Ordinance 89-4 is amended to reflect the changes adopted as follows:

#CW 12-15 1.8 acres located at 17307 Gulf Boulevard, from Residential High with Resort Facilities Overlay to Residential/Office/Retail.

Section 2. Severability If any Section, Subsection, sentence, clause, phrase, or provision of this Ordinance is for any reason held invalid or unconstitutional by a Court of Competent Jurisdiction, such holding shall not be construed to render the remaining provisions of this Ordinance invalid or unconstitutional.

Section 3. Filing of Ordinance; Effective Date A certified copy of this ordinance shall be filed with the Secretary of State with the Ordinance and Exhibit A to be filed with the Clerk of the Circuit Court. This Ordinance shall take effect upon filing with the Department of State.

APPROVED AS TO FORM
OFFICE OF COUNTY ATTORNEY

By _____
Attorney

Case CW 12-15

Town of North Redington Beach

PINELLAS PLANNING COUNCIL
AGENDA MEMORANDUM

AGENDA ITEM: III B-1.	***MEETING DATE:*** December 12, 2012

SUBJECT:	Amendment of the *Countywide Future Land Use Plan Map*
FROM:	Residential High (RH) with Resort Facilities Overlay (RFO)
TO:	Residential/Office/Retail (R/O/R)
AREA:	1.8 Acres m.o.l
CASE #:	CW 12-15
JURISDICTION:	Town of North Redington Beach
LOCATION:	17307 Gulf Boulevard

RECOMMENDATION: Council Recommend To The Countywide Planning Authority That The Proposed Map Amendment To Residential/Office/Retail Be Approved

I. BACKGROUND

This proposed amendment is submitted by the Town of North Redington Beach and seeks to reclassify a 1.8 acre parcel from Residential High with Resort Facilities Overlay to Residential/Office/Retail. The parcel contains the Wine Cellar Restaurant. There is no change in use proposed at this time.

This site was the subject of a previous map amendment, CW05-68 in December 2005. The Council and CPA approved an amendment from Residential/Office/Retail to Residential High with Resort Facilities Overlay for the proposed construction of a hotel and accessory restaurant. This redevelopment never took place and the current restaurant use has continued.

II. FINDINGS

Staff submits the following findings in support of the recommendation for approval:

A. The proposed amendment is consistent with the criteria for utilization of the Residential/Office/Retail category; and
B. The proposed Residential/Office/Retail category either does not involve, or will not significantly impact, the remaining relevant countywide considerations.

PINELLAS PLANNING COUNCIL ACTION:
The Council recommended approval of the amendment from Residential High with Resort Facilities Overlay to Residential/Office/Retail (vote 12-0).

COUNTYWIDE PLANNING AUTHORITY ACTION:

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 Residential/Office/Retail Countywide Plan Map category be approved.

Please see accompanying attachments and documents in explanation and support of the findings.

III. PLANNERS ADVISORY COMMITTEE (PAC)

The PAC members discussed this case at their December 3, 2012 meeting and recommended approval of the staff recommendation (vote 9-0).

