

BOARD OF COUNTY COMMISSIONERS

DATE: August 6, 2013
AGENDA ITEM NO. 3

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 13-6 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 13-6 is a submittal by the City of Dunedin for 0.3 acre located at 1418 Carnation Drive, from Residential Medium (up to 15 units an acre) to Commercial General. The subject area would be combined with the existing commercial property to the south for redevelopment in the future. 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: August 6, 2013 Countywide Planning Authority Agenda
Part I – Public Hearing Agenda Re: Subthreshold Plan Map Amendment

DATE: August 6, 2013

RECOMMENDATION: THE PINELLAS PLANNING COUNCIL RECOMMENDS THE BOARD, IN YOUR CAPACITY AS THE COUNTYWIDE PLANNING AUTHORITY, APPROVE CASE CW 13-6.

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

Case CW 13-6 – City of Dunedin:

This proposed amendment located at 1418 Carnation Drive is submitted by the City of Dunedin and seeks to reclassify a 0.3-acre parcel *from Residential Medium to Commercial General*. The property contains a single-family home. The property owner is proposing to combine this property with adjacent commercial property to the south (fronting on State Road 580) for future redevelopment.

The Pinellas Planning Council, by a vote of 8-0, recommended approval of Case CW 13-6.

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 13-6 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 a 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 July 10, 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 August 6, 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 change adopted as follows:

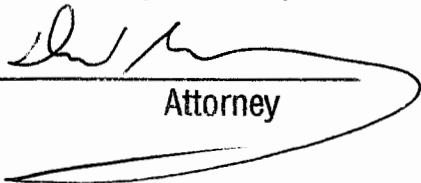
#CW 13-6 0.3 acre located at 1418 Carnation Drive, from Residential Medium to Commercial General.

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 13-6
City of Dunedin

PINELLAS PLANNING COUNCIL AGENDA MEMORANDUM

AGENDA ITEM: III B-1.

MEETING DATE: July 10, 2013

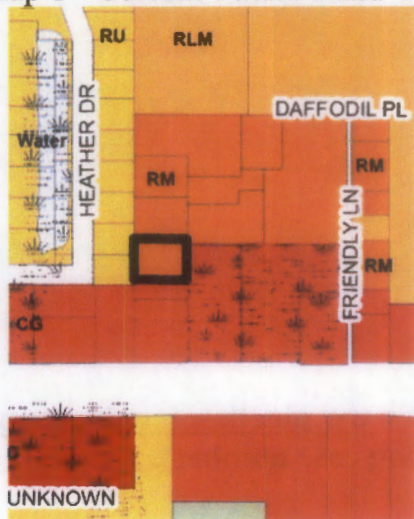
SUBJECT: Amendment of the *Countywide Future Land Use Plan Map*
FROM: Residential Medium (RM)
TO: Commercial General (CG)
AREA: 0.3 Acres m.o.l.
CASE #: CW 13-6
JURISDICTION: City of Dunedin
LOCATION: 1418 Carnation Drive

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

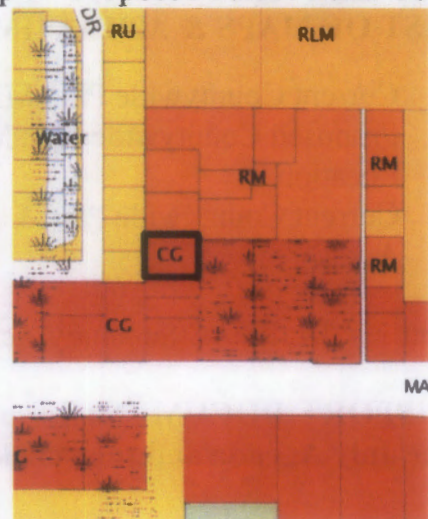
I. BACKGROUND

This proposed amendment is submitted by the City of Dunedin and seeks to reclassify a 0.3 acre parcel from Residential Medium (RM) to Commercial General (CG). The property contains a single-family home. The property owner is proposing to combine this property with adjacent commercial property to the south (fronting on State Road 580) for future redevelopment.

Map 1 - Current Future Land Use



Map 2 - Proposed Future Land Use



PINELLAS PLANNING COUNCIL ACTION:

The Council recommended approval of the amendment from Residential Medium to Commercial General (vote 8-0).

COUNTYWIDE PLANNING AUTHORITY ACTION:

SUBJECT: Case CW 13-6 -Dunedin

This property, along with the three adjacent commercial properties to the south, was annexed into the City of Dunedin on June 6, 2013.

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 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 July 1, 2013 meeting and recommended approval of the staff recommendation (8-0).

