

**BOARD OF COUNTY COMMISSIONERS**

**DATE:** February 11, 2014

**AGENDA ITEM NO.** 1a.-d.

**Consent Agenda** ☐

**Regular Agenda** ☐

**Public Hearing** ☒

**County Administrator's Signature:**

**Subject:**

Proposed Regular 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), CONDUCT A PUBLIC HEARING TO ADOPT THE PROPOSED ORDINANCES APPROVING CASES CW 14-01, CW 14-02, AND CW 14-03 OF PINELLAS COUNTY AND CASE CW 14-04 OF LARGO.

**Summary Explanation/Background:**

The Board has received four proposed regular amendments to the FLUP that were reviewed by the Pinellas Planning Council (PPC or Council) on January 8, 2014.

Case CW 14-01 is a submittal by Pinellas County for 1.9 acres that includes the property located at 29703 U.S. Highway 19 from Residential/Office/Retail, Residential Low, Preservation, and Water Drainage Feature Overlay to Residential/Office/Retail and Residential Low. The site is currently developed with a motorcycle and watercraft retail store and a mobile home. The owner intends to remove the unoccupied mobile home, expand the retail use and make improvements to the landscaping, provide stormwater treatment, and increase parking on the site. County staff concurs with the PPC recommendation of approval.

Case CW 14-02 is a submittal by Pinellas County for 55.6 acres that includes the property located at 1800 Alternate U.S. Highway 19 (South Pinellas Avenue), from Commercial General, Residential Suburban (up to 2 ½ units an acre), Preservation, Water/Drainage Feature, and Water/Drainage Feature Overlay to Residential Low Medium (up to 10 units an acre), Preservation, and Water/Drainage Feature Overlay. The subject area includes a nursery/sod business on Alternate U.S. Highway 19 and extensive wetlands with isolated undeveloped uplands. A 125-unit affordable housing project is proposed to be constructed on 3.54 acres of the site along Alternate U.S. Highway 19, and a single-family home is planned to be located on the northeast portion of the subject area adjacent to the Tarpon Springs Municipal Golf Course. Most of the subject area would remain undeveloped. In addition to the Countywide Plan Map amendments, this project involves the transfer of development rights from the onsite wetlands and the clustering of development rights from the property's uplands to the 3.54-acre development site, and an affordable housing density bonus. The proposal includes a Development Agreement that contains development restrictions and requirements allowing for up to 125 residential units and a single family home on the upland portions of the site. County staff concurs with the PPC recommendation of approval, subject to the accompanying development agreement.

Case CW 14-03 is a submittal by Pinellas County for 3.3 acres located at 343 Bayshore Drive, Ozone, consisting of three parcels, from Residential Low (up to 5 units an acre) to Commercial Recreation. The western portion of the property is currently occupied by Speckled Trout Marina, which is operating as a non-conforming use. The owner intends to expand the marina to include the eastern portion of the subject area, and also desires to retain the ability to develop one duplex structure on the westernmost parcel. The applicant has submitted a Development Agreement with the proposal, which contains numerous conditions relating to the daily operations of the marina in order to address neighborhood concerns and to address compatibility with surrounding residential uses.

County staff concurs with the PPC recommendation of approval, subject to the accompanying Development Agreement.

CW- 14-04 is a submittal by the City of Largo for the northern 2.4 acres of a parcel totaling 8.1 acres, located at 1201 East Bay Drive, from Recreation/Open Space and Water/Drainage Feature Overlay to Commercial General. The site is currently developed with an ice cream store and recreational uses such as a miniature golf course, golf driving range, a pro shop, and batting cages. The applicant intends to develop the northern 2.4 acre portion of the site with a Racetrac gas station/convenience store while leaving the remaining 5.7 acres for existing recreational uses at this time. County staff concurs with the PPC recommendation of approval.

**Fiscal Impact/Cost/Revenue Summary:**


None

**Exhibits/Attachments Attached:**

Ordinances  
County Board Minutes  
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 11, 2014 Countywide Planning Authority Agenda  
Part I – Public Hearing Agenda Re: Regular Plan Map Amendments

DATE: February 11, 2014

**RECOMMENDATION:** THE PINELLAS PLANNING COUNCIL RECOMMENDS THE BOARD, IN YOUR CAPACITY AS THE COUNTYWIDE PLANNING AUTHORITY, APPROVE CASE CW 14-01, APPROVE CASE CW 14-02 SUBJECT TO ACCOMPANYING DEVELOPMENT AGREEMENT, APPROVE CASE CW 14-03 SUBJECT TO ACCOMPANYING DEVELOPMENT AGREEMENT, AND APPROVE CASE CW 14-04, AS OUTLINED BELOW.

**DISCUSSION:** The Countywide Planning Authority has received four (4) cases concerning regular amendment of the Countywide Plan Map as described below:

**Case CW 14-01 – Pinellas County:**

1.9 acres m.o.l., located at 29703 US Highway 19, proposed to change from Residential/Office/Retail, Residential Low, Preservation, and Water/Drainage Feature Overlay to Residential/Office/Retail and Residential Low.

This proposed amendment is submitted by Pinellas County and seeks to reclassify four parcels totaling 1.9 acres of land from Residential/Office/Retail (0.3 acres), Residential Low (0.4 acres), Preservation (1.2 acres) to Residential/Office/Retail (1.6 acres) and Residential Low (0.3 acres).

The property is developed with a motorcycle/watercraft retail store and a mobile home. The owner proposes to expand the retail use on the site and add/improve the parking, stormwater treatment, and landscaping. Also, the mobile home is proposed to be removed. The Preservation category is a remnant of the County's original Master Drainage Plan for the area and does not accurately reflect the current use of the property. The site has been developed for many years and any wetlands that may have been on the site were likely removed long ago.

***The Pinellas Planning Council, by a vote of 9-0, voted approval of Case CW 14-01.***

**Case CW 14-02 – Pinellas County:**

55.6 acres m.o.l., located at 1800 Alternate US Highway 19 (South Pinellas Ave.), proposed to change from Commercial General, Residential Suburban, Preservation, Water/Drainage Feature, and Water/Drainage Feature Overlay to Residential Low Medium, Preservation, and Water/Drainage Feature Overlay.

This proposed amendment is submitted by Pinellas County and seeks to reclassify five parcels totaling 55.6 acres of land from Commercial General (1.8 acres), Residential Suburban (9.9 acres), Preservation (43.8 acres), and Water/Drainage Feature (0.1 acre) to Residential Low Medium (6.7 acres) and Preservation (48.8 acres).

