

BOARD OF COUNTY COMMISSIONERS

DATE: January 14, 2014

AGENDA ITEM NO. 4a.-b.

Consent Agenda ☐

Regular Agenda ☐

Public Hearing ☒

County Administrator's Signature

Subject:

Public Hearing Agenda Re: Proposed Subthreshold Amendments to the Countywide Future Land Use Plan (FLUP)

Department:

Planning and Development Services

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), APPROVE CASE CW 13-15 OF PINELLAS COUNTY AND CASE CW 13-16 OF CLEARWATER.

Summary Explanation/Background:

The Board has received two proposed subthreshold amendments to the FLUP that were reviewed by the Pinellas Planning Council (PPC or Council) on December 11, 2013.

Case CW 13-15 is a submittal by Pinellas County for a 0.1-acre portion of a 0.34-acre parcel that includes the property located at 3211 Alternate U.S. Highway 19 in Palm Harbor, from Residential Urban (up to 7.5 units an acre) to Residential/Office General. A Fraternal Moose Lodge currently occupies the subject site. The 0.1-acre affected by the proposed amendment is proposed to be developed with a parking area for the Lodge. The proposed Residential/Office General FLUM designation will recognize the existing use of the property and will allow the Lodge to construct a parking area to accommodate its patrons. County staff concurs with the PPC recommendation to approve the FLUP amendment.

Case CW 13-16 is a submittal by the City of Clearwater for 0.4 acre, comprised of two parcels that include the properties located at 1569 and 1571 Sunset Point Road, from Residential Low (up to 5 units per acre) to Residential Urban (up to 7.5 units per acre). The subject site is currently vacant. The proposed Residential Urban FLUM designation will increase the density on the site and allow for the development of two single family homes. County staff concurs with the PPC recommendation to approve the FLUP amendment.

Fiscal Impact/Cost/Revenue Summary:


None

Exhibits/Attachments Attached:

Ordinances
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 14, 2014 Countywide Planning Authority Agenda
Part I – Public Hearing Agenda Re: Subthreshold Plan Map Amendments

DATE: January 14, 2014

RECOMMENDATION: THE PINELLAS PLANNING COUNCIL RECOMMENDS THE BOARD, IN YOUR CAPACITY AS THE COUNTYWIDE PLANNING AUTHORITY, APPROVE CASES CW 13-15 and CW 13-16, 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 13-15 – Pinellas County:

0.1 acre m.o.l., located at 3211 Alt. 19, Palm Harbor, proposed to change from Residential Urban to Residential/Office General.

This proposed amendment is submitted by Pinellas County and seeks to reclassify a 0.1 acre portion of a 0.34 acre parcel from Residential Urban to Residential/Office General. The property contains a Fraternal Moose Lodge. This portion of the site is proposed to be developed with a new parking area for the Lodge, which sits on the remaining 0.24 acre area designated Residential/Office General.

The Pinellas Planning Council, by a vote of 8-0, voted approval of Case CW 13-15.

Case CW 13-16 – City of Clearwater:

0.4 acre m.o.l., located at 1569 and 1571 Sunset Point Road, proposed to change from Residential Low to Residential Urban.

The proposed amendment is submitted by the City of Clearwater and seeks to reclassify two parcels totaling 0.4 acres from Residential Low to Residential Urban. The parcels are currently vacant. The amendment to Residential Urban will allow for sufficient density for the development of two single-family homes.

The Pinellas Planning Council, by a vote of 8-0, voted approval of Case CW 13-16.

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. 14-_____

AN ORDINANCE AMENDING THE COUNTYWIDE FUTURE LAND USE PLAN OF PINELLAS COUNTY, FLORIDA, BY ACTION ON CASE NUMBER CW 13-16 INITIATED BY THE CITY OF CLEARWATER 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 Clearwater initiated the proposed amendment which was considered at a public hearing by the Pinellas Planning Council on December 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 January 14, 2014, as follows:

Section 1 - Amending the Countywide Future Land Use Plan

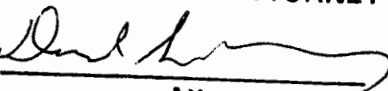
The Countywide Future Land Use Plan for Pinellas County adopted in Section 3(a) of Ordinance 89-4 is amended to reflect the changes adopted as follows:

#CW 13-16 0.4 acre located at 1569 and 1571 Sunset Point Road, from Residential Low to Residential Urban

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 13-16
City of Clearwater

PINELLAS PLANNING COUNCIL AGENDA MEMORANDUM

AGENDA ITEM: III B-2.

