

**BOARD OF COUNTY COMMISSIONERS**

**DATE:** February 12, 2013

**AGENDA ITEM NO.** /

**Consent Agenda** ☐

**Regular Agenda** ☐

**Public Hearing** ☒

**County Administrator's Signature**

**Subject:**

Proposed Subthreshold Amendment 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 (BOARD), SITTING AS THE COUNTYWIDE PLANNING AUTHORITY (CPA), TAKE ACTION TO APPROVE CASE CW 13-1 OF DUNEDIN.

**Summary Explanation/Background:**

The Board has received one proposed subthreshold amendment to the FLUP that has been reviewed by the Pinellas Planning Council (PPC or Council). Case CW 13-1 is a submittal by the City of Dunedin for 0.6 acre located at 1326 San Christopher Drive, from Residential Medium (up to 15 units an acre) to Commercial General. The subject area is part of a larger parcel (1.4 acres) that is designated Commercial General. The proposed amendment would result in the entire 1.4-acre parcel being designated as Commercial General on the FLUP. The subject area, along with the remainder of the 1.4-acre parcel, is proposed to be developed with a Dollar General Store. County staff concurs with the PPC recommendation of approval.

**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: February 12, 2013 Countywide Planning Authority Agenda  
Part I – Public Hearing Agenda Re: Subthreshold Plan Map Amendment

DATE: February 12, 2013

**RECOMMENDATION:** THE PINELLAS PLANNING COUNCIL RECOMMENDS THE BOARD, IN YOUR CAPACITY AS THE COUNTYWIDE PLANNING AUTHORITY, APPROVE CASE CW 13-1 AS OUTLINED BELOW.

**DISCUSSION:** The Countywide Planning Authority has received one case concerning subthreshold amendment of the Countywide Plan Map as described below:

**Case CW 13-1 – City of Dunedin:**

0.6 acres m.o.l., located at 1326 San Christopher Dr., proposed to change from ***Residential Medium to Commercial General***.

This proposed amendment is submitted by the City of Dunedin and seeks to reclassify a 0.6 acre area consisting of a portion of a larger 1.4 acre parcel from Residential Medium to Commercial General. The parcel is presently being used for vehicle storage, which is not consistent with the uses allowed on that category. The site, along with the remaining 1.4 acre area designated CG, is proposed to be developed with a Dollar General Store.

***The Pinellas Planning Council, by a vote of 12-0, approved Case CW 13-1.***

With this transmittal, the complete record of the public hearing held by the Pinellas Planning Council on this case 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 13-1 INITIATED BY THE CITY OF DUNEDIN 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 City of Dunedin initiated a proposed amendment which was considered at a public hearing by the Pinellas Planning Council on January 9, 2013, 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 February 12, 2013, as follows:

Section 1 - Amending the Countywide Future Land Use Plan

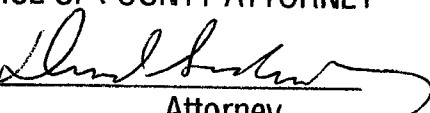
The Countywide Future Land Use Plan for Pinellas County adopted in Section 3(a) of Ordinance 89-4 is amended to reflect the changes adopted as follows:

#CW 13-1      0.6 acre located at 1326 San Christopher Drive, from Residential Medium to Commercial General.

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 13-1

City of Dunedin

# PINELLAS PLANNING COUNCIL AGENDA MEMORANDUM

**AGENDA ITEM:** III B-1.

**MEETING DATE:** January 9, 2013

**SUBJECT:** Amendment of the *Countywide Future Land Use Plan Map*  
**FROM:** Residential Medium (RM)  
**TO:** Commercial General (CG)  
**AREA:** 0.6 Acres m.o.l  
**CASE #:** CW 13-1  
**JURISDICTION:** City of Dunedin  
**LOCATION:** 1326 San Christopher Dr.

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

## **I. BACKGROUND**

This proposed amendment is submitted by the City of Dunedin and seeks to reclassify a 0.6 acre area consisting of a portion of a larger 1.4 acre parcel from Residential Medium to Commercial General. The parcel is presently being used for vehicle storage, which is not consistent with the uses allowed on that category. The site, along with the remaining 1.4 acre area designated CG, is proposed to be developed with a Dollar General Store.

