

BOARD OF COUNTY COMMISSIONERS

DATE: July 9, 2013

AGENDA ITEM NO. 1

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, Executive Director

Recommended Action:

IT IS RECOMMENDED THE BOARD OF COUNTY COMMISSIONERS (BOARD), SITTING AS THE COUNTYWIDE PLANNING AUTHORITY (CPA), CONDUCT A PUBLIC HEARING TO ADOPT THE PROPOSED ORDINANCE APPROVING CASE CW 13-4 OF GULFPORT.

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 13-4 is a submittal by the City of Gulfport for 0.6 acre located at 1601 49th Street South, from Community Redevelopment District to Institutional. The subject area contains a vacant building that had been used as a club/lodge. The property owner proposes to convert the existing building to a church. 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: July 9, 2013 Countywide Planning Authority Agenda
Part I – Public Hearing Agenda Re: Subthreshold Plan Map Amendment

DATE: July 9, 2013

RECOMMENDATION: THE PINELLAS PLANNING COUNCIL RECOMMENDS THE BOARD, IN YOUR CAPACITY AS THE COUNTYWIDE PLANNING AUTHORITY, APPROVE CASE CW 13-4.

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

Case CW 13-4 – City of Gulfport:

This proposed amendment located at 1601 49th Street South is submitted by the City of Gulfport and seeks to reclassify a 0.6-acre parcel *from Community Redevelopment District to Institutional*. The property contains a vacant building that was formerly used as a club/lodge. The property owner proposes to convert the existing building on the site to a church.

The Pinellas Planning Council, by a vote of 10-0, recommended approval of Case CW 13-4.

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 13-4 INITIATED BY THE CITY OF GULFPORT 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 Gulfport initiated a proposed amendment which was considered at a public hearing by the Pinellas Planning Council on June 12, 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 July 9, 2013, as follows:

Section 1 - Amending the Countywide Future Land Use Plan

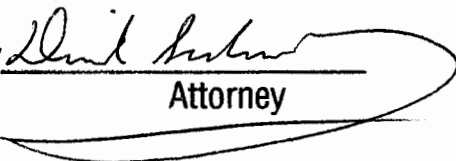
The Countywide Future Land Use Plan for Pinellas County adopted in Section 3(a) of Ordinance 89-4 is amended to reflect the changes adopted as follows:

#CW 13-4 0.6 acre located at 1601 49th Street South, from Community Redevelopment District to Institutional.

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 13-4
City of Gulfport

PINELLAS PLANNING COUNCIL AGENDA MEMORANDUM

AGENDA ITEM: III B-1.