MEETING DATE: December 11, 2013

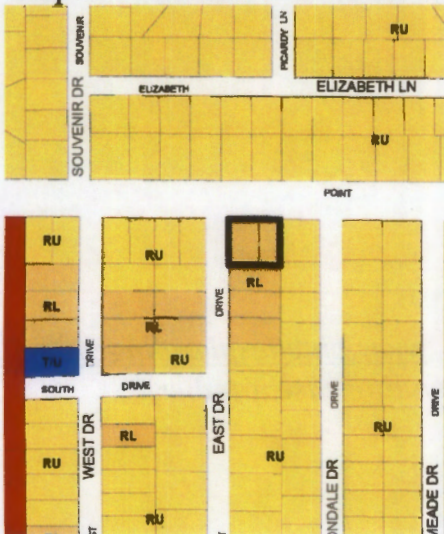
SUBJECT: Amendment of the *Countywide Future Land Use Plan Map*
FROM: Residential Low (RL)
TO: Residential Urban (RU)
AREA: 0.4 Acres m.o.l
CASE #: CW 13-16
JURISDICTION: City of Clearwater
LOCATION: 1569 and 1571 Sunset Point Road

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

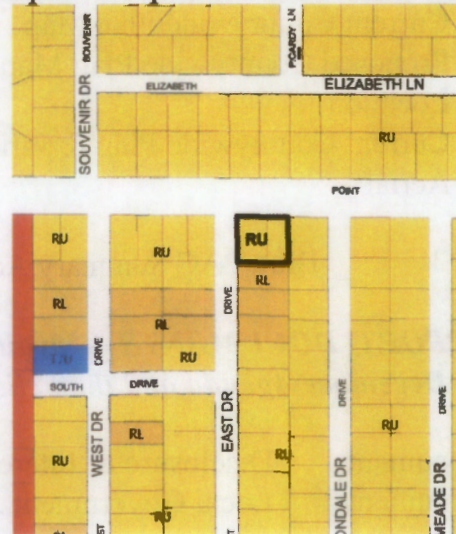
I. BACKGROUND

This proposed amendment is submitted by the City of Clearwater and seeks to reclassify two parcels totaling 0.4 acres from Residential Low to Residential Urban. The parcels are currently vacant. The amendment to RU will allow for sufficient density for the development of two single-family homes.

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 Low to Residential Urban (vote 8-0).

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 Residential Urban 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 December 2, 2013 meeting and recommended approval of the staff recommendation (10-0)