The property was previously developed with a nursery/sod business on the 1.8 acre commercial parcel fronting Alternate US Highway 19, and the remainder of the property is vacant uplands and wetlands. The property owner proposes to develop a 125 unit apartment complex on a 3.5 acre portion of the site (adjacent and including the nursery property) and a single-family residence (one unit) on another part of an upland area of the site (further north, adjacent to the Tarpon Springs golf course), leaving the majority of the property vacant. Furthermore, to achieve the requested 125 units for the multifamily building, the owner plans to redistribute the density from all the uplands to the 3.5 acre area, transfer development rights from the wetland portion of the site, and apply for a Pinellas County 50% affordable housing density bonus. Lastly, the owner has submitted a Development Agreement with this amendment.

***The Pinellas Planning Council, by a vote of 6-3, voted to approve Case CW 14-02, subject to the accompanying development agreement.***

**Case CW 14-03 – Pinellas County:**

3.3 Acres m.o.l., located at 343 Bayshore Drive, Ozona, proposed to change from Residential Low to Commercial Recreation.

This proposed amendment is submitted by Pinellas County and seeks to reclassify three parcels totaling 3.3 acres of land from Residential Low to Commercial Recreation.

The majority of the property is developed with the Speckled Trout Marina. The property owner proposes to expand the marina use on the site which includes expanded boat storage operations, improvements to the parking, stormwater treatment, and landscaping. The owner also proposes a duplex to be used for transient accommodations. This marina has been at this location for many years and is currently operating as a non-conforming use on the western two parcels. It has been stated that without the amendment the current marina could continue operating but the expansion could not take place.

***The Pinellas Planning Council, by a vote of 8-1, voted to approve Case CW 14-03, subject to the accompanying development agreement.***

**Case CW 14-04 – City of Largo:**

2.4 Acres m.o.l., located at 1201 East Bay Drive, proposed to change from Recreation/Open Space and Water/Drainage Feature Overlay to Commercial General.

This proposed amendment is submitted by the City of Largo and seeks to amend the 2.4 acre northern portion of a parcel from Recreation/Open Space to Commercial General, leaving the remaining 5.7 acre southern portion of the parcel designated Recreation/Open Space unchanged. The site contains an ice cream store, miniature golf course, golf driving range, pro shop and batting cages. The 2.4 acre site is proposed to be developed with a Racetrac gas station/convenience store. There are no development plans for the southern 5.7 acre portion of the property at this time.

***The Pinellas Planning Council, by a vote of 9-0, voted to approve Case CW 14-04.***

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 NUMBERS CW 14-01, CW 14-02 AND CW 14-03 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 amendments 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 January 8, 2014, 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 11, 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 14-01 1.9 acres located at 29703 U.S Highway 19, from Residential/Office/Retail, Residential Low, Preservation, and Water/Drainage Feature Overlay to Residential/Office/Retail and Residential Low
- #CW 14-02 55.6 acres located at 1800 Alternate U.S Highway 19 (South Pinellas Avenue), from Commercial General, Residential Suburban, Preservation, Water/Drainage Feature, and Water/Drainage Feature Overlay to Residential Low Medium, Preservation, and Water/Drainage Feature Overlay, subject to the accompanying development agreement.
- #CW 14-03 3.3 acres located at 343 Bayshore Drive, Ozona from Residential Low to Commercial Recreation, subject to the accompanying development agreement.

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

Commissioner Latvala inquired whether the intent is to build a particular type of senior facility, noting that it could make a difference in the traffic; and Mr. Armstrong related that plans have not been refined to the point of classifying it as a 55-plus, very elderly, or other specific type of facility; whereupon, responding to query by Commissioner Roche, Senior Assistant County Attorney David S. Sadowsky clarified that the agenda package includes a concept plan; and that the site plan submitted for approval must be substantially in conformance with the concept plan.

Referring to Section 6.1.3.1 of the proposed Development Agreement, Attorney Sadowsky pointed out that there is no requirement that the project be a senior development; that the density bonus is based on construction of affordable housing; and that if the Board wishes to limit it to a senior development, the Development Agreement will have to be revised accordingly. Discussion ensued, and responding to query by Commissioner Roche, Mr. Beardslee related that the trip generation figures provided by staff were calculated strictly on the basis of the number of units, without regard to the age of the occupants; and Commissioner Latvala noted that the traffic would still be substantially less than with the original commercial zoning.

Commissioner Roche expressed concern with regard to the proposed Transportation Management Plan and inquired whether the applicant would be amenable to meeting with the neighbors to discuss additional means of mitigation; whereupon, Mr. Armstrong stated that, while his client would be willing to engage in a dialogue with the neighbors, he does not wish to mislead the Commission; and that his client followed a typical strategy, made a good faith effort to reach out to the community, and would expect to be treated as any other applicant in terms of the Transportation Management Plan.

Motion	-	Commissioner Long
Second	-	Commissioner Roche
Vote	-	6 – 0

- 
- W 14-01 #31b Resolution No. 13-198 adopted approving the application of Team Savage, Inc. through Michael J. Gaylor, Representative, for a zoning change from R-6, Residential, Mobile Home Parks, and Subdivisions, to CP-1, Commercial Parkway (0.26 acre), and a special exception to allow overflow parking in an R-6 zone; and Ordinance No. 13-32 adopted approving a land use change from Residential/Office/Retail (0.27 acre), Residential Low (0.41 acre), and Preservation (1.21 acres) to Residential/Office/Retail (1.59 acres) and Residential Low (0.30 acre) (Z/LU-24-10-13), re a parcel of land containing approximately 1.89 acres located at 29703 U.S. Highway 19, Clearwater. The Local



November 19, 2013

Planning Agency (LPA) recommended approval of the application based on the staff report. One letter of opposition was received in connection with the LPA hearing.

Chairman Welch indicated that cards in support were received from Martin Skapik and Michael Gaylor.

Motion	-	Commissioner Latvala
Second	-	Commissioner Long
Vote	-	6 – 0

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#32 Meeting adjourned at 6:45 P.M.

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Chairman

ATTEST: KEN BURKE, CLERK

By \_\_\_\_\_  
Deputy Clerk

Agenda Item III B-1.

Case CW 14-01

Pinellas County

**PINELLAS PLANNING COUNCIL  
AGENDA MEMORANDUM**

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

**MEETING DATE:** January 8, 2014

**SUBJECT:** Amendment of the *Countywide Future Land Use Plan Map*  
**FROM:** Residential/Office/Retail (R/O/R), Residential Low (RL),  
Preservation (P), and Water/Drainage Feature Overlay (W/DF)  
**TO:** Residential/Office/Retail (R/O/R) and Residential Low (RL)  
**AREA:** 1.9 Acres m.o.l.  
**CASE #:** CW 14-01  
**JURISDICTION:** Pinellas County  
**LOCATION:** 29703 US Highway 19

**RECOMMENDATION:** Council Recommend To The Countywide Planning Authority That The Proposed Map Amendment To Residential/Office/Retail and Residential Low Be Approved.