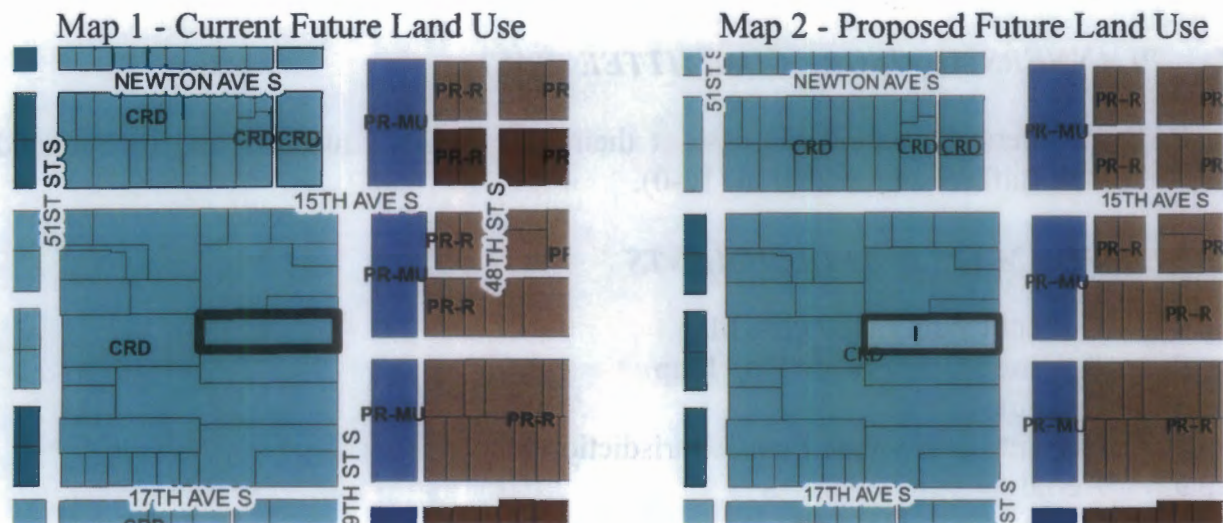
MEETING DATE: June 12, 2013

SUBJECT: Amendment of the *Countywide Future Land Use Plan Map*
FROM: Community Redevelopment District (CRD)
TO: Institutional (I)
AREA: 0.6 Acres m.o.l.
CASE #: CW 13-4
JURISDICTION: City of Gulfport
LOCATION: 1601 – 49th Street South

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

I. BACKGROUND

This proposed amendment is submitted by the City of Gulfport and seeks to reclassify a 0.6 acre parcel from Community Redevelopment District (CRD) to Institutional. The property contains a vacant building that was formerly used as a club/lodge. The property owner is proposing to convert the existing building on the site to a church.



PINELLAS PLANNING COUNCIL ACTION:

The Council recommended approval of the amendment from Community Redevelopment District to Institutional (vote 10-0).

COUNTYWIDE PLANNING AUTHORITY ACTION:

SUBJECT: Case CW 13-4 - Gulfport

This site was part of a previous map amendment, CW10-3 in March 2010. The Council and Countywide Planning Authority (CPA) approved an amendment to CRD along with the City's 49th Street Corridor Redevelopment District Special Area Plan. This amendment, along with a zoning change at the local level, is requested because the City of Gulfport does not allow institutional uses in the CRD or underlying zoning district.

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 Institutional recognizes the proposed use for 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 and 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 Council or CPA.

III. PLANNERS ADVISORY COMMITTEE (PAC)

The PAC members discussed this case at their June 3, 2013 meeting and recommended approval of the staff recommendation (10-0).