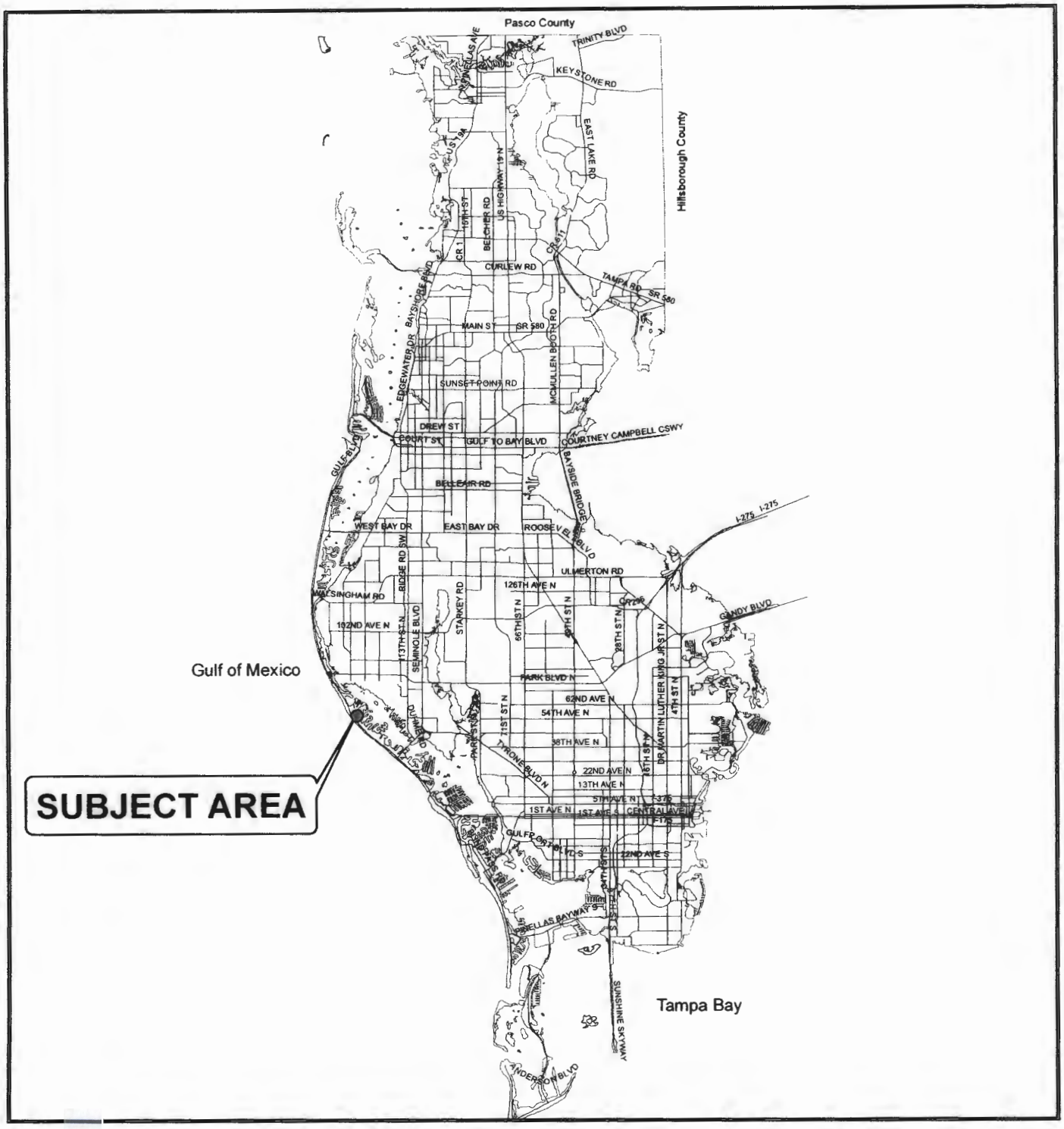
IV. LIST OF MAPS & ATTACHMENTS

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

Attachment 1 PAC Summary Actions Sheet

V. SUPPORT DOCUMENTS – available only at www.pinellasplanningcouncil.org (see December Agenda and then click on corresponding case number).

Support Document 1 Council Staff Analysis
Support Document 2 Disclosure of Interest Form
Support Document 3 Local Government Application



Map 1 - Location

FROM: Residential High with Resort Facilities Overlay

TO: Residential/Office/Retail

AREA: 1.8 Acres

CASE #: CW12-15

JURISDICTION: North Redington Beach

NORTH

1 " = 26,000 '