## **II. FINDINGS**

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

- A. The proposed amendment is a subthreshold amendment (Type A); and
- B. The proposed amendment to Commercial General recognizes the current and future use of the site, and is consistent with the criteria for utilization of this category.

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

The Council (PPC) and Countywide Planning Authority (CPA) may, upon a majority vote of members present and constituting a quorum, remove a subthreshold amendment from the subthreshold portion of the agenda for separate consideration, in which event the amendment may be discussed and acted upon at that same meeting or continued to the next available meeting with an analysis of any issues identified by the PPC or CPA.

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

The Council recommended approval of the amendment from Residential Medium to Commercial General (vote 12-0).

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

***SUBJECT:*** Case CW 13-1 – Dunedin

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***III. PLANNERS ADVISORY COMMITTEE (PAC)***

The PAC members discussed this case at their January 2, 2013 meeting and recommended approval of the staff recommendation (vote 9-0).

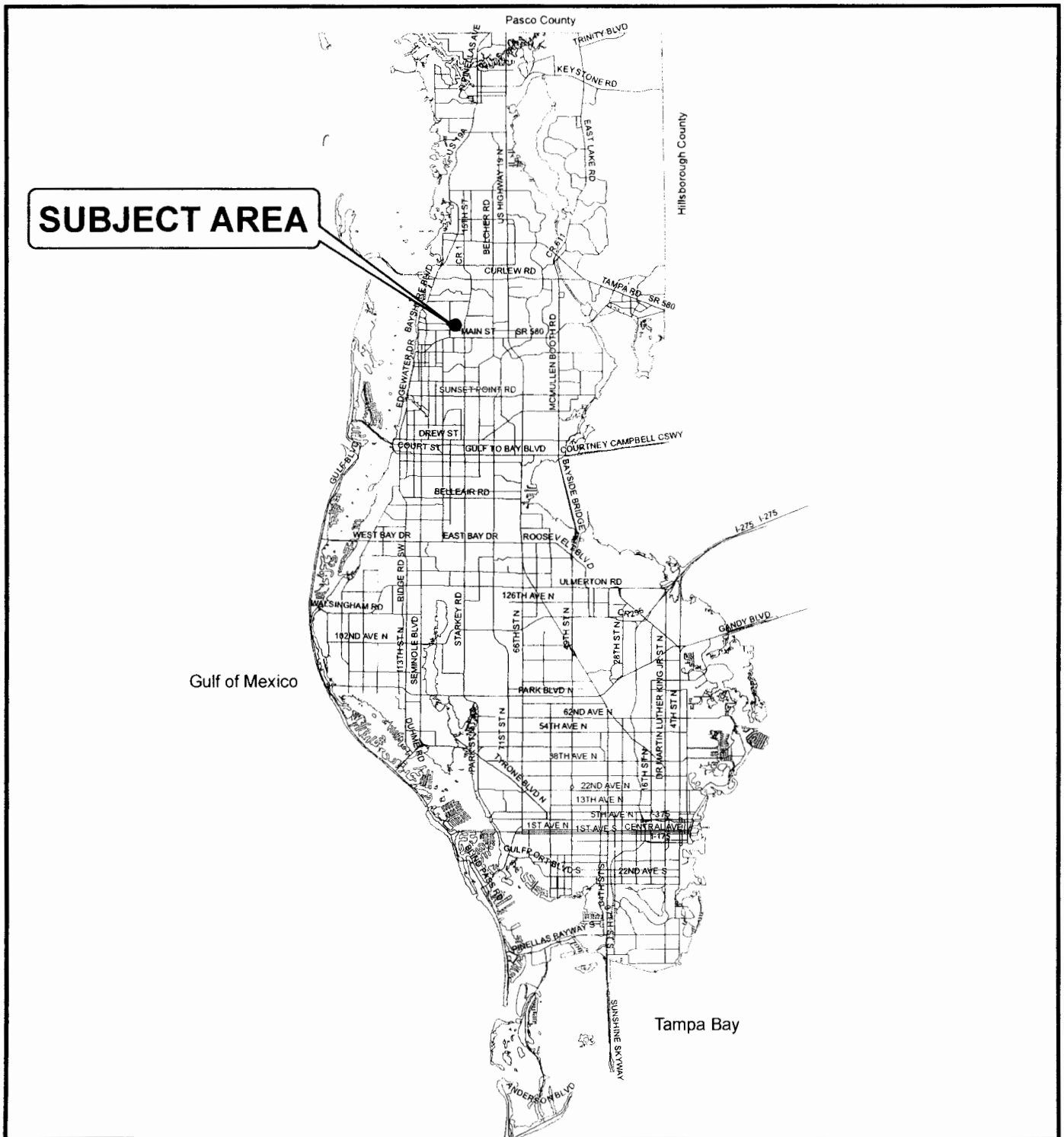
***IV. LIST OF MAPS & ATTACHMENTS***

- 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      Draft PAC Summary Actions Sheet

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

- Support Document 1      Disclosure of Interest Forms
- Support Document 2      Local Government Applications