**I. BACKGROUND**

This proposed amendment is submitted by Pinellas County and seeks to reclassify four parcels totaling 1.9 acres of land from Residential/Office/Retail (0.3 acres), Residential Low (0.4 acres), Preservation (1.2 acres) to Residential/Office/Retail (1.6 acres) and Residential Low (0.3 acres).

The property is developed with a motorcycle/watercraft retail store and a mobile home. The property owner proposes to expand the retail use on the site and add/improve the parking, stormwater treatment, and landscaping. Also, the mobile home is proposed to be removed. The Preservation category on the site is a remnant of Pinellas County's original Master Drainage Plan for the area and does not accurately reflect the current use of the property. This site has been developed for many years and any wetlands that may have been on the site were likely removed long ago.

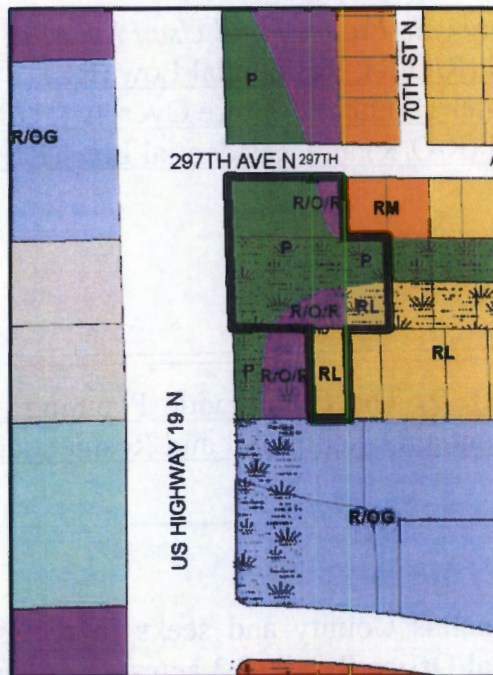
**PINELLAS PLANNING COUNCIL ACTION:**

The Council recommended approval of the amendment from Residential/Office/Retail, Residential Low, Preservation, and Water/Drainage Feature Overlay to Residential/Office/Retail and Residential Low (vote 9-0)

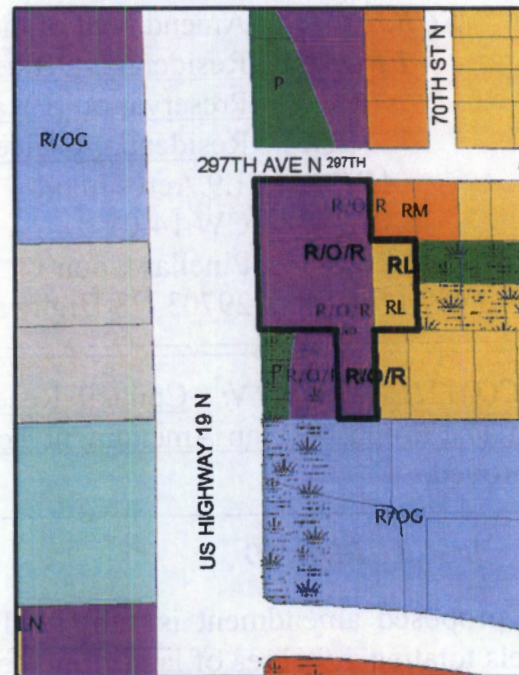
**COUNTYWIDE PLANNING AUTHORITY ACTION:**



Current Countywide Plan Map



Proposed Countywide Plan Map



## ***II. FINDINGS***

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

- A. The proposed Residential/Office/Retail and Residential Low categories recognize the current and proposed use of the site and are consistent with the criteria for utilization of these categories;
- B. The proposed amendment will impact a roadway with a LOS below "D;" and
- C. The proposed amendment either does not involve, or will not significantly impact, the remaining relevant countywide considerations.

**In consideration of and based upon a balanced legislative determination of the Relevant Countywide Considerations, as they relate to the overall purpose and integrity of the Countywide Plan, it is recommended that the proposed Residential/Office/Retail and Residential Low Countywide Plan Map categories be approved.**

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

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

The PAC members discussed and recommended approval of staff recommendation (vote 7-0). Note: A quorum of eight members was not present when this recommendation was made.