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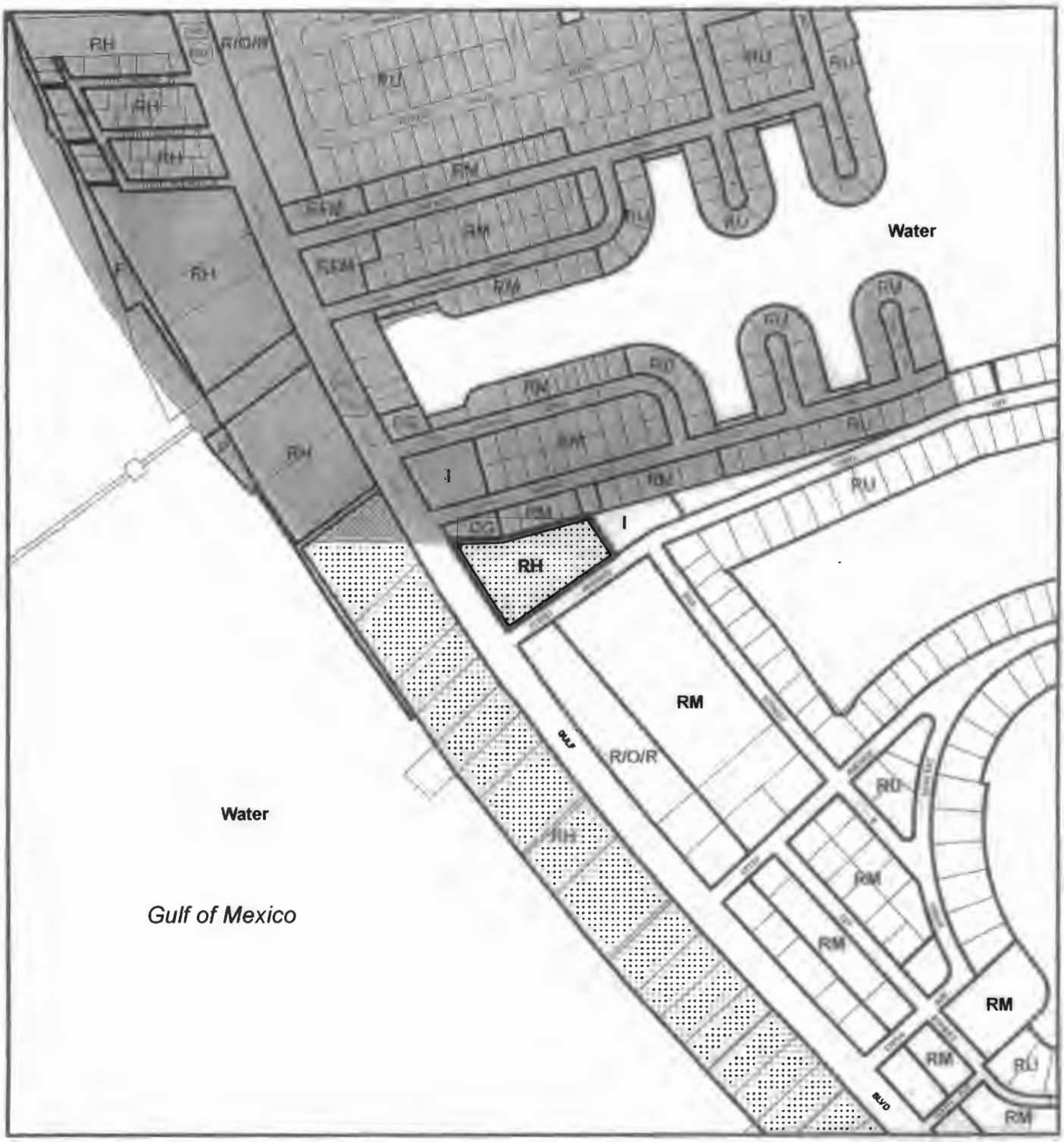

Map 2 - Current Countywide Plan Map & Jurisdictional Map

FROM: **Residential High with Resort Facilities Overlay**

TO: **Residential/Office/Retail**

AREA: **1.8**

CASE #: **CW12-15**

Jurisdictions

- N REDINGTON BEACH
- REDINGTON SHORES

JURISDICTION: **North Redington Beach**

NORTH

1 " = 400 '

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Map 3 - Aerial

FROM: Residential High with Resort Facilities Overlay

TO: Residential/Office/Retail

AREA: 1.8

CASE #: CW12-15

JURISDICTION: North Redington Beach

NORTH

1 " = 400 '