## Map 1 - Location

FROM: Residential Medium

TO: Commercial General

AREA: 0.6 Acres

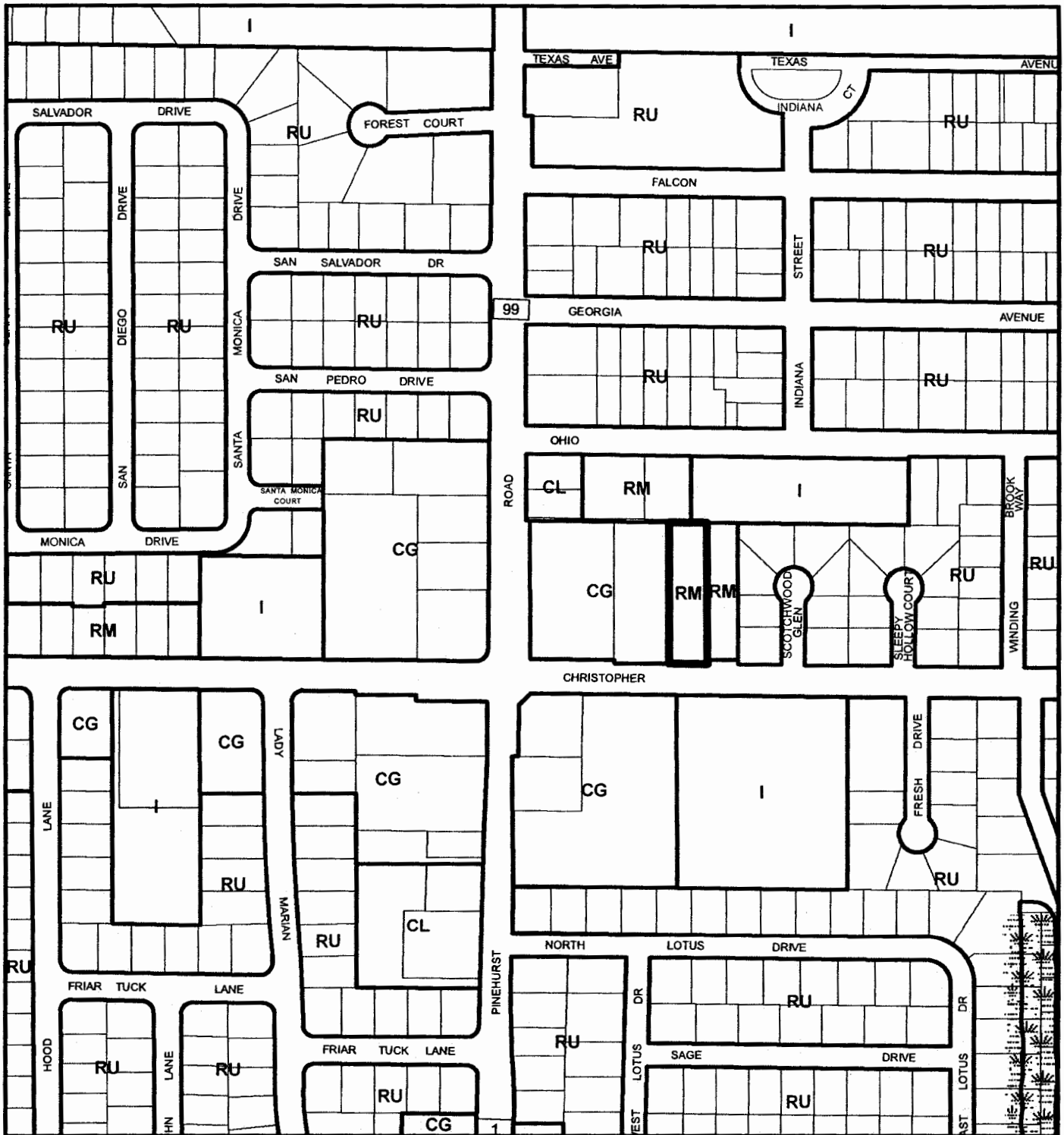
CASE #: CW13-1

JURISDICTION: Dunedin



1" = 26,000'

**PR** PINELLAS  
PLANNING  
COUNCIL



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


FROM: Residential Medium

TO: Commercial General

AREA: 0.6

CASE #: CW13-1

### Jurisdictions

 DUNEDIN

  
NORTH  
1" = 300'

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JURISDICTION: Dunedin



### Map 3 - Aerial

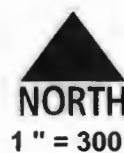
FROM: Residential Medium

TO: Commercial General

AREA: 0.6

CASE #: CW13-1

JURISDICTION: Dunedin



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#### Legend

<b>Residential</b>	<b>Commercial</b>	<b>Public / Semi-Public</b>
Residential Urban	Commercial Limited	Institutional
Residential Low Medium	Commercial General	<b>Special Designations</b>
Residential Medium		Water
		Water/Drainage Feature Overlay

### Map 4 - Current Countywide Plan Map

FROM: Residential Medium

TO: Commercial General

AREA: 0.6

CASE #: CW13-1

JURISDICTION: Dunedin



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Residential		Commercial		Public / Semi-Public	
	Residential Urban		Commercial Limited		Institutional
	Residential Medium		Commercial General		Special Designations
					Water
					Water/Drainage Feature Overlay

## Map 5 - Proposed Countywide Plan Map

FROM: Residential Medium

TO: Commercial General

AREA: 0.6

CASE #: CW13-1

JURISDICTION: Dunedin



1" = 300'

**PPC** PINELLAS  
PLANNING  