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

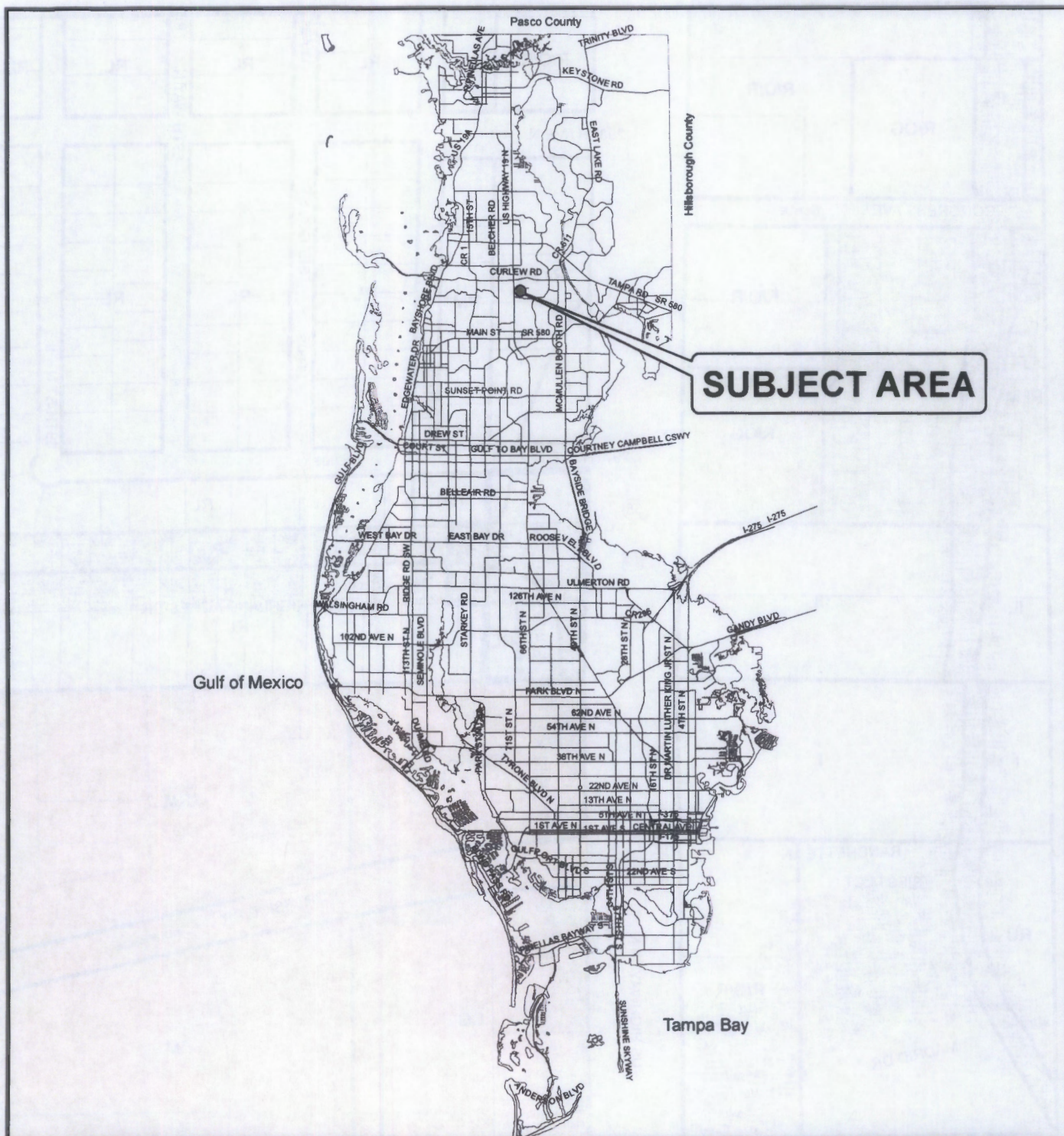
Map 1	Location
Map 2	Current Countywide Plan & Jurisdiction Map
Map 3	Aerial
Map 4	Current Countywide Plan Map
Map 5	Proposed Countywide Plan Map

Attachment 1	Council Staff Analysis
Attachment 2	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 Form
Support Document 2	Local Government Application





## Map 1 - Location

**FROM:** Residential/Office/Retail, Residential Low, Preservation, and Water/Drainage Feature Overlay

**TO:** Residential/Office/Retail and Residential Low

**AREA:** 1.9 Acres

**CASE #:** CW14-01

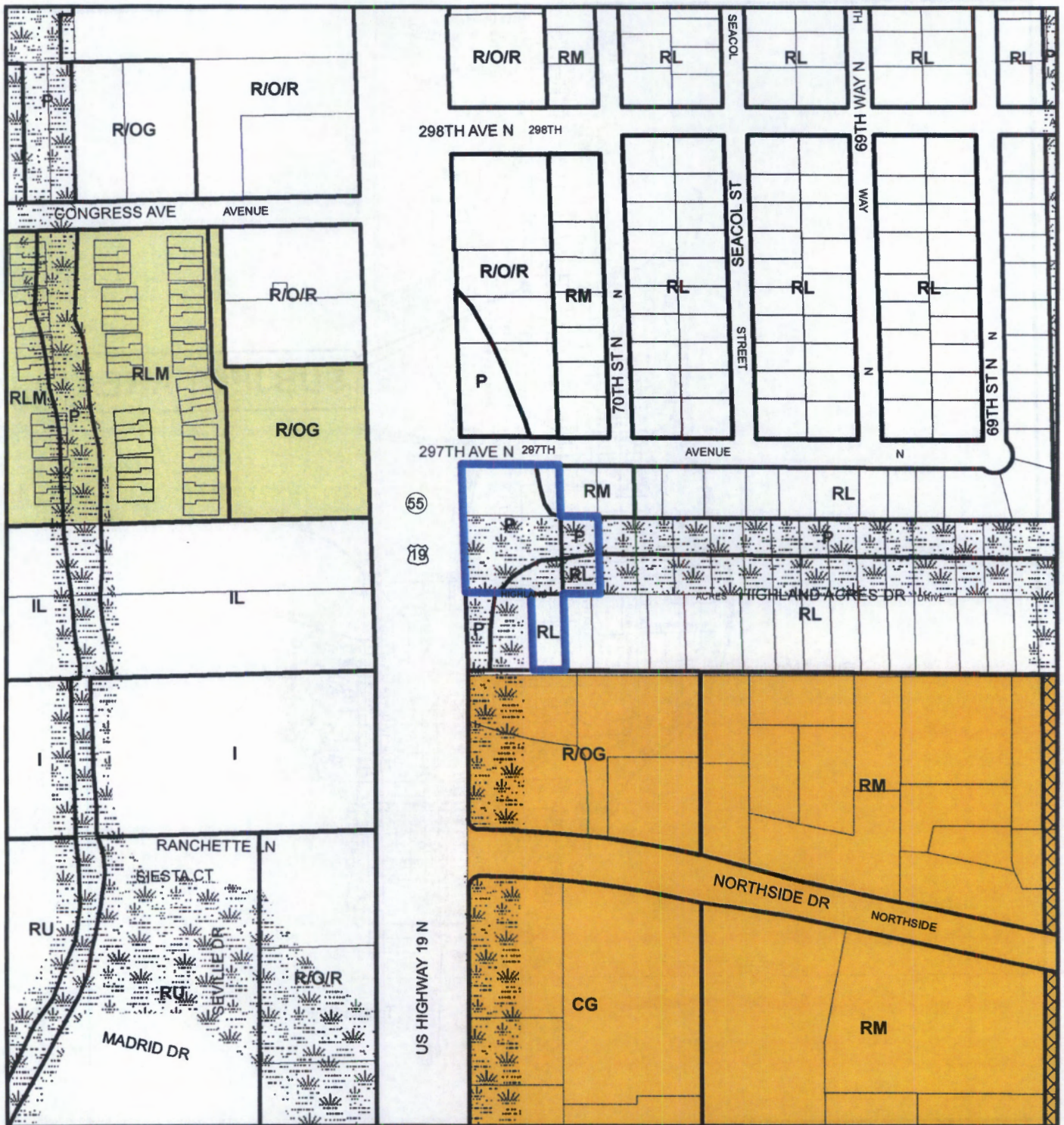
**JURISDICTION:** Pinellas County



1" = 26,000'

