

**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.

Case CW 12-16

City of Largo

# PINELLAS PLANNING COUNCIL AGENDA MEMORANDUM

**AGENDA ITEM:** III B-2.

**MEETING DATE:** December 12, 2012

**SUBJECT:** Amendment of the *Countywide Future Land Use Plan Map*  
**FROM:** Residential Estate (RE) and Residential Low Medium (RLM) with  
Resort Facilities Overlay (RFO)  
**TO:** Residential High (RH)  
**AREA:** 13.8Acres m.o.l  
**CASE #:** CW 12-16  
**JURISDICTION:** City of Largo  
**LOCATION:** 2098 Seminole Blvd. and contiguous southern parcel

**RECOMMENDATION:** Council Recommend To The Countywide Planning Authority  
That The Proposed Map Amendment To Residential High Be Approved.

Separately And In Addition, It Is Recommended That The City Of Largo Restrict The Site  
To A Maximum of 19 Residential Dwelling Units Per Acre.

## **I. BACKGROUND**

This proposed amendment is submitted by the City of Largo and seeks to reclassify a 13.8 acre site consisting of two parcels from Residential Estate (2.3 acres) and Residential Low Medium with Resort Facilities Overlay (11.5 acres) to Residential High. The site contains the Briarwood Recreational Vehicle (RV) Park containing approximately 138 RV lots/units. The property owner proposes to develop this site with an apartment complex that will be limited to a maximum of 19 units per acre (or 260 total units) per an Annexation Agreement executed between the City of Largo and the property owner in July 2012.

## **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 High category;
- B. The amendment will impact a roadway segment where the Level of Service (LOS) is below "D;"
- C. The proposed Residential High category either does not involve, or will not significantly impact, the remaining relevant countywide considerations.

### **PINELLAS PLANNING COUNCIL ACTION:**

The Council recommended this case be deferred to the January 9, 2013 Pinellas Planning Council meeting (vote 10-1).

### **COUNTYWIDE PLANNING AUTHORITY ACTION:**

**SUBJECT:** Case CW 12-16 – City of Largo

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**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 High Countywide Plan Map category be approved.**

**Separately and in addition, it is recommended that the City of Largo restrict the site to a maximum of 19 residential dwelling units per acre.**

