

BOARD OF COUNTY COMMISSIONERS

DATE: October 8, 2013
AGENDA ITEM NO. 1a-b

Consent Agenda ☐

Regular Agenda ☐

Public Hearing ☒

County Administrator's Signature: *[Signature]*

Subject:

Proposed Subthreshold Amendments 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 ORDINANCES APPROVING CASES CW 13-7 AND CW 13-8 OF PINELLAS COUNTY.

Summary Explanation/Background:

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

Case CW 13-7 is a submittal by Pinellas County for a 0.9 acre property located on the east side of 66th Street North, 120 feet north of 51st Terrace North, from Residential/Office General to Commercial General. The property is currently developed with a vacant one-story masonry building, which was previously used as a St. Petersburg Times distribution facility. The property is proposed to be developed and marketed for a commercial use. County staff concurs with the PPC recommendation of approval.

Case CW 13-8 is a submittal by Pinellas County for 0.2 acre located at 1201 Sheridan Road, from Residential Urban (7½ units an acre) to Residential/Office General. The property is currently occupied with a massage/acupuncture clinic and a residence. Approval of the proposed amendment would recognize Board action taken in 1981 to permit office uses on this property. 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: October 8, 2013 Countywide Planning Authority Agenda
Part I – Public Hearing Agenda Re: Subthreshold Plan Map Amendments

DATE: October 8, 2013

RECOMMENDATION: THE PINELLAS PLANNING COUNCIL RECOMMENDS THE BOARD, IN YOUR CAPACITY AS THE COUNTYWIDE PLANNING AUTHORITY, APPROVE CASES CW 13-7 and CW 13-8 AS OUTLINED BELOW.

DISCUSSION: The Countywide Planning Authority has received two (2) cases concerning subthreshold amendment of the Countywide Plan Map as described below:

Case CW 13-7 – Pinellas County:

0.9 acre m.o.l., located on the east side of 66th Street North, 120 ft. north of 51st Terrace North, proposed to change from Residential/Office General to Commercial General.

This proposed amendment is submitted by Pinellas County and seeks to reclassify a 0.9 acre parcel from Residential/Office General to Commercial General. The property contains a former St. Pete Times distribution facility. The property owner is proposing to develop this site with a commercial use.

The Pinellas Planning Council, by a vote of 12-0, voted approval of Case CW 13-7.

Case CW 13-8 – Pinellas County:

0.2 acre m.o.l., located at 1201 Sheridan Road, proposed to change from Residential Urban to Residential/Office General.

The proposed amendment is submitted by Pinellas County and seeks to reclassify a 0.2 acre parcel from Residential Urban to Residential/Office General. The property contains a massage/acupuncture clinic and a residence. This amendment is requested to correct an incompatibility between the zoning and the future land use unintentionally created by a future land use amendment in 1982.

The Pinellas Planning Council, by a vote of 12-0, voted approval of Case CW 13-8.

The complete record of the public hearings 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 NUMBERS CW 13-7 AND CW 13-8 INITIATED BY PINELLAS COUNTY 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, proposed amendments to the Countywide Future Land Use Plan, which is an element of the Countywide Comprehensive Plan of Pinellas County, Florida, have 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, Pinellas County initiated proposed amendments which were considered at a public hearing by the Pinellas Planning Council on September 11, 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 October 8, 2013, as follows:

Section 1 – Amending the Countywide Future Land Use Plan

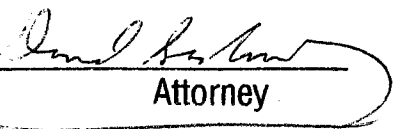
The Countywide Future Land Use Plan for Pinellas County adopted in Section 3(a) of Ordinance 89-4 is amended to reflect the changes adopted as follows:

- #CW 13-7 0.9 acre located on the east side of 66th Street North, 120 feet north of 51st Terrace North, from Residential/Office General to Commercial General.
- #CW 13-8 0.2 acre located at 1201 Sheridan Road, from Residential Urban to Residential/Office 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 13-7

Pinellas County

PINELLAS PLANNING COUNCIL AGENDA MEMORANDUM

AGENDA ITEM: III B-1.

