

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.

[Signature]

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 NUMBER CW 14-04 INITIATED BY THE CITY OF LARGO 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 Largo initiated a proposed amendment which was 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

Agenda Item III B-4.

Case CW 14-04

City of Largo

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

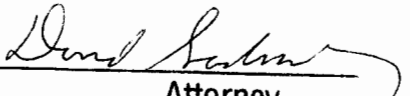
The Countywide Future Land Use Plan for Pinellas County adopted in Section 3(a) of Ordinance 89-4 is amended to reflect the changes adopted as follows:

#CW 14-04 2.4 acres located at 1201 East Bay Drive, from Recreation/Open Space and Water/Drainage Feature Overlay 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

PINELLAS PLANNING COUNCIL AGENDA MEMORANDUM

AGENDA ITEM: III B-4.

MEETING DATE: January 8, 2014

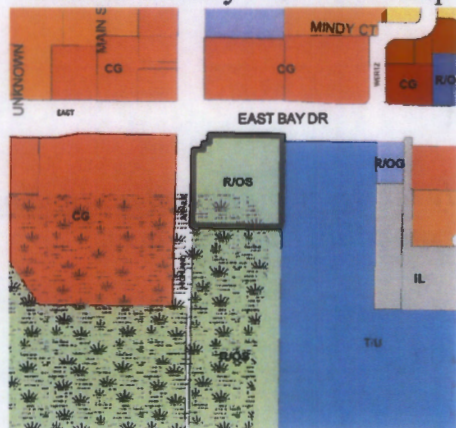
SUBJECT: Amendment of the *Countywide Future Land Use Plan Map*
FROM: Recreation/Open Space (R/OS) and Water/Drainage Feature Overlay (W/DF)
TO: Commercial General (CG)
AREA: 2.4 Acres m.o.l.
CASE #: CW 14-04
JURISDICTION: City of Largo
LOCATION: 1201 East Bay Drive

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

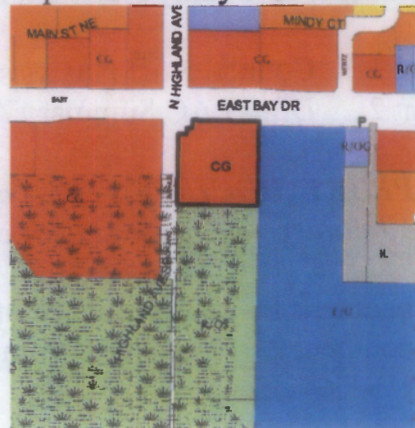
I. BACKGROUND

This proposed amendment is submitted by the City of 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.

Current Countywide Plan Map



Proposed Countywide Plan Map



PINELLAS PLANNING COUNCIL ACTION:

The Council recommended approval of the amendment from Recreation/Open Space and Water/Drainage Feature Overlay to Commercial General (vote 9-0)

COUNTYWIDE PLANNING AUTHORITY ACTION:

II. FINDINGS

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

- A. The proposed amendment is consistent with the criteria for utilization of the Commercial General category; and
- B. The proposed Commercial General category 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 Commercial General Countywide Plan Map category be approved.

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.