**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 10-0).

### ***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

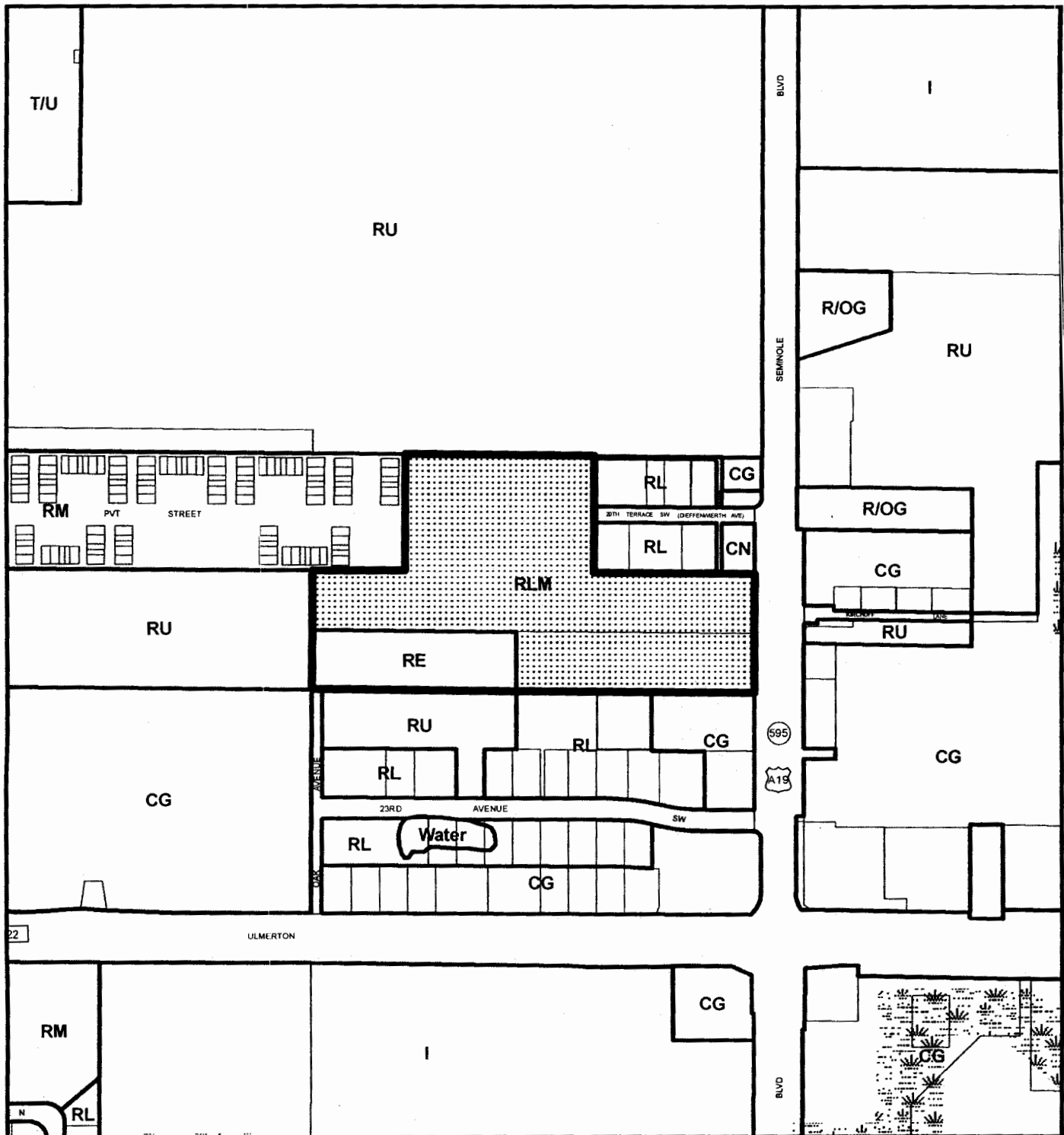
### ***V. SUPPORT DOCUMENTS – available only at [www.pinellasplanningcouncil.org](http://www.pinellasplanningcouncil.org) (see December Agenda and then click on corresponding case number).***

Support Document 1	Council Staff Analysis
Support Document 2	Disclosure of Interest Form
Support Document 3	Local Government Application
Support Document 4	Annexation Agreement



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## Map 2 - Current Countywide Plan Map & Jurisdictional Map

FROM: Residential Estate and Residential Low Medium with Resort Facilities Overlay