MEETING DATE: September 11, 2013

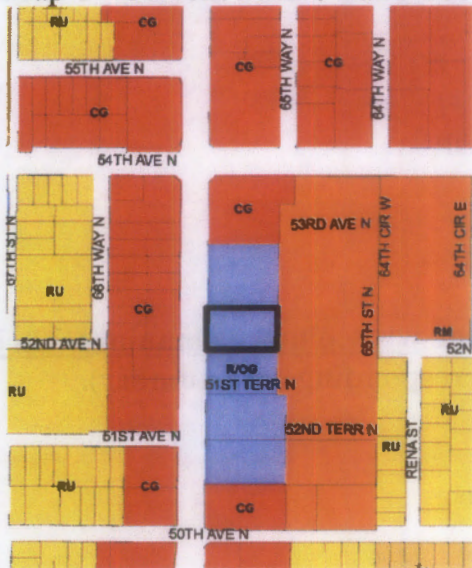
SUBJECT: Amendment of the *Countywide Future Land Use Plan Map*
FROM: Residential/ Office General (ROG)
TO: Commercial General (CG)
AREA: 0.9 Acres m.o.l.
CASE #: CW 13-7
JURISDICTION: Pinellas County
LOCATION: East Side of 66th Street North, 120 ft. north of 51st Terrace North

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

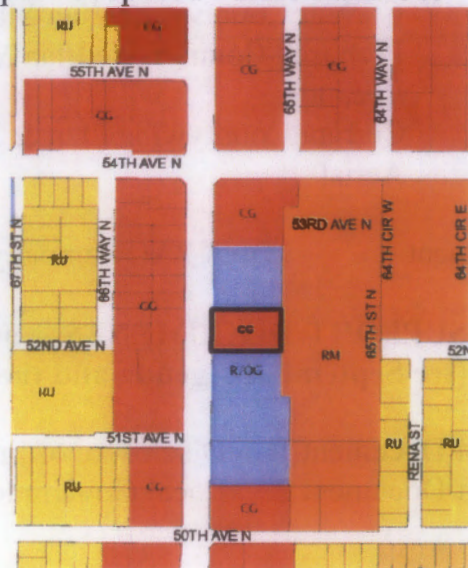
I. BACKGROUND

This proposed amendment is submitted by Pinellas County and seeks to reclassify a 0.9 acre parcel from Residential/Office General (R/OG) to Commercial General (CG). The property contains a former St. Pete Times distribution facility. The property owner is proposing to develop this site with a commercial use.

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/Office General to Commercial General (vote 12-0).

COUNTYWIDE PLANNING AUTHORITY ACTION:

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 September 3, 2013 meeting and recommended approval of the staff recommendation (10-0).