**PRC** PINELLAS  
PLANNING  
COUNCIL





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

**FROM:** Residential/Office/Retail, Residential Low, Preservation, and Water/Drainage Feature Overlay

**TO:** Residential/Office/Retail and Residential Low

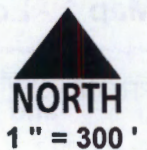
**AREA:** 1.9

**CASE #:** CW14-01

**JURISDICTION:** Pinellas County

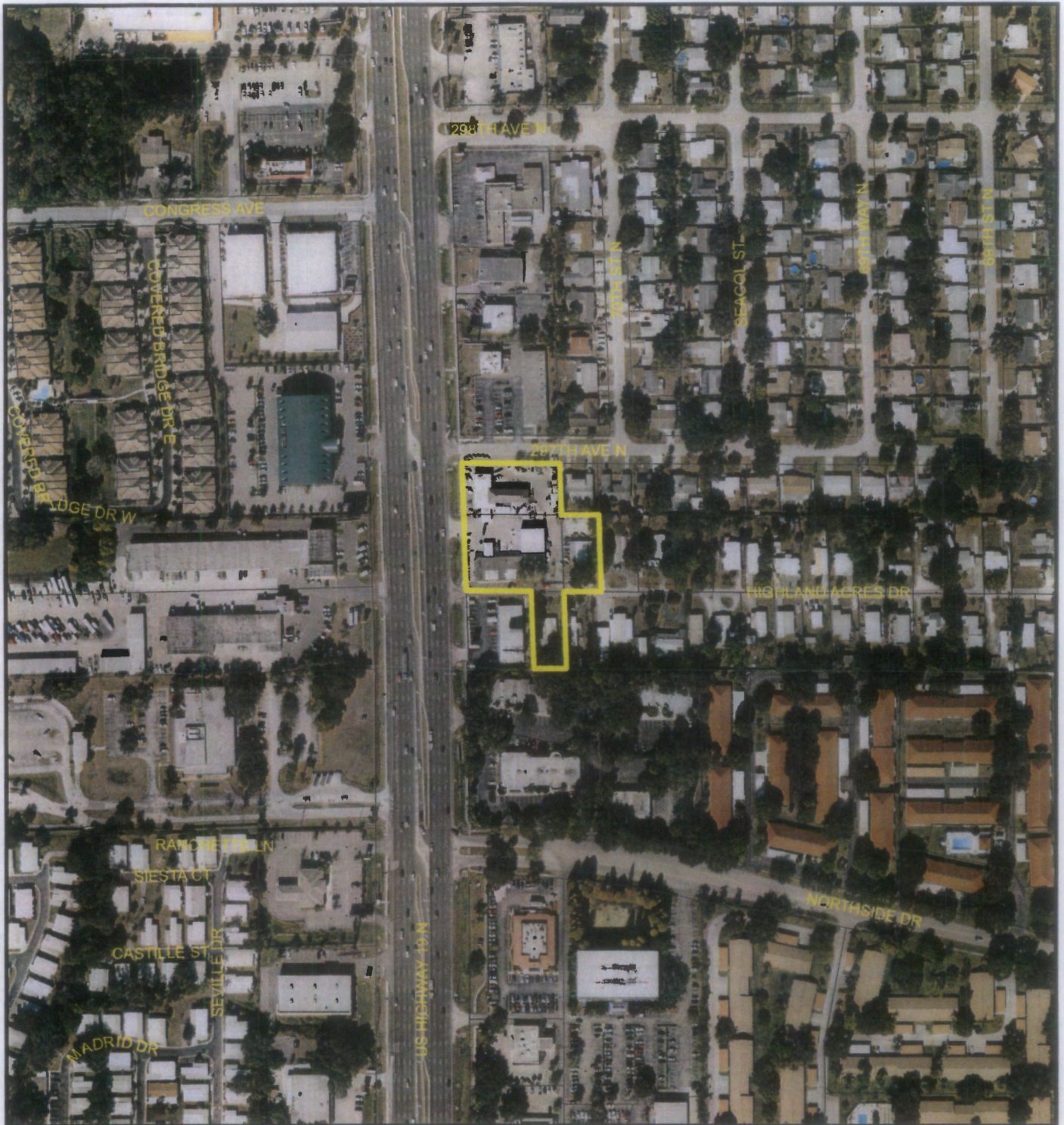
### Jurisdictions

- CLEARWATER
- DUNEDIN
- UNINCORPORATED



**PPC** PINELLAS  
PLANNING  
COUNCIL