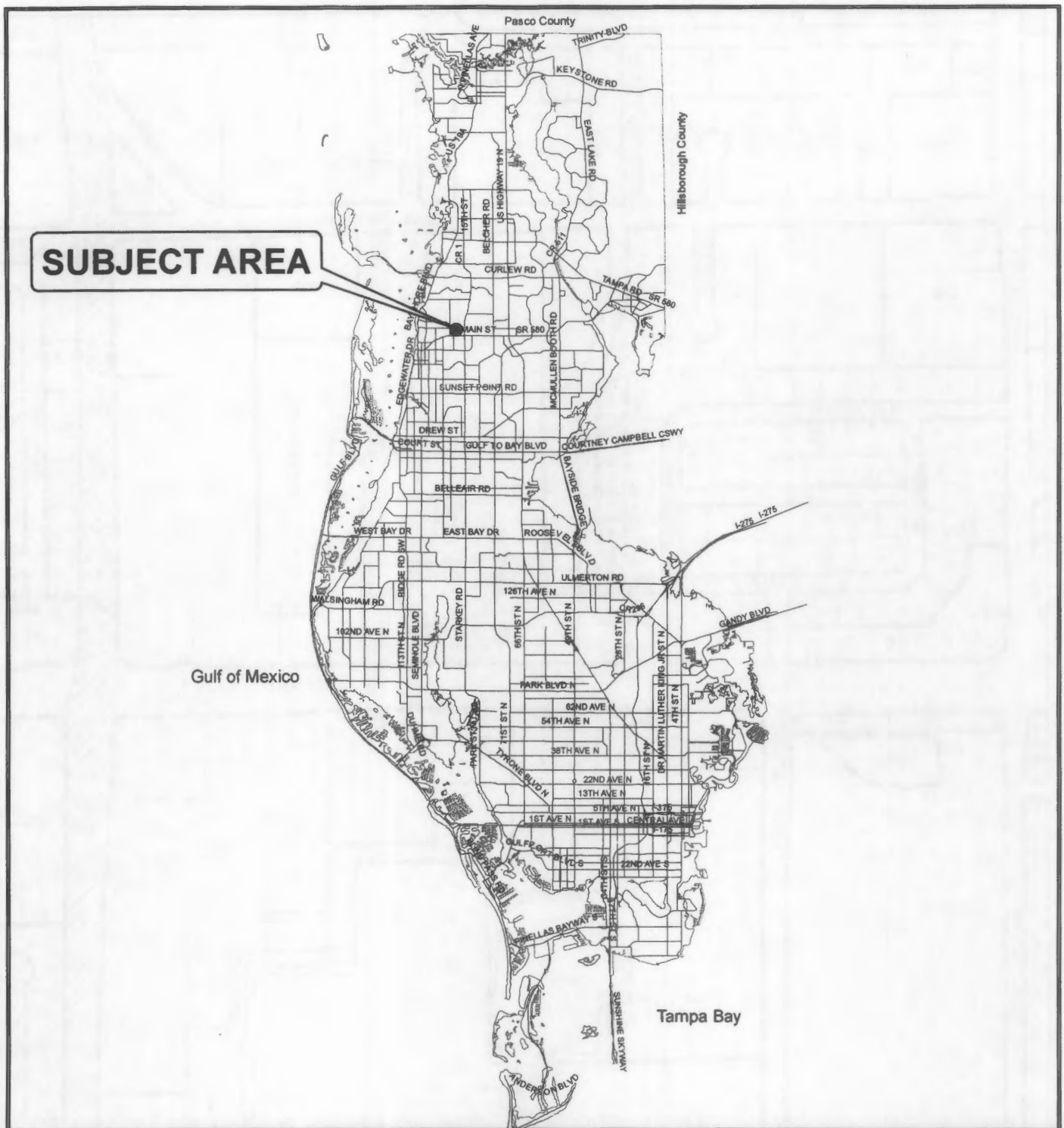
IV. LIST OF MAPS & ATTACHMENTS

- 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 July 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: Residential Medium