COUNCIL

**PAC AGENDA – SUMMARY AGENDA ACTION SHEET**  
**DATE: JANUARY 2, 2013**

ITEM	ACTION TAKEN	VOTE
I. <u>MINUTES OF REGULAR PAC MEETING OF DECEMBER 3, 2012</u>	<u>Approved</u> Motion: Dean Neal Second: Danny Taylor	8-0
II. <u>REVIEW OF PPC AGENDA FOR JANUARY 9, 2013</u> A. <u>Subthreshold Land Use Plan Amendments</u> 1. Case CW 13-1: City of Dunedin	<u>Approved</u> Motion: Fred Metcalf Second: Dean Neal Discussion: Greg Rice noted there is currently a storage yard for boats, recreation vehicles and commercial vehicles on the property; that the owner wants to sell to Dollar General; that Dollar General would like to combine the parcel to make all of them CG, and that the City unanimously approved the request. Discussion continued with regard to the parcel to the east (a duplex) and the narrow width of the property. It was noted by the City that they expect the duplex to remain. Mr. Crawford noted staff has no concerns; that with all CG designated area in the area that it would not make sense to try and change it to the more appropriate Commercial Neighborhood category. Mr. Rice noted the commercial nodes at all four corners and that Dollar General gave concessions on the façade treatment. He further noted there could possibly be opposition and Katie Cole of Johnson Pope is expected to attend the PPC meeting.	9-0
B. <u>Regular Land Use Plan Amendments</u> - None		
C. <u>CPA Actions – December 2012</u>	<u>No Action – Information Only</u>	
D. <u>Annexation Report – December 2012</u>	<u>No Action – Information Only</u>	