### Map 3 - Aerial

**FROM:** Residential/Office/Retail, Residential Low, Preservation, and Water/Drainage Feature Overlay

**TO:** Residential/Office/Retail and Residential Low

**AREA:** 1.9

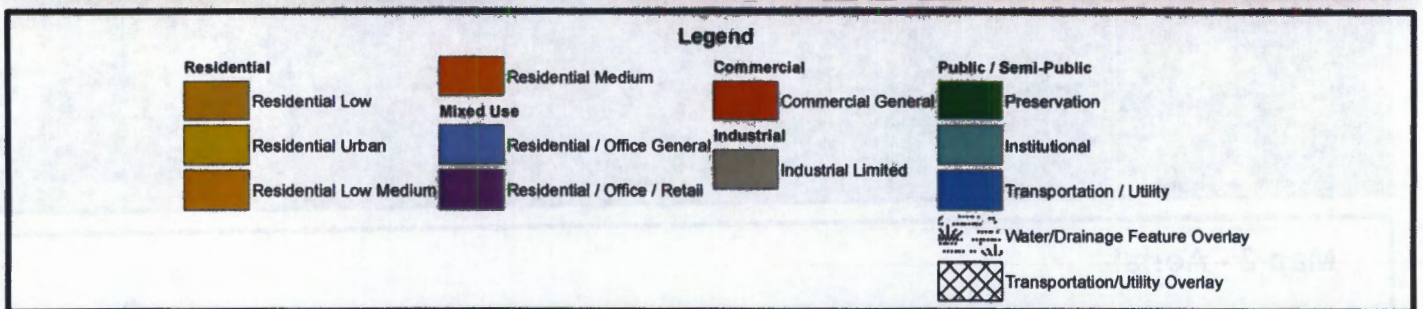
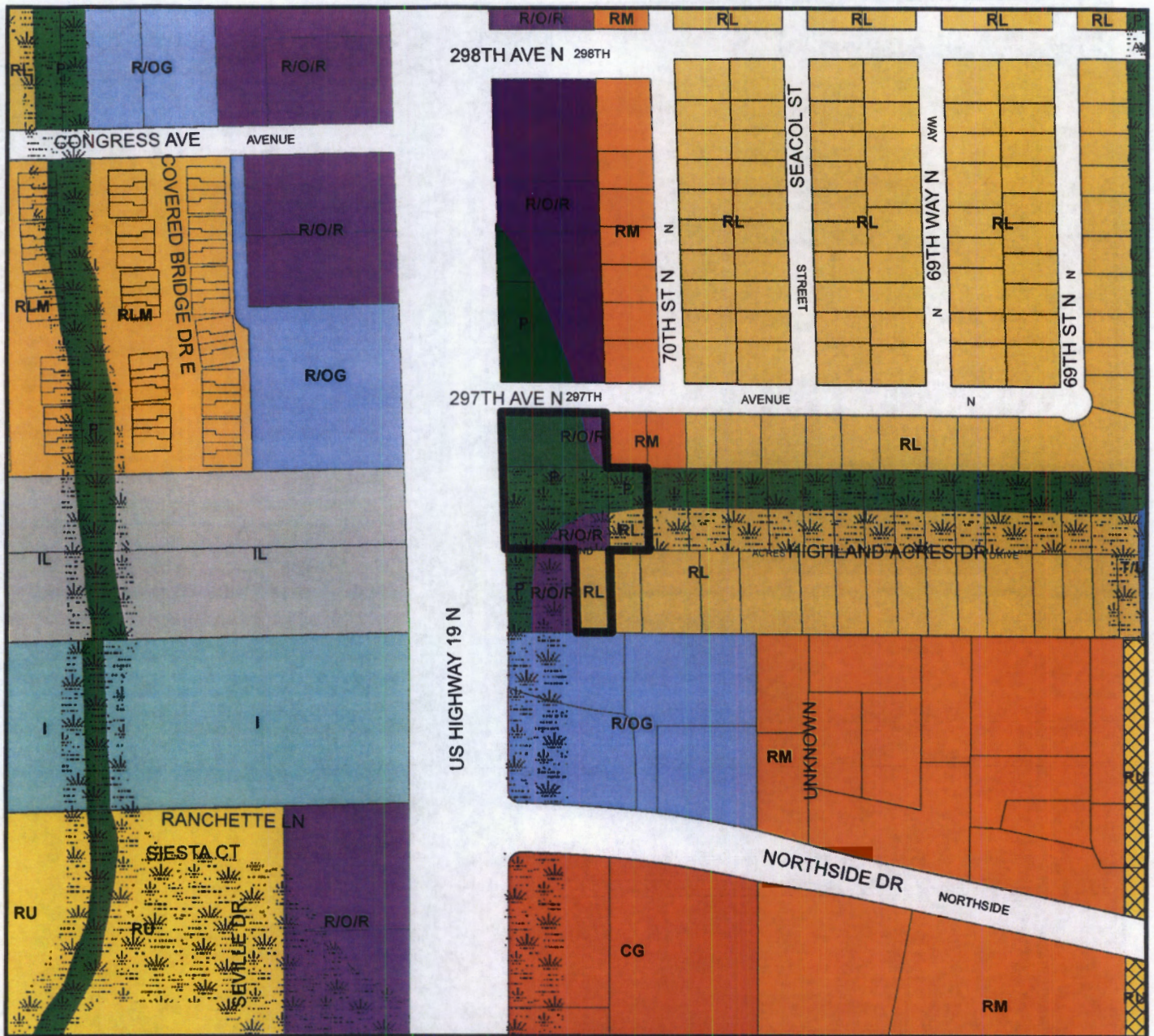
**CASE #:** CW14-01

**JURISDICTION:** Pinellas County



**PPC** PINELLAS  
PLANNING  
COUNCIL





### Map 4 - Current Countywide Plan Map

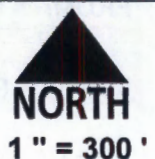
**FROM:** Residential/Office/Retail, Residential Low, Preservation, and Water/Drainage Feature Overlay