TO: Residential High

AREA: 13.8

CASE #: CW12-16

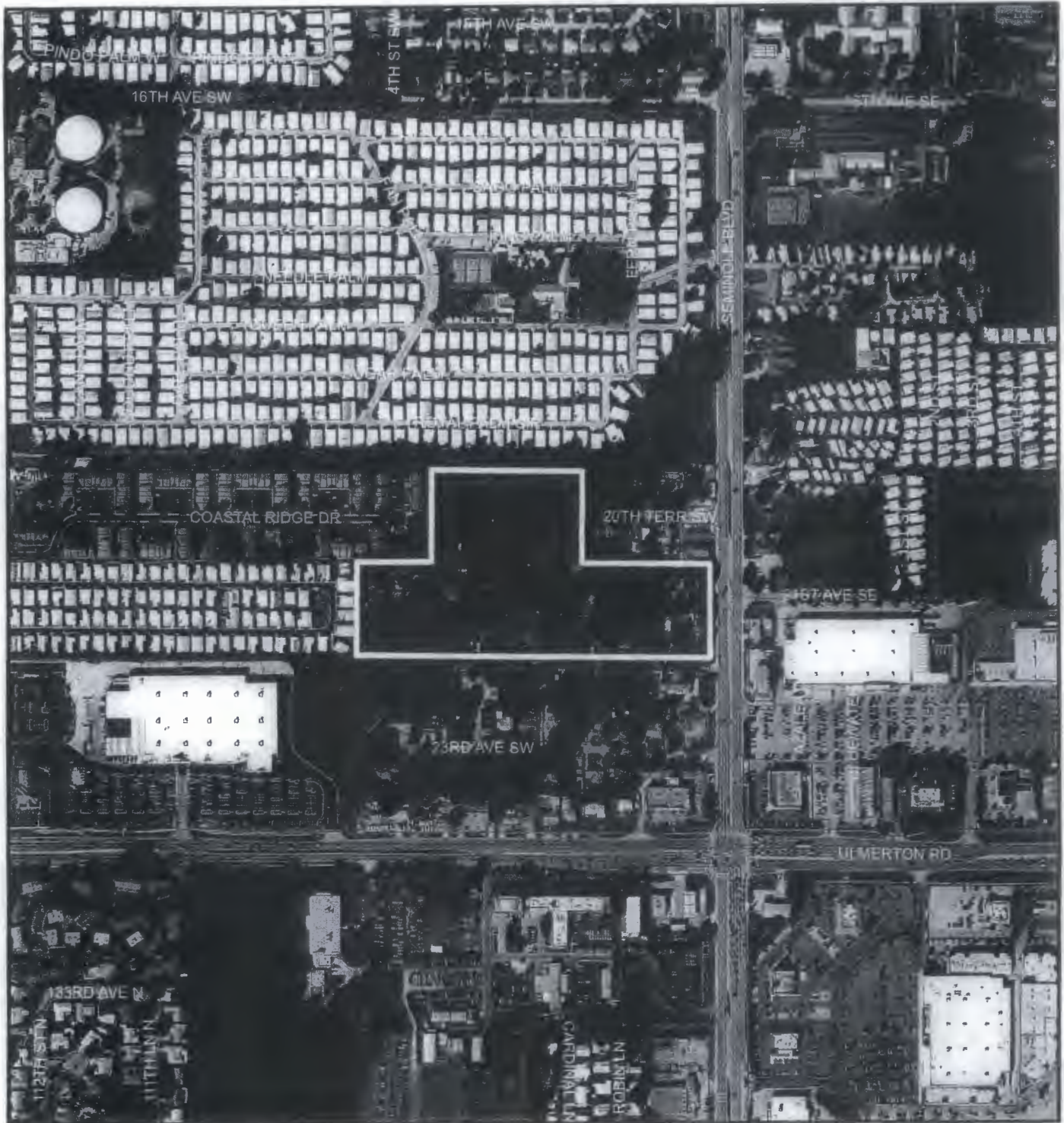
### Jurisdictions

- ☐ LARGO
- ☐ UNINCORPORATED

JURISDICTION: Largo



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### Map 3 - Aerial

FROM: Residential Estate and Residential Low Medium with Resort Facilities Overlay