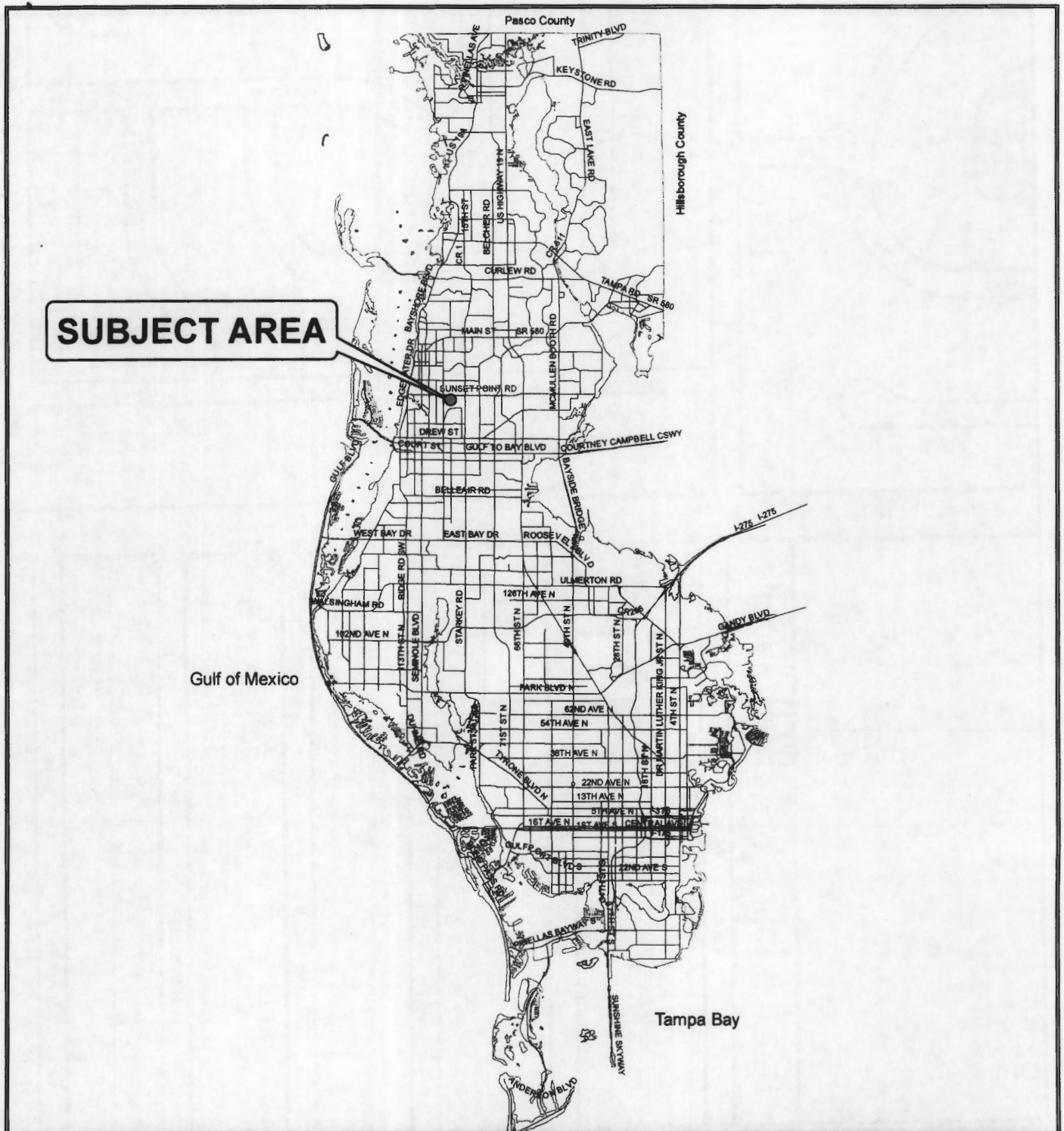
IV. LIST OF MAPS & ATTACHMENTS

- 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 December Agenda and then click on corresponding case number).