**TO:** Residential/Office/Retail and Residential Low

**AREA:** 1.9

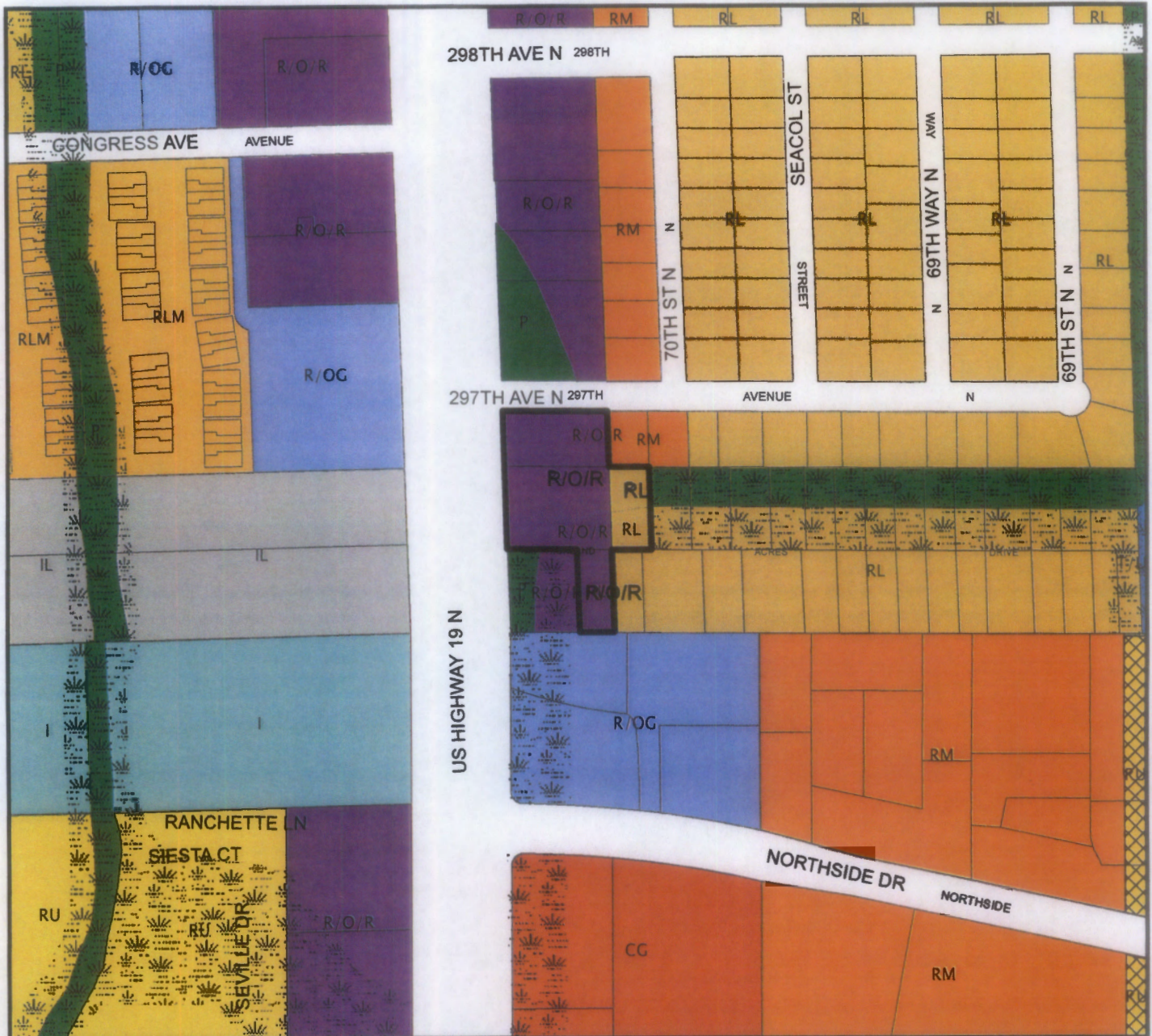
**CASE #:** CW14-01

**JURISDICTION:** Pinellas County



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#### Residential

- Residential Low
- Residential Urban
- Residential Low Medium
- Residential Medium

#### Mixed Use

- Residential/Office General
- Residential/Office/Retail
- Commercial
- Commercial General

#### Industrial

- Industrial Limited
- Public / Semi-Public
- Preservation
- Institutional
- Transportation/Utility

- Water/Drainage Feature Overlay
- Transportation/Utility Overlay

### Map 5 - Proposed Countywide Plan Map

**FROM:** Residential/Office/Retail, Residential Low, Preservation, and Water/Drainage Feature Overlay

**TO:** Residential/Office/Retail and Residential Low

**AREA:** 1.9

**CASE #:** CW14-01

**JURISDICTION:** Pinellas County



**PPC** PINELLAS  
PLANNING  
COUNCIL

**Council Staff Analysis  
Case CW 14-01 : Pinellas County  
January 8, 2014, PPC Meeting**

**Relevant Countywide Considerations:**

- 1) **Consistency with the Countywide Plan and Rules** – The subject site consists of four parcels totaling 1.9 acres developed with a motorcycle/watercraft retail store and a mobile home. The property owner proposes to expand the retail use on the site and add/improve the parking, stormwater treatment, and landscaping. The mobile home is also proposed to be removed. The Preservation category on this site is a remnant of Pinellas County's original Master Drainage Plan from the early 1980's for the area and does not accurately reflect the current use of the property. This site has been developed for many years and any wetlands that may have been on the site were likely removed long ago.

The site is adjoined by a retail shopping plaza adjacent on the north, a mobile home and duplex adjacent on the east, a retail shopping plaza and office complex adjacent on the south, and a bank and storage warehouse to the west (across US Highway 19).

<b>Countywide Future Land Use</b>	<b>Current Acreage</b>	<b>Proposed Acreage</b>
Residential/Office/Retail (R/O/R)	0.3	1.6
Residential Low (RL)	0.4	0.3
Preservation (P)	1.2	-
<b>TOTAL</b>	<b>1.9</b>	<b>1.9</b>

The current and proposed Residential/Office/Retail (R/O/R) category is used to depict areas that are primarily well-suited for development as a residential, office, and/or retail commercial use; and to recognize such areas as well-suited for mixed-use of a residential/office/retail character consistent with the surrounding uses, transportation facilities, and natural resource characteristics of the area.

This category is proposed to be applied to the western two-thirds of the site and the southernmost parcel. The application of the R/O/R category to the amendment site can be considered consistent with the adjacent retail uses (designated R/OG and R/O/R) and is proposed at the same depth as these adjacent categories to the north and south along US Highway 19. This category is also appropriate in this location to serve as a transition between the nonresidential development along US Highway 19 and the residential



development to the east. The site will front and have direct access onto an arterial roadway and have direct access to a PSTA bus route.

The current and proposed Residential Low (RL) category is used to depict areas that are primarily well-suited for low density residential uses at a maximum density of 5.0 dwelling units per acre. The RL category is proposed to be applied to 0.3 acres of the easternmost portion of the site and be used for stormwater retention and overflow parking. These ancillary nonresidential uses are permitted uses under the RL category. This category can be considered consistent with the adjacent residential uses to the north (designated Residential Medium), east, and south (designated RL).

The current Preservation category is used to depict those areas of the county that are now characterized, or appropriate to be characterized, as a natural resource feature worthy of preservation; and to recognize the significance of preserving such major environmental features and their ecological functions. Pinellas County staff have conducted a site inspection and determined that the Preservation category is no longer warranted, since the site is now developed and any drainage improvements that were made were with underground piping.

The current Water/Drainage Feature Overlay is proposed to be removed. Since all stormwater drainage on this site has been moved underground and the Pinellas County Master Drainage Plan for this area no longer shows any drainage-ways for this site, this overlay is no longer an appropriate designation.

Therefore, this request can be considered consistent with this Relevant Countywide Consideration.

- 2) **Adopted Roadway Level of Service (LOS) Standard** – The amendment area will have direct access onto US Highway 19, an arterial roadway operating at LOS “F.” When comparing the existing categories to the proposed categories, the amendment would not result in a change to this letter grade but would raise the volume to capacity ratio (v/c) for existing and future conditions. The v/c for this segment of US Highway 19 is 1.235. The difference in expected traffic generated between the existing and the proposed categories is an increase of 435 vehicle trips. Even though the Countywide Rules compares traffic generated from one category to another, which in this case shows an increase in 435 trips, in actuality, since this site is already developed with a retail use, there should be only minor or no increase in vehicle trips.

Furthermore, it should be noted that this roadway is designated a “Constrained Roadway” in the Pinellas County Annual Concurrency Test Statement. This is a law that is administered by the local government

during site plan approval as part of their concurrency management process, however this designation indicates that the roadway will be operating a deficient level of service in the future and that these roadways are precluded from capacity improvements to alleviate the deficient LOS conditions due to “policy or physical constraints.” This is brought to the Council’s attention because at present, with noted exceptions in the ordinance, the redeveloped site is not permitted to exceed 50% of the maximum floor area or dwelling units under the allowable zoning district so as to reduce transportation impacts to this adjoining constrained roadway. This concurrency management requirement will be addressed during the local site plan review process.

Therefore, this request can be considered consistent with this Relevant Countywide Consideration.