TO: Residential High

AREA: 13.8

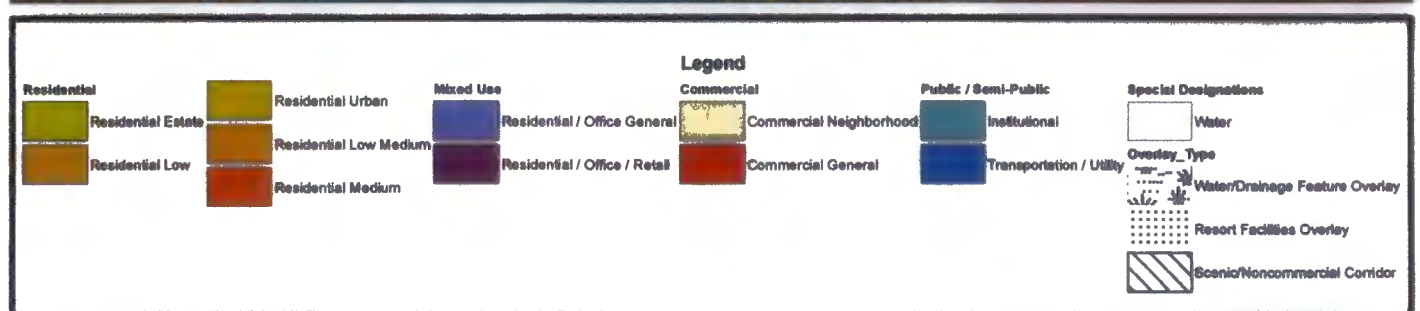
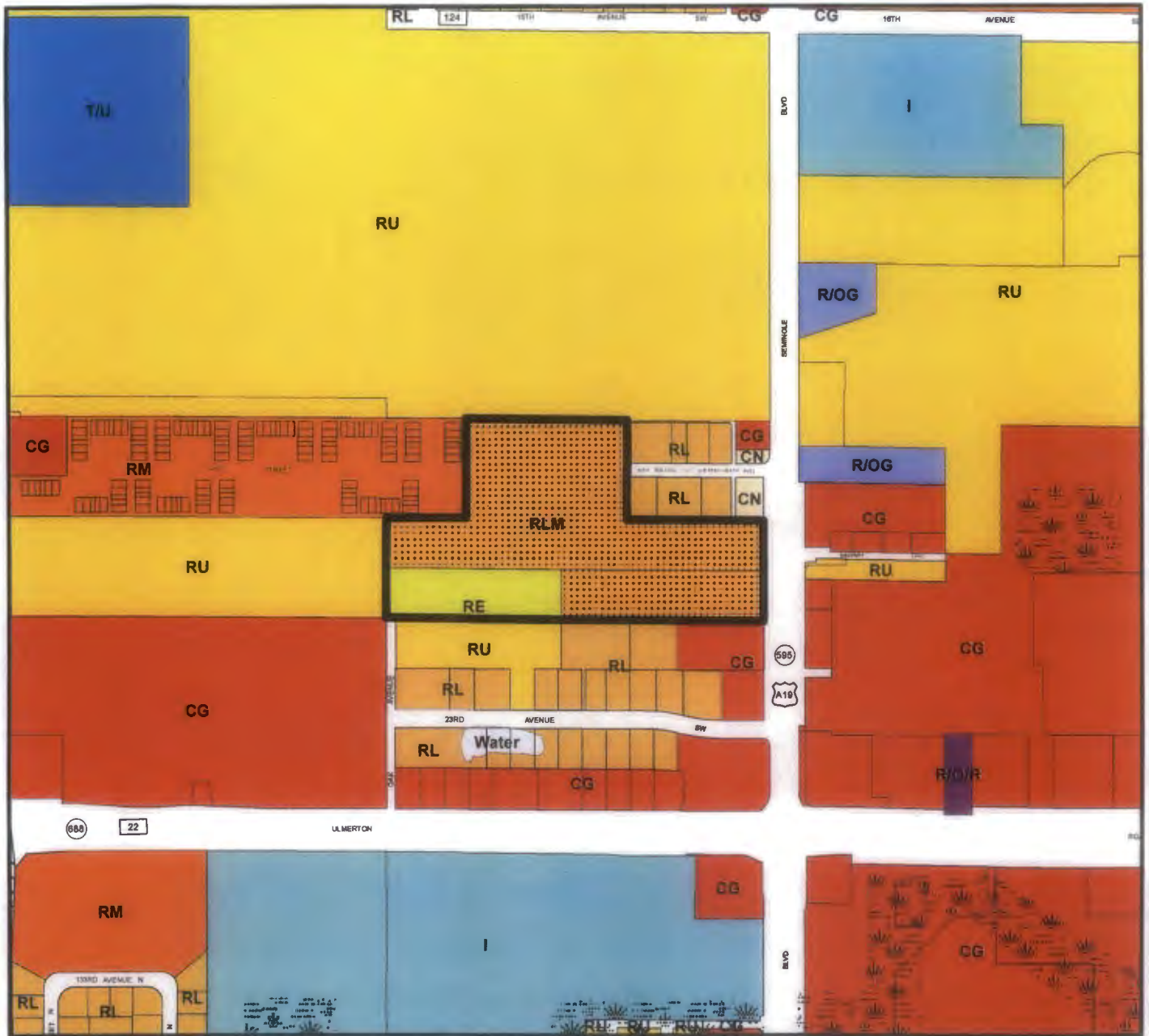
CASE #: CW12-16