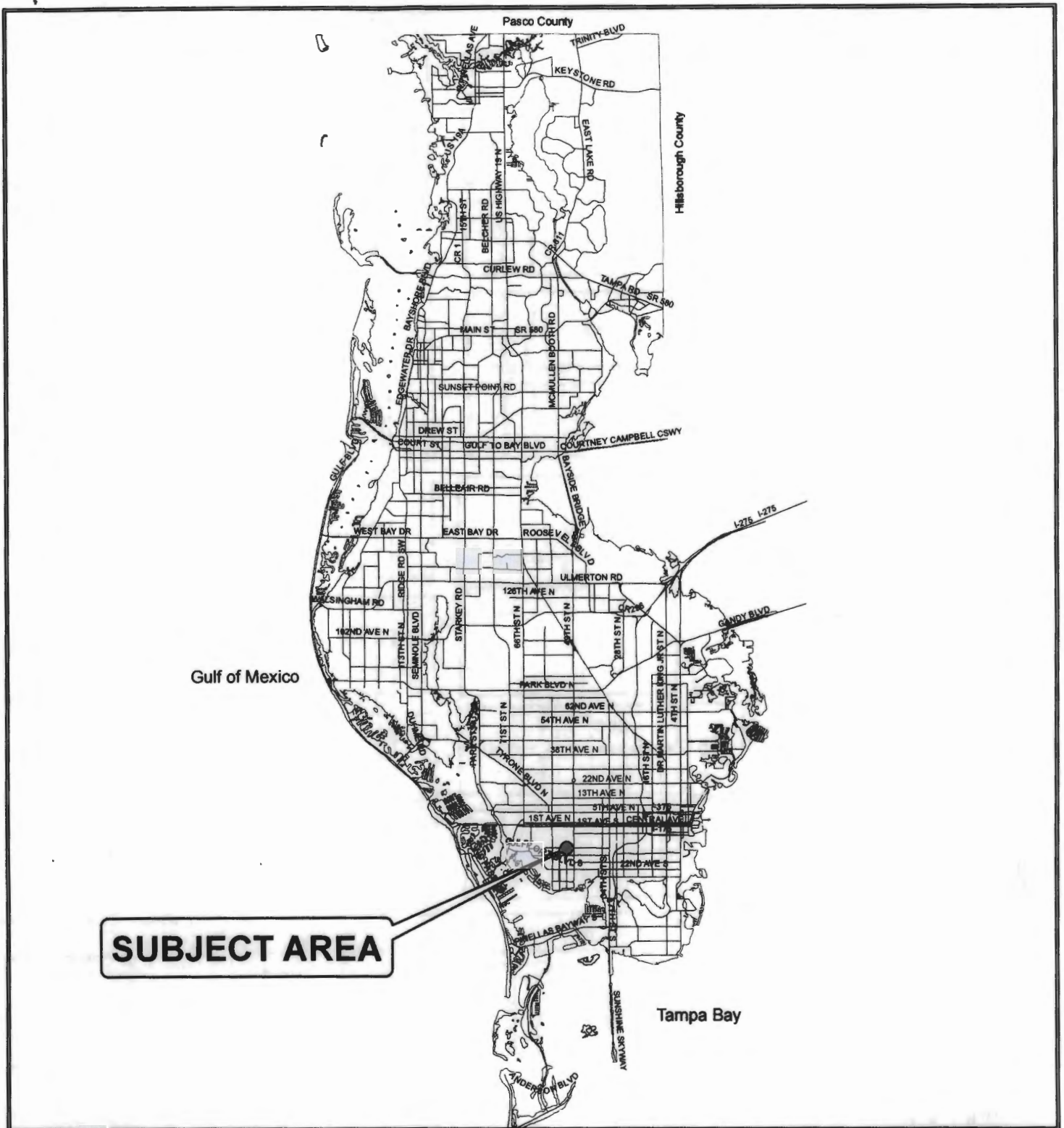
IV. LIST OF MAPS & ATTACHMENTS

- Map 1 Current Countywide Plan Map
- Map 2 Proposed Countywide Plan Map
- Map 3 Location
- Map 4 Current Countywide Plan & Jurisdiction Map
- Map 5 Aerial