- 3) **Location on a Scenic/Non-Commercial Corridor (SNCC)** – The amendment area is not located on a SNCC, so these policies are not applicable.
- 4) **Coastal High Hazard Areas (CHHA)** – The amendment area is not located in a CHHA, so these policies are not applicable.
- 5) **Designated Development/Redevelopment Areas** – The amendment area is not located in, nor does it impact a designated development or redevelopment area.
- 6) **Adjacent To or Impacting An Adjoining Jurisdiction or Public Educational Facility** – The amendment area is adjacent to the City of Clearwater on the south. However, there will be no service delivery impacts to the city.

Additionally, the amendment area does not adjoin, nor will it impact, a public educational facility. Therefore, this request can be considered consistent with this Relevant Countywide Consideration.

**Conclusion:**

***On balance, it can be concluded that the requested amendment from Residential Low, Residential/Office/Retail, Preservation, and Water/Drainage Feature Overlay to Residential Low and Residential/Office/Retail is deemed consistent with the Relevant Countywide Considerations found in the Countywide Rules.***

**PAC AGENDA – SUMMARY AGENDA ACTION SHEET**  
**DATE: December 30, 2013**

ITEM	ACTION TAKEN	VOTE*
I. <u>MINUTES OF REGULAR PAC MEETING</u> <u>December 2, 2013</u>	<u>Approved</u> Motion: Dean Neal Second: Gordon Beardslee	7-0
II. <u>REVIEW OF PPC AGENDA FOR JAN. 8, 2014</u> A. <u>Subthreshold Land Use Plan Amendments -</u> None		
B. <u>Regular Land Use Plan Amendments -</u> 1. Case CW 14-01: Pinellas County	<u>Approved staff recommendation</u> Motion: Dean Neal Second: Jan Norsoph	7-0
2. Case CW 14-02: Pinellas County	After full discussion of issues relating to transfer of development rights, clustering, density bonuses, transit/arterial roads, and affordable housing bonuses, the PAC: <u>Concurred with staff recommendation to Deny "with included statement that the PAC saw the potential value of the Affordable Housing and Wetland Preservation and understood importance to developer and developing jurisdiction; noting there is a need to balance all criteria. In addition they felt this was not a significant future transit corridor and placing high density here was counter intuitive to the long term objectives.</u> Motion: Dean Neal Second: Jan Norsoph	6-1 Pinellas County dissenting
3. Case CW 14-03: Pinellas County	<u>Approved subject to Accompanying Development Agreement</u> Motion: Dean Neal Second: Jan Norsoph	7-0
4. Case CW 14-04: City of Largo	<u>Approved staff recommendation</u> Motion: Dean Neal Second: Matt McLachlan	7-0
C. <u>Amendment of the Countywide Rules re: Preservation of Industrial Lands</u>	<u>Approved staff recommendation</u> Motion: Dean Neal Second: Jan Norsoph	7-0
D. <u>Minor Plan Change: Case CW 97-62, SAP Change No. 2-2014: City of Largo</u>	<u>Approved/Accept for transmittal to the Countywide Planning Authority</u> Motion: Dean Neal Second: Matt McLachlan	7-0
E. <u>Annexation Report – December 2013</u>	It was noted that the report will be revised for PPC due to receipt of additional annexation reports <u>No Action – Information Only</u>	

DISCLOSURE OF INTEREST STATEMENT  
PINELLAS COUNTY PLANNING COUNCIL CASE NUMBER

Support Document 1

SUBMITTING GOVERNMENT ENTITY: PINELLAS COUNTY

PPC OR CITY/TOWN CASE NUMBER: Z/LU-24-10-13

PROPERTY OWNER(S):

Name: Team Savage, Inc.

Name: \_\_\_\_\_

Address: 491 Hammock Drive  
Palm Harbor, FL 34683

Address: \_\_\_\_\_

ANY OTHER PERSONS HAVING ANY OWNERSHIP INTEREST IN THE SUBJECT PROPERTY:

Interest:

Contingent:

Absolute:

Name: Martin J. Stapik & Noel Hughes

A specific interest held: Managing Members

INDICATION AS TO WHETHER A CONTRACT EXISTS FOR SALE OF SUBJECT PROPERTY, IF SO:

Contract is: \_\_\_\_\_ Contingent \_\_\_\_\_ Absolute

All Parties to Contract:

Name: \_\_\_\_\_

Name: \_\_\_\_\_

INDICATION AS TO WHETHER THERE ARE ANY OPTIONS TO PURCHASE SUBJECT PROPERTY, IF SO:

All Parties to Option:

Name: \_\_\_\_\_

Name: \_\_\_\_\_

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

Also received a Special Exception for overflow parking on the R-6 zoning, the land is owned by the applicant.

NUMBER TO BE ASSIGNED BY PLANNING COUNCIL STAFF

APPLICATION FOR COUNTYWIDE FUTURE LAND USE PLAN AMENDMENTS

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)  | Residential/Office/Retail (.27 ac), Residential Low (.41 ac) & Preservation (1.21 acres) |
| 2. | Proposed Countywide FLUP Designation(s) | Residential/Office/Retail (1.59 acres) & Residential Low (.30 ac)                        |

Local Plan Map Information

- |    |                                      |  |
|----|--------------------------------------|--|
| 1. | Local Map Amendment Case Number      | Z/LU-24-10-13  |
| 2. | Current Local Plan Designation(s)    | Residential/Office/Retail (.27 ac), Residential Low (.41 ac) & Preservation (1.21 acres) |
| 3. | Current Local Zoning Designation(s)  | R-6 (.26 ac)   |
| 4. | Proposed Local Plan Designation(s)   | Residential/Office/Retail (1.59 acres) & Residential Low (.30 ac)                        |
| 5. | Proposed Local Zoning Designation(s) | CP-1   |

Site and Parcel Information

- |    |  |  |
|----|--|--|
| 1. | Parcel Number(s) of area(s) proposed to be amended – Sec/Twp/Rng/Sub/Blk/Lot<br>(and/or legal description, as necessary) | 18/28/16/00000/430/0100, 0500, 0300 &<br>18/28/16/20106/021/0010 |
| 2. | Location   | <u>Located at 29703 US Hwy 19, Clearwater.</u>                   |
| 3. | Acreage  | 1.89   |
| 4. | Existing use(s)  | Mobile home & vacant   |
| 5. | Existing density and/or floor area ratio   | 5 unit per acre  |
| 6. | Name of project (if applicable)  | <u>Cycle Springs</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.  |
| 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 of 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. |

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](http://www.pinellasplanningcouncil.org/amendment.htm)*