JURISDICTION: Largo



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## Map 4 - Current Countywide Plan Map

FROM: Residential Estate and Residential Low Medium with Resort Facilities Overlay

TO: Residential High

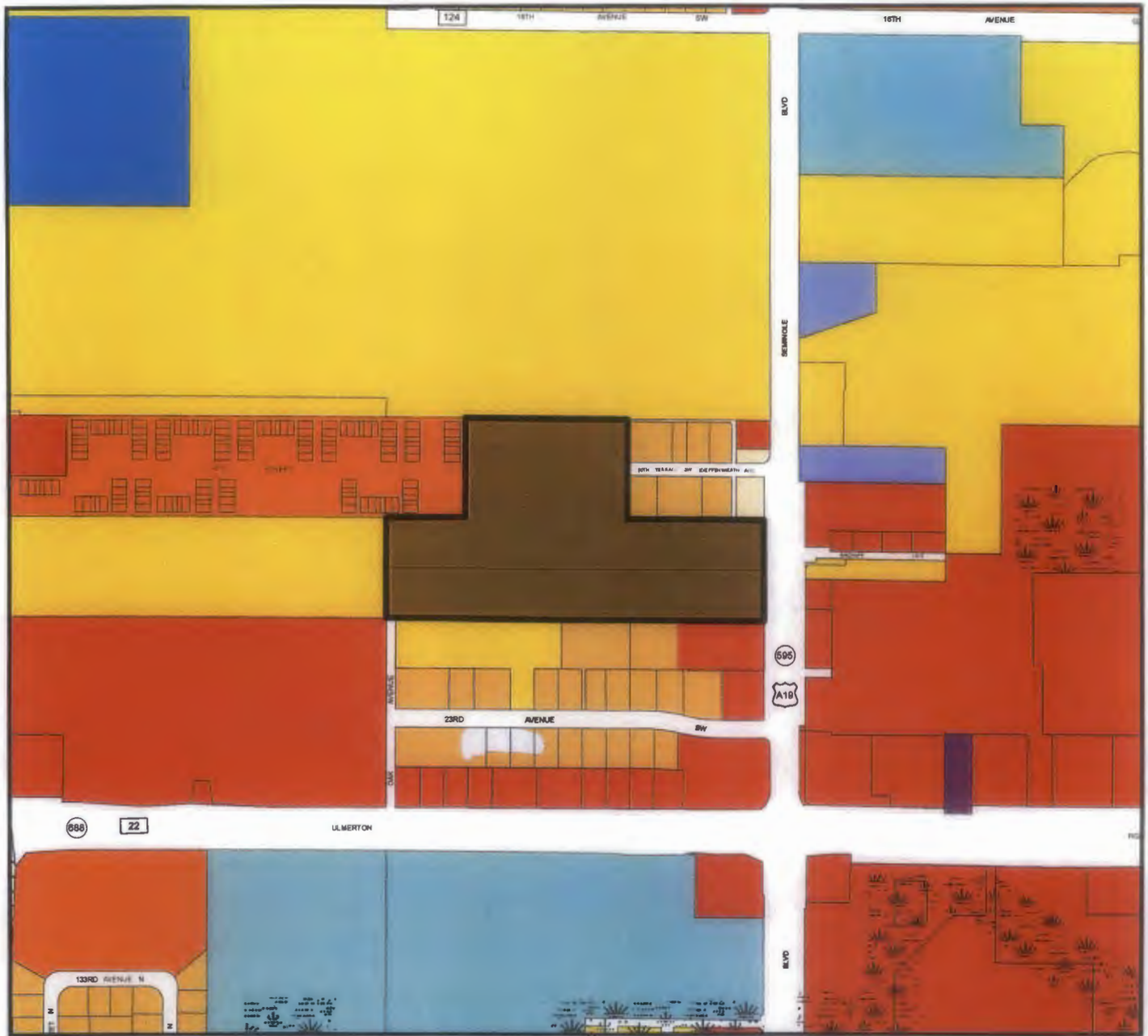
AREA: 13.8

CASE #: CW12-16

JURISDICTION: Largo



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Residential	Mixed Use	Public / Semi-Public
Residential Estate	Residential/Office General	Institutional
Residential Low	Residential/Office/Retail	Transportation/Utility
Residential Urban	<b>Commercial</b>	<b>Special Designations</b>
Residential Low Medium	Commercial Neighborhood	Water
Residential Medium	Commercial General	Water/Drainage Feature Overlay
Residential High		Scenic/Noncommercial Corridor

## Map 5 - Proposed Countywide Plan Map

**FROM: Residential Estate and Residential Low Medium with Resort Facilities Overlay**

**TO: Residential High**

**AREA: 13.8**

**CASE #: CW12-16**

**JURISDICTION: Largo**



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## PAC AGENDA – SUMMARY AGENDA ACTION SHEET

DATE: DECEMBER 3, 2012

ITEM	ACTION TAKEN	VOTE
I. <u>MINUTES OF REGULAR PAC MEETING OF NOVEMBER 5, 2012</u>	<u>Approved</u> Motion: Dean Neal Second: Renea Vincent	9-0
II. <u>REVIEW OF PPC AGENDA FOR DEC. 12, 2012</u> A. <u>Subthreshold Land Use Plan Amendments</u> None		
B. <u>Regular Land Use Plan Amendments</u> 1. Case CW 12-15: Town of N. Redington Beach	<u>Approved</u> Motion: Dean Neal Second: Renea Vincent	9-0
2. Case CW 12-16: City of Largo	<p><u>Discussion:</u> 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.</p>	10-0