TO: Commercial General

AREA: 0.3 Acres

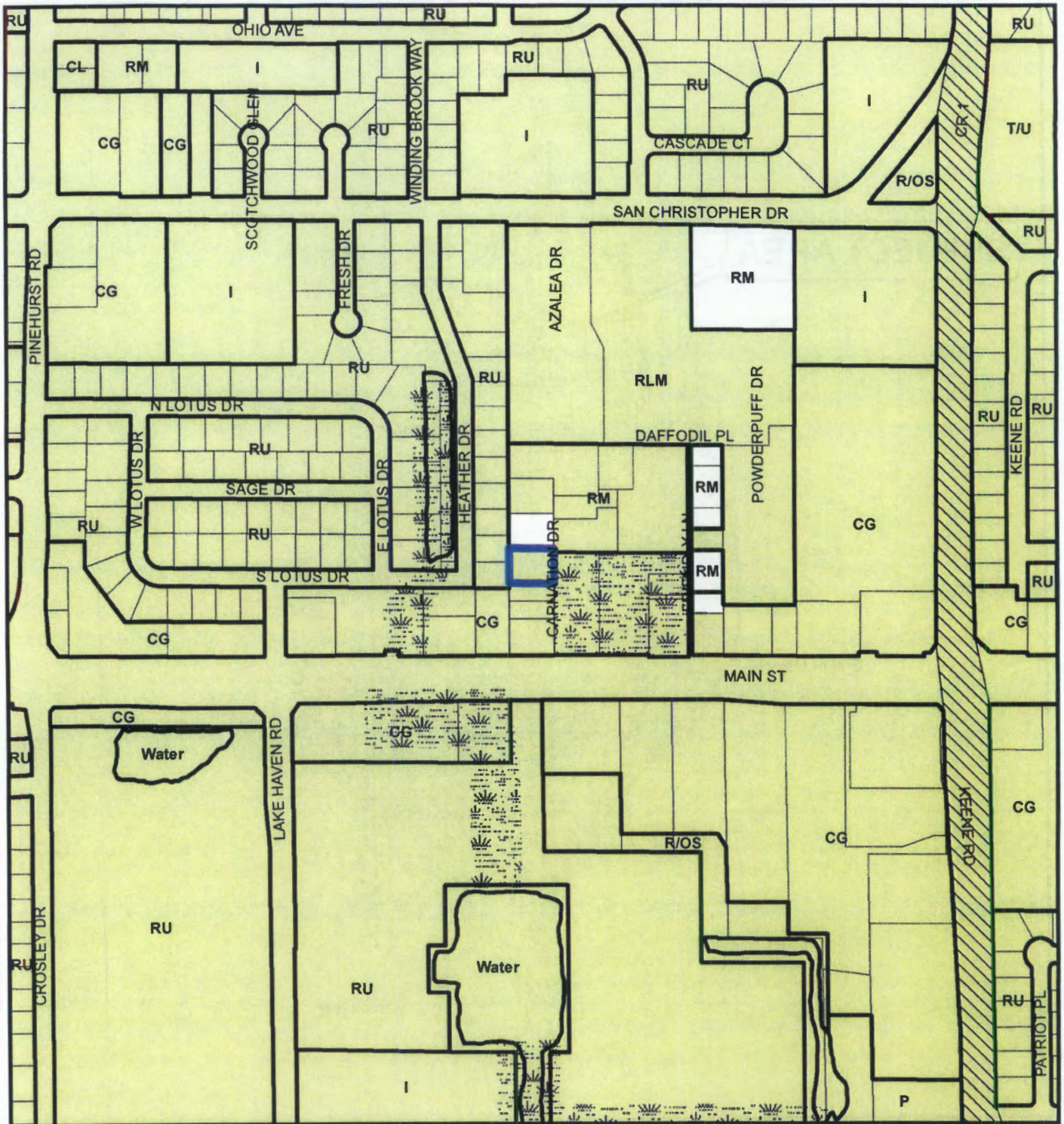
CASE #: CW13-6

JURISDICTION: Dunedin



1" = 26,000'