Attachment 1 Draft PAC Summary Actions Sheet

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

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



Map 3 - Location

FROM: Community Redevelopment District

TO: Institutional

AREA: 0.6 Acres

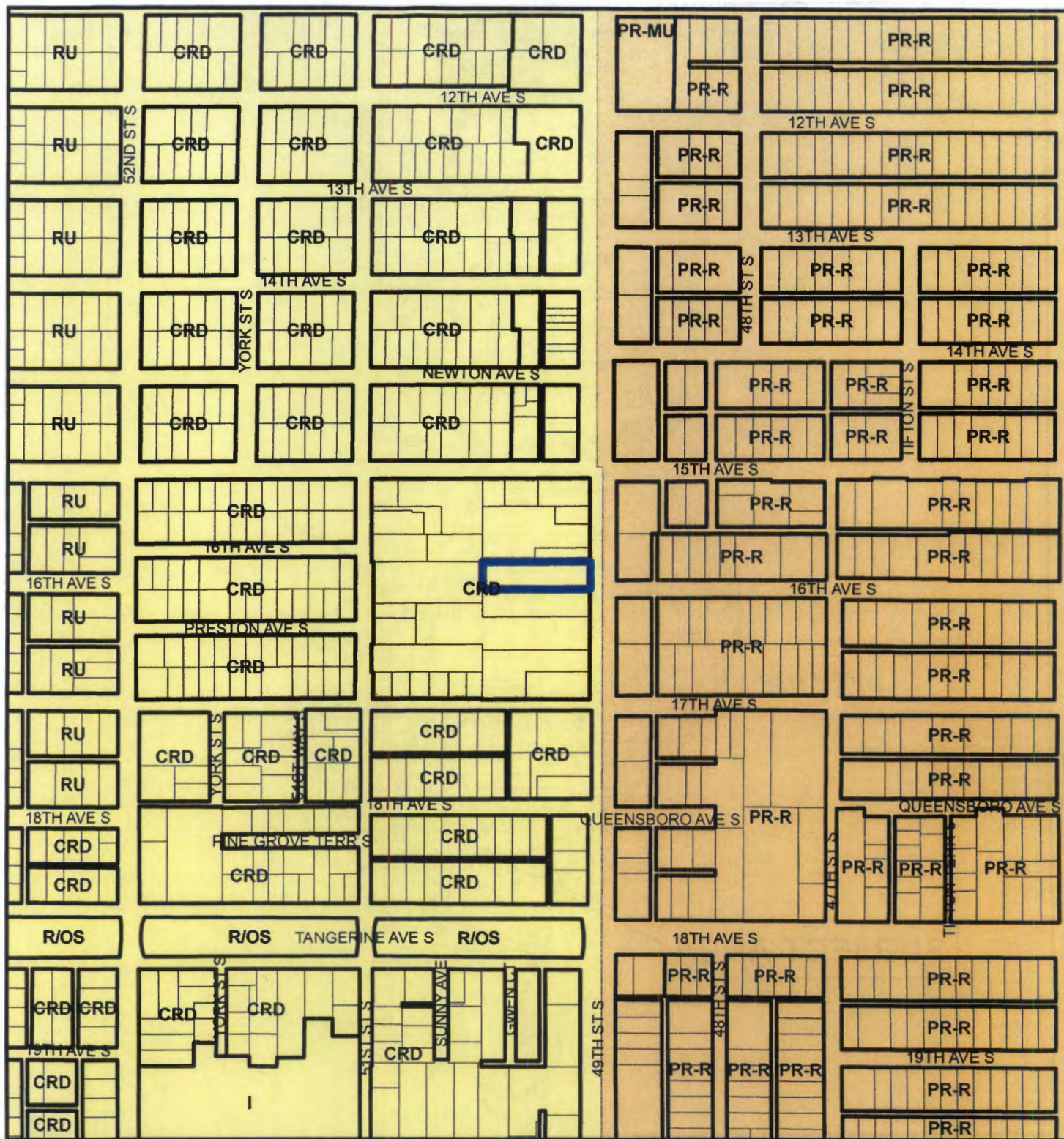
CASE #: CW13-4

JURISDICTION: Gulfport



1" = 26,000'