	<p>Discussion continued relative to a possible north/south corridor to which Largo staff noted any potential roadway would have to go through where the Lowe's is and through wetlands and is not an option. Largo will continue with neighborhood compatibility meeting noting that all residents have been notified of upcoming meetings and hearings concerning this case/issue.</p> <p><u>Approved</u></p> <p>Motion: Dean Neal</p> <p>Second: Renea Vincent</p>	
C. Annexation Report – November 2012	<u>No Action – Information Only</u>	
D. PPC/MPO Unification Update (Verbal)	<u>No Action – Information Only</u>	
E. Countywide Plan Update (Verbal)	<p><u>No Action – Information Only</u></p> <p>Mr. Crawford discussed last week's telephone conference "meetings" with individual local communities results of which will be brought to the Land Use Working Group on Friday December 7, 9 – 11 in Largo. Centers, Corridors and Districts will be reviewed again with that group. CCD will be brought back to the Planners Advisory Committee after the LUWG. Discussed corridors "overlay" and it was concurred there is a need to come up with a Corridor category to be controlled by the local government. Identified Target Employment Districts. This will be brought back to PAC once it is fleshed out. The plan is to adopt this about this time next year.</p>	
III. <u>OLD BUSINESS</u> – None		
IV. <u>OTHER PAC BUSINESS/PAC DISCUSSION AND UPCOMING AGENDA</u>		
A. 2013 PAC Membership Roster/Election of Officers for 2013	<p>Catherine Hartley nominated Lauren Matzke, for 2013 PAC Chairman; seconded by Dean Neal and carried unanimously.</p> <p>Marie Dauphinais was nominated for 2013 PAC Vice Chairman which carried unanimously.</p>	