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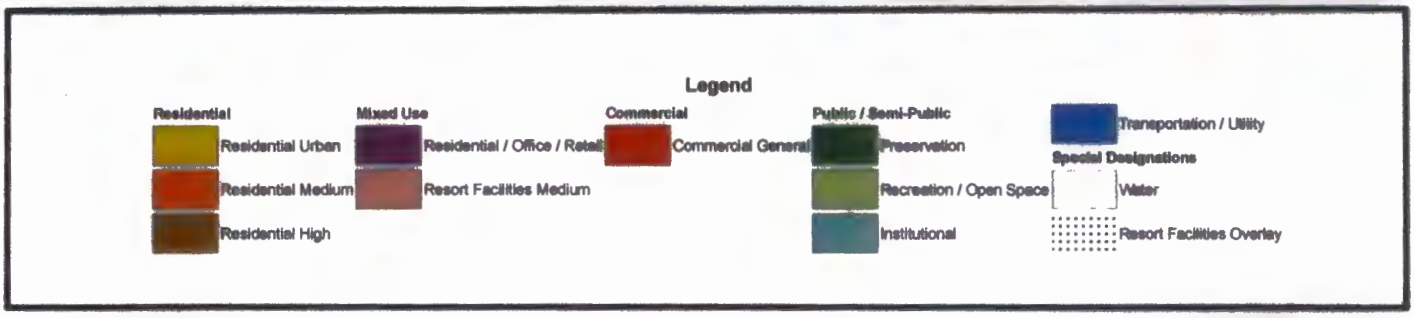

Map 4 - Current Countywide Plan Map

FROM: Residential High with Resort Facilities Overlay

TO: Residential/Office/Retail

AREA: 1.8

CASE #: CW12-15

JURISDICTION: North Redington Beach

NORTH

1 " = 400 '

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Legend

Residential
- Residential Urban
- Residential Medium
- Residential High

Mixed Use
- Residential/Office/Retail
- Resort Facilities Medium

Commercial
- Commercial General

Public / Semi-Public
- Preservation
- Recreation/Open Space
- Institutional
- Transportation/Utility

Special Designations
- Water
- Resort Facilities Overlay

Map 5 - Proposed Countywide Plan Map

FROM: Residential High with Resort Facilities Overlay

TO: Residential/Office/Retail

AREA: 1.8

CASE #: CW12-15

JURISDICTION: North Redington Beach

NORTH

1 " = 400 '

PINELLAS PLANNING COUNCIL

PAC AGENDA – SUMMARY AGENDA ACTION SHEET
DATE: DECEMBER 3, 2012

ITEM	ACTION TAKEN	VOTE
I. MINUTES OF REGULAR PAC MEETING OF NOVEMBER 5, 2012	Approved Motion: Dean Neal Second: Renea Vincent	9-0
II. REVIEW OF PPC AGENDA FOR DEC. 12, 2012 A. Subthreshold Land Use Plan Amendments None		
B. Regular Land Use Plan Amendments 1. Case CW 12-15: Town of N. Redington Beach	Approved Motion: Dean Neal Second: Renea Vincent	9-0
2. Case CW 12-16: City of Largo	Discussion: City of Largo executed an annexation agreement approved by the City Commission for 260 units for the entire property; any change would have to go back before the City Commission; 19 UPA maximum was stressed; an amendment to add Residential High to the CDC is currently underway; a development agreement would be required to exceed that amount (24 is maximum). Ancillary commercial would not be allowed per Largo staff. Mr. Crawford noted he will make clear to the Council that an annexation agreement does not carry as much weight as a development agreement; that he spoke with Jewel White concerning this and noted staff is relying on the annexation agreement to limit to 19 UPA. 30 Units would not be consistent and would be too high density. Largo has this as an activity center with an enhanced bus corridor which would allow for higher intensities and densities. Mr. Crawford noted this will go along to some degree with what we are discussing for the future countywide plan update.	10-0

DRAFT