Map 4 - Current Countywide Plan Map & Jurisdictional Map

FROM: Community Redevelopment District

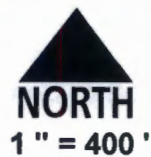
TO: Institutional

AREA: 0.6

CASE #: CW13-4

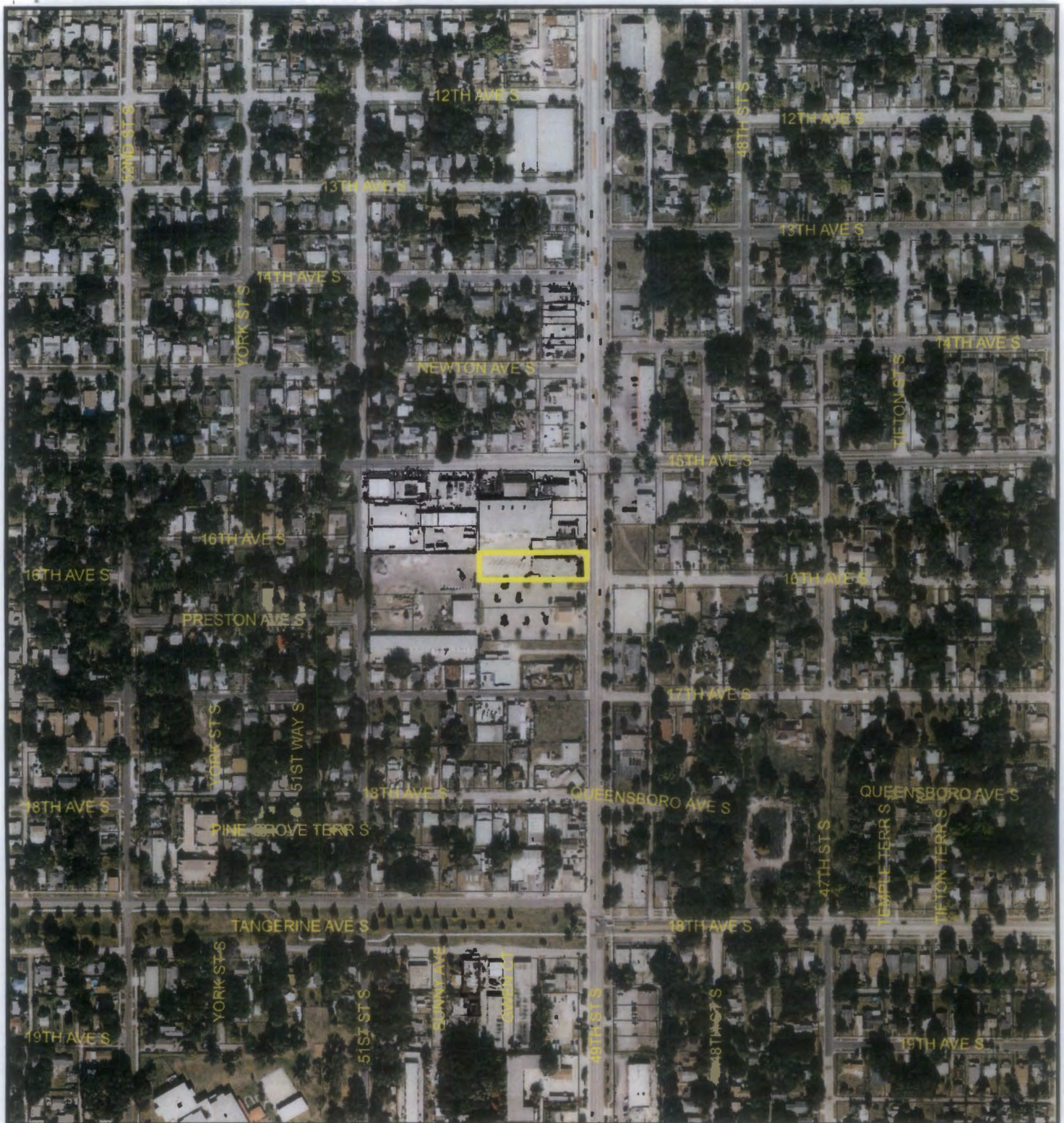
Jurisdictions

- GULFPORT
- ST PETERSBURG



PRC PINELLAS
PLANNING
COUNCIL

JURISDICTION: Gulfport



Map 5 - Aerial

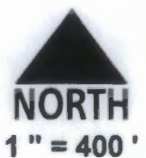
FROM: Community Redevelopment District

TO: Institutional

AREA: 0.6

CASE #: CW13-4

JURISDICTION: Gulfport



PAC AGENDA – SUMMARY AGENDA ACTION SHEET

DATE: JUNE 3, 2013

ITEM	ACTION TAKEN	VOTE
I. <u>MINUTES OF REGULAR PAC MEETING OF APRIL 29, 2013</u>	Approved Motion: Dean Neal Second: Jan Norsoph	9-0
II. <u>REVIEW OF PPC AGENDA FOR JUNE 12, 2013</u> A. <u>Subthreshold Land Use Plan Amendments -</u> 1. Case CW 13-4: City of Gulfport	Approved Motion: Dean Neal Second: Bob Klute	10-0
B. <u>Regular Land Use Plan Amendments -</u> 2. Case CW 13-5: City of Largo	Approved PPC staff recommendation with conditions amended as follows: (1) the restrictions contained in the attached development agreement (no change); (2) the submission of a Countywide Plan Map adjustment for the resulting on-site wetlands to Preservation upon issuance of a development order by the City of Largo; (3) the secondary access point on 20 th Terrace SW to be used for emergency vehicles access only; and elimination of condition 4. Motion: Dean Neal Second: Lauren Matzke	11-0
C. <u>CPA Actions – May 2013</u>	Mr. Crawford provided update on Case CW 13-2 and the filed request for DOAH hearing. Discussion followed re Industrial Lands issue to be brought back to the Council in July; PAC provided input and requested they be presented with the July agenda material for information purposes at their July meeting. <u>No Action – Information Only</u>	
D. <u>Annexation Report – May 2013</u>	<u>No Action – Information Only</u>	