PRC PINELLAS
PLANNING
COUNCIL



Map 4 - Current Countywide Plan Map & Jurisdictional Map

FROM: Residential Medium

TO: Commercial General

AREA: 0.3

CASE #: CW13-6

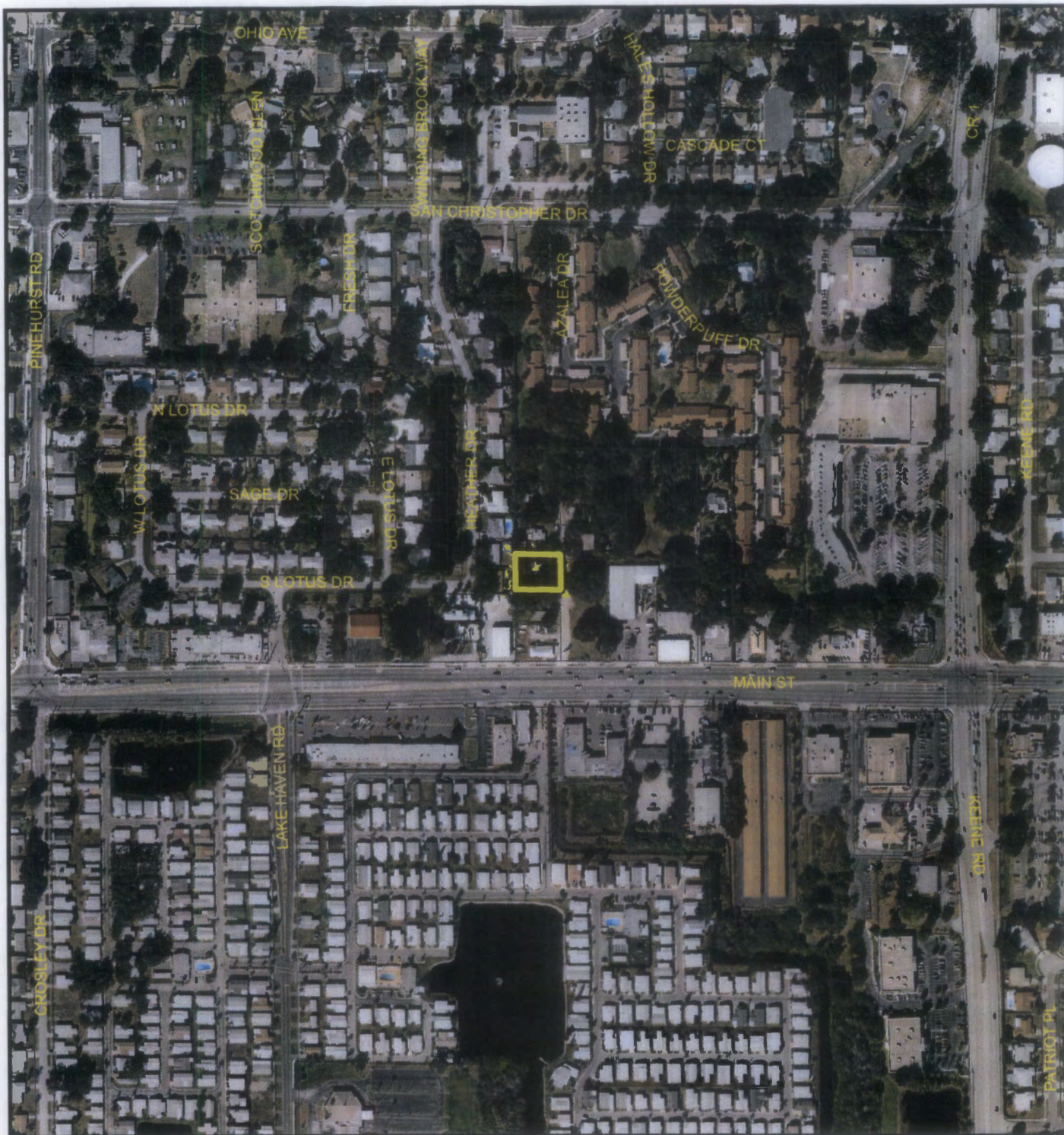
Jurisdictions

- DUNEDIN
- UNINCORPORATED



PRC PINELLAS
PLANNING
COUNCIL

JURISDICTION: Dunedin



Map 5 - Aerial

FROM: Residential Medium

TO: Commercial General

AREA: 0.3

CASE #: CW13-6

JURISDICTION: Dunedin



PRC PINELLAS
PLANNING
COUNCIL

PAC AGENDA – SUMMARY AGENDA ACTION SHEET

DATE: July 1, 2013

ITEM	ACTION TAKEN	VOTE
I. <u>MINUTES OF REGULAR PAC MEETING OF JUNE 3, 2013</u>	<u>Approved</u> Motion: Dean Neal Second: Marie Dauphinais	8-0
II. <u>REVIEW OF PPC AGENDA FOR JULY 10, 2013</u>	<u>Approved</u>	
A. <u>Subthreshold Land Use Plan Amendments -</u> I. Case CW 13-6: City of Dunedin	Motion: Dean Neal Second: Marie Dauphinais	8-0
B. <u>Regular Land Use Plan Amendments - None</u>		
C. <u>CPA Actions – June 2013</u>	<u>No Action – Information Only</u>	
D. <u>Annexation Report – June 2013</u>	<u>No Action – Information Only</u>	
E. <u>Ability to Serve Report No. 13-1: City of Clearwater</u>	<u>Recommended Approval</u> Motion: Dean Neal Second: Matt McLachlan	8-0
F. <u>Ability to Serve Report No. 13-2: City of Clearwater</u>	<u>Recommended Approval</u> Motion: Dean Neal Second: Marie Dauphinais	8-0
G. <u>PPC/MPO Unification Update</u>	Mr. Crawford provided summary information on the potential regionalization of the MPOs, that all three wish to remain independent, that the FDOT is now working on the issue, and that the Governor will then decide the final outcome later this year. Mr. Crawford noted that Linda Fisher will speak at Big C in August re: representation on the unified board and that the 6 Inland communities will be contacted as well to begin discussion on the representation process. <u>No Action – Information Only</u>	
H. <u>Countywide Plan and Transportation Update</u>	Ms. Fisher presented a PowerPoint update noting that the ACPT is getting ready to present Green Light Pinellas in September; and	