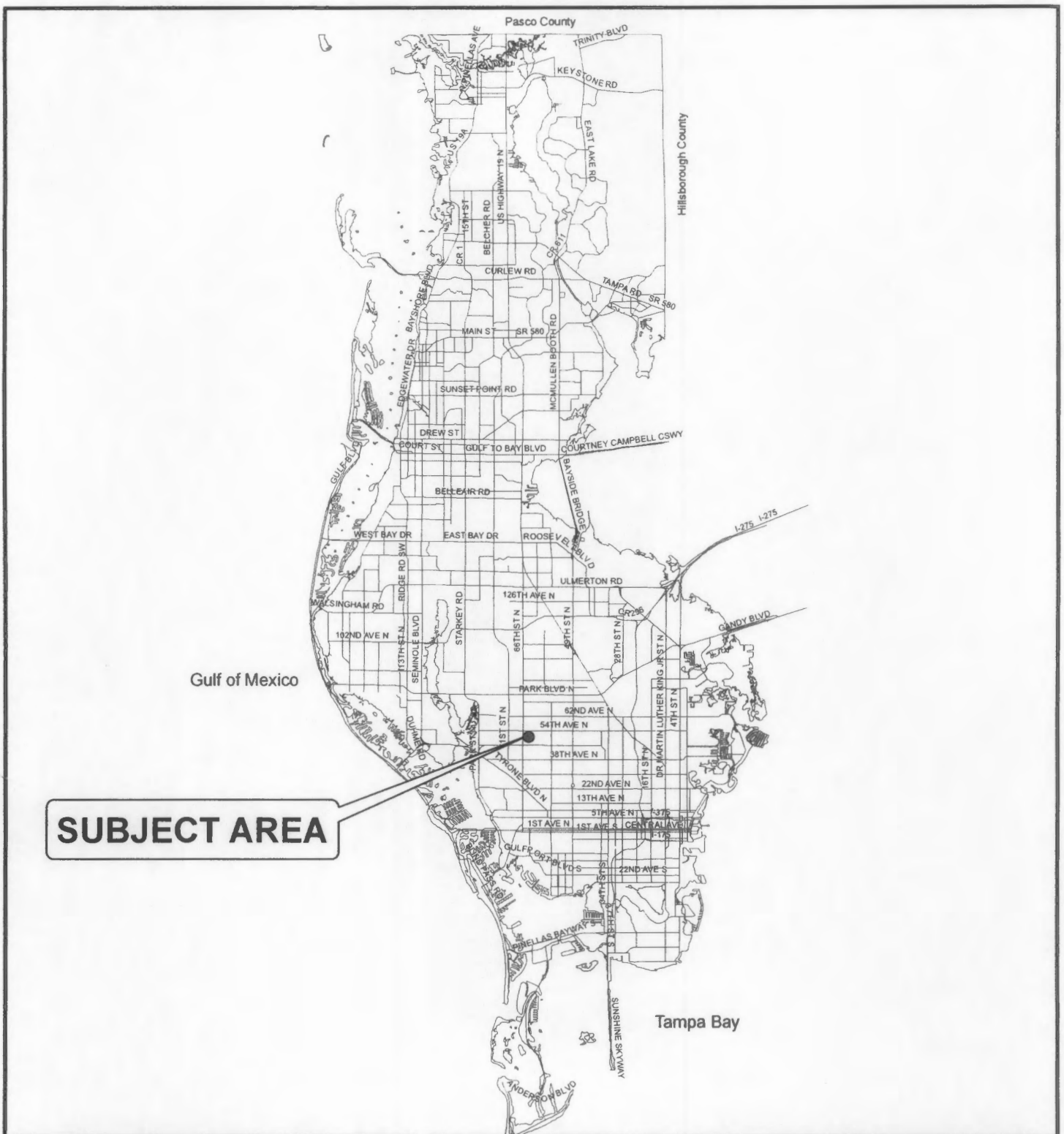
IV. LIST OF MAPS & ATTACHMENTS

- 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 September 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/Office General

TO: Commercial General

AREA: 0.9 Acres

CASE #: CW13-7

JURISDICTION: Pinellas County



1" = 26,000'