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



Map 3 - Location

FROM: Residential Low

TO: Residential Urban

AREA: 0.4 Acres

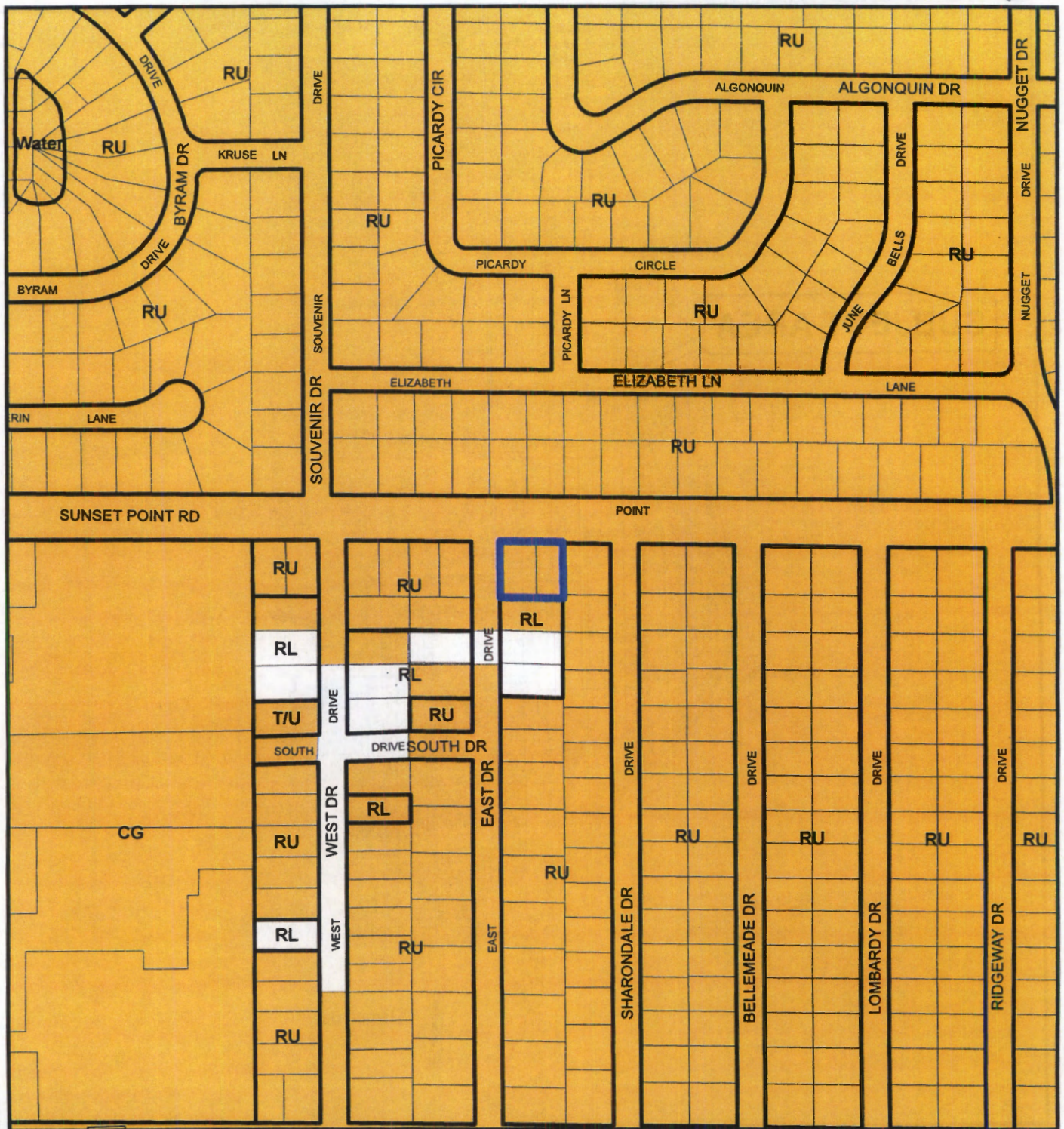
CASE #: CW13-16

JURISDICTION: Clearwater



1" = 26,000'

PRC PINELLAS
PLANNING
COUNCIL



Map 4 - Current Countywide Plan Map & Jurisdictional Map

FROM: Residential Low

TO: Residential Urban

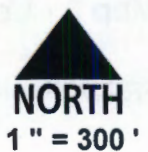
AREA: 0.4

CASE #: CW13-16

Jurisdictions

 CLEARWATER

 UNINCORPORATED



PPC PINELLAS
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COUNCIL

JURISDICTION: Clearwater



Map 5 - Aerial

FROM: Residential Low

TO: Residential Urban

AREA: 0.4

CASE #: CW13-16

JURISDICTION: Clearwater



PPC PINELLAS
PLANNING
COUNCIL

PAC AGENDA – SUMMARY AGENDA ACTION SHEET
DATE: December 2, 2013

ITEM	ACTION TAKEN	VOTE
I. <u>MINUTES OF REGULAR PAC MEETING</u> <u>November 4, 2013</u>	<u>Approved</u> Motion: Dean Neal Second: Danny Taylor	10-0
II. <u>REVIEW OF PPC AGENDA FOR DEC. 11, 2013</u> A. <u>Subthreshold Land Use Plan Amendments -</u> 1. Case CW 13-15: Pinellas County	<u>Approved</u> Motion: Dean Neal Second: Bob Klute	10-0
2. Case CW 13-16: City of Clearwater	<u>Approved</u> Motion: Dean Neal Second: Bob Klute	10-0
B. <u>Regular Land Use Plan Amendments -</u> 3. Case CW 13-17: City of Pinellas Park	<u>Approved</u> Motion: John Cueva Second: Bob Klute	10-0
C. <u>Annexation Report – November 2013</u>	<u>No Action – Information Only</u>	
D. <u>CPA Actions November 2013</u>	<u>No Action – Information Only</u>	
E. <u>PPC/MPO Unification Update</u>	<u>No Action – Information Only</u> Mr. Crawford and Mr. MacAulay presented a brief update noting that the modified Reapportionment Plan was submitted last Monday; that the document is “in the cue” for signature by the Governor and typically takes 2-3 weeks. It is hoped the signed Reapportionment Plan will be received by December 11 for MPO and PPC meetings. Mr. Crawford noted that once it is received, the Joint Executive Committee will reconvene to begin the search process for Executive Director. It was also noted that there are a few adjustments to be made to the existing membership and the Unified Board should be seated in Spring 2014.	
F. <u>Countywide Plan and Transportation Update</u>	<u>No Action – Information Only</u> Mr. Crawford noted that the Transportation Land Use Working Group will meet on December 13 and that all major concepts of the updated Countywide Plan will be before that Group with the outcome to be brought to the Planning Council in January. After that, the process will begin to incorporate into the Rules. He also noted that the Greenlight Pinellas Plan is moving along	

DISCLOSURE OF INTEREST STATEMENT
PINELLAS COUNTY PLANNING COUNCIL CASE NUMBER *

SUBMITTING GOVERNMENT ENTITY: CITY OF CLEARWATER

PPC OR CITY/TOWN CASE NUMBER: LUP2013-06003

PROPERTY OWNERS: Central Realty, Inc.

REPRESENTATIVE: James M. Vernon, Esq., P.E.

ANY OTHER PERSONS HAVING ANY OWNERSHIP INTEREST IN THE SUBJECT PROPERTY: No.

Interests:

Contingent:

Absolute:

Name:

Specific Interest Held:

INDICATION AS TO WHETHER A CONTRACT EXISTS FOR SALE OF SUBJECT PROPERTY, IF SO: No.

Contract is:

Contingent:

Absolute:

All Parties To Contract:

Name:

INDICATION AS TO WHETHER THERE ARE ANY OPTIONS TO PURCHASE SUBJECT PROPERTY, IF SO: None.

Name:

Name:

ANY OTHER PERTINENT INFORMATION WHICH APPLICANT MAY WISH TO SUBMIT PERTAINING TO REQUESTED PLAN AMENDMENT:

* NUMBER TO BE ASSIGNED BY PLANNING COUNCIL STAFF

APPLICATION FOR COUNTYWIDE FUTURE LAND USE PLAN AMENDMENT

Please include all information below to ensure the application for Countywide Plan Map amendment can be processed. If additional space is needed, please number and attach additional sheets.

Countywide Plan Map Information

- | | | |
|----|---|-------------------------------|
| 1. | Current Countywide FLUP Designation(s) | <u>Residential Low (RL)</u> |
| 2. | Proposed Countywide FLUP Designation(s) | <u>Residential Urban (RU)</u> |

Local Plan Map Information

- | | | |
|----|--------------------------------------|--|
| 1. | Local Map Amendment Case Number | <u>LUP2013-06003</u> |
| 2. | Current Local Plan Designation(s) | <u>Residential Low (RL)</u> |
| 3. | Current Local Zoning Designation(s) | <u>Low Medium Density Residential (LMDR)</u> |
| 4. | Proposed Local Plan Designation(s) | <u>Residential Urban (RU)</u> |
| 5. | Proposed Local Zoning Designation(s) | <u>Low Medium Density Residential (LMDR)</u> |

Site and Parcel Information

- | | | |
|----|--|---|
| 1. | Parcel number(s) of area(s) proposed to be amended -
(and/or legal description, as necessary) | Sec/Twp/Rng/Sub/Blk/Lot
<u>02-29-15-16452-001-0010</u>
<u>02-29-15-16452-001-0011</u> |
| 2. | Location | <u>1569 and 1571 Sunset Point Road,</u>
<u>approximately 0.24 miles east of Highland</u>
<u>Avenue.</u> |
| 3. | Acreage | <u>0.37 acres</u> |
| 4. | Existing use(s) | <u>Vacant residential</u> |
| 5. | Existing density and/or floor area ratio | <u>N/A</u> |
| 6. | Name of project (if applicable) | <u>Central Realty, Inc.</u> |

Local Action

1. Date local ordinance was considered at public hearing and authorized by an affirmative vote of the governing body for transmittal of, and concurrence with, the local government future land use plan map amendment. 08/20/13 (CDB) 9/19/2013 (CC1) 10/03/13 (CC2)
2. If the local government chooses to submit a development agreement in support of this application, the date the agreement was approved at public hearing by the legislative body. Any development agreement submitted as part of an application for Countywide Plan Map amendment may become a condition of approval of the amendment and will be subject to the provisions of Section 5.1.4 of the Countywide Rules. N/A

Other Items to Include

1. Cover letter or email to the Executive Director indicating the request for Countywide Plan Map amendment, including ordinance number, ordinance status, and local action to date.
2. Copy of local ordinance.
3. If applicable, a copy of the development agreement approved by the legislative body and executed by the applicant property owner and other private party(ies) to the agreement.
4. Disclosure of Interest Statement.
5. Staff report.
6. Local plan and zoning maps showing amendment area.
7. If applicable, proposed demarcation line for environmentally sensitive areas.

Forms available online at www.pinellasplanningcouncil.org/amendment.htm