PRC PINELLAS
PLANNING
COUNCIL



Map 4 - Current Countywide Plan Map & Jurisdictional Map

FROM: Residential/Office General

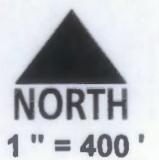
TO: Commercial General

AREA: 0.9

CASE #: CW13-7

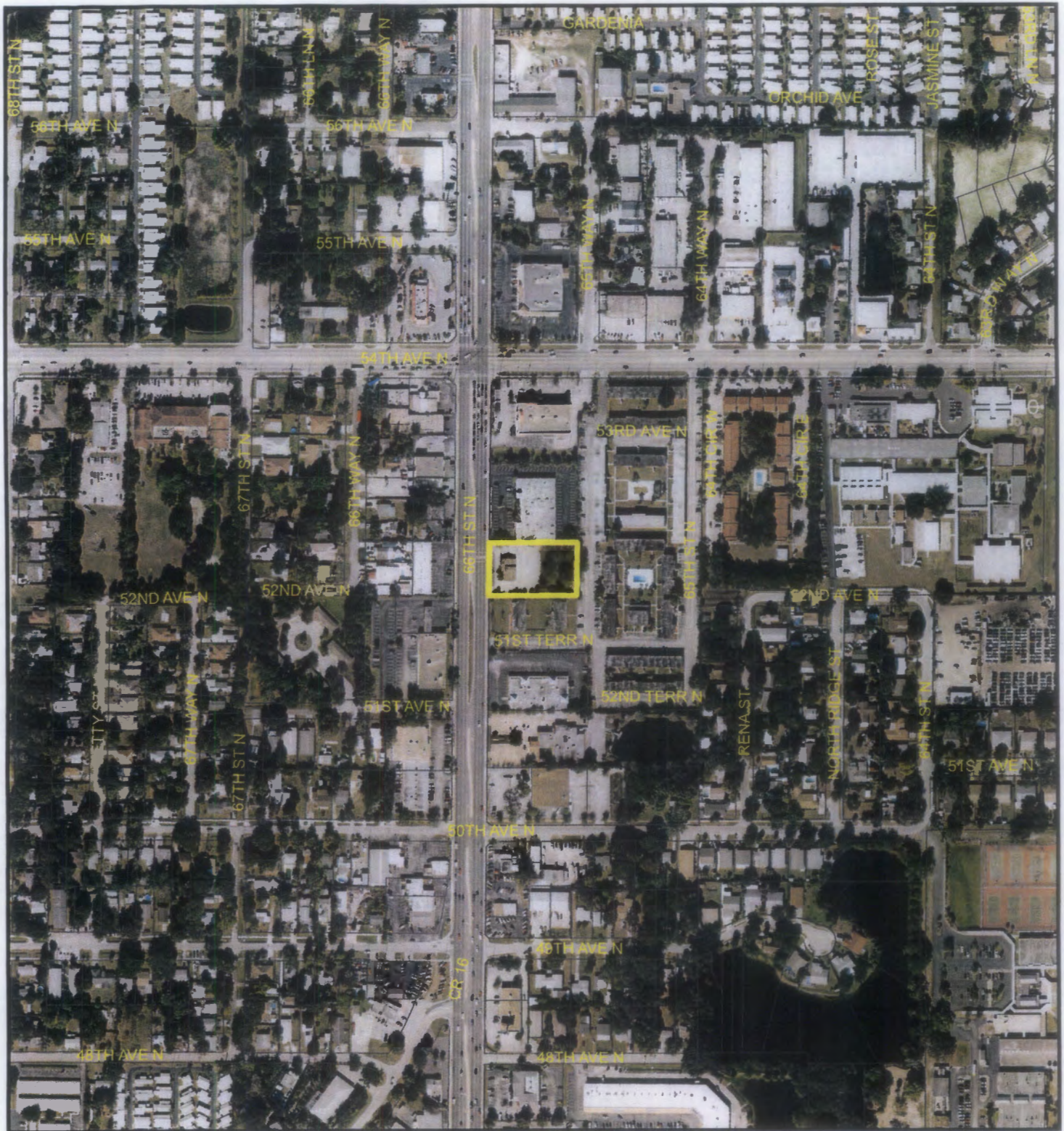
Jurisdictions

- KENNETH CITY
- UNINCORPORATED



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COUNCIL

JURISDICTION: Pinellas County



Map 5 - Aerial

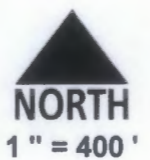
FROM: Residential/Office General

TO: Commercial General

AREA: 0.9

CASE #: CW13-7

JURISDICTION: Pinellas County



PPC PINELLAS
PLANNING
COUNCIL

PAC AGENDA – SUMMARY AGENDA ACTION SHEET

DATE: September 3, 2013

| ITEM | ACTION TAKEN | VOTE |
|---|--|------|
| I. <u>MINUTES OF REGULAR PAC MEETING OF JULY 1, 2013</u> | <u>Approved</u> Motion: Dean Neal Second: Marie Dauphinais | 10-0 |
| II. <u>REVIEW OF PPC AGENDA FOR SEPT. 11, 2013</u> | <u>Approved</u> | 10-0 |
| A. <u>Subthreshold Land Use Plan Amendments -</u> | Motion: Dean Neal Second: Bob Klute | |
| 1. Case CW 13-7: Pinellas County | | |
| 2. Case CW 13-8: Pinellas County | <u>Approved</u> Motion: Dean Neal Second: Renea Vincent | 10-0 |
| B. <u>Regular Land Use Plan Amendments -</u> | <u>Approved inclusive of separate and additional recommendation</u> | 10-0 |
| 3. Case CW 13-9: City of Clearwater (McMullen-Booth Rd.) | Motion: Dean Neal Second: Renea Vincent | |
| 4. Case CW 13-10: City of Clearwater (Montclair Road) | <u>Approved subject to amendment of the Scenic/Noncommercial corridor submap 1 to expand the mixed use subclassification to include the Residential Medium Category area northeast of Beckett Lake and inclusive of the separate and additional recommendation.</u> Motion: Dean Neal Second: Marie Dauphinais | 10-0 |
| 5. Case CW 13-11: City of Oldsmar | <u>Approved recommendation subject to the enumerated condition</u> Motion: Dean Neal Second: Jan Norsoph | 10-0 |
| C. <u>Proposed Minor Plan Change to Beach by Design Special Area Plan – Case CW 01-25 (SAP Change No. 7-2013)</u> | <u>Recommended Receive and Accept for transmittal to the Countywide Planning Authority for Receipt and Acceptance</u> Motion: Dean Neal Second: Renea Vincent | 10-0 |
| D. <u>CPA Actions – July and August 2013</u> | <u>No Action – Information Only</u> | |
| E. <u>Annexation Report – July and August 2013</u> | <u>No Action – Information Only</u> | |