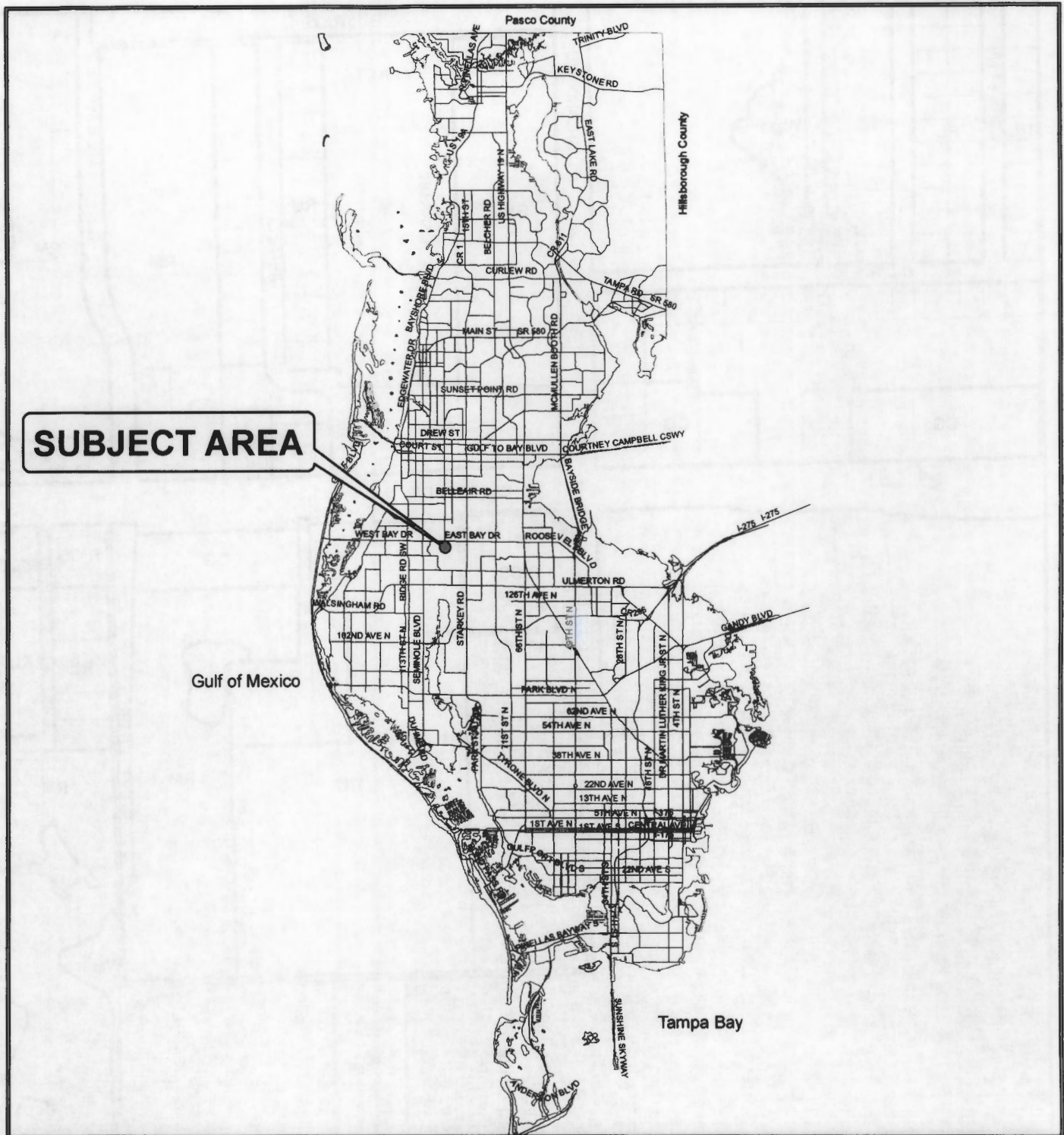
IV. LIST OF MAPS & ATTACHMENTS

- 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 (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: Recreation/Open Space and Water/Drainage Feature Overlay

TO: Commercial General

AREA: 2.4 Acres

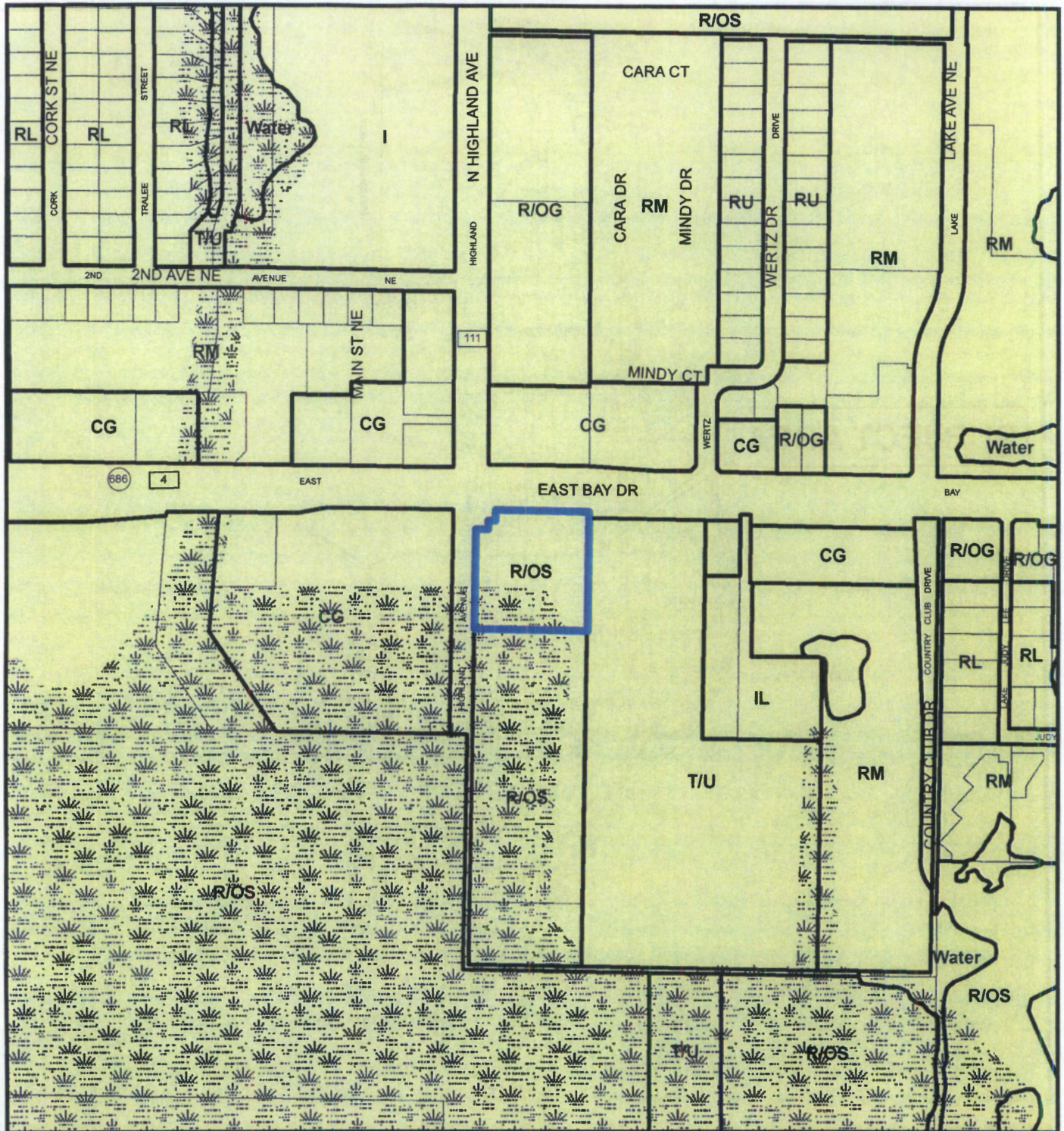
CASE #: CW14-04

JURISDICTION: Largo



1" = 26,000'





Map 2 - Current Countywide Plan Map & Jurisdictional Map

FROM: Recreation/Open Space and Water/Drainage Feature Overlay

TO: Commercial General


AREA: 2.4

CASE #: CW14-04

Jurisdictions

 LARGO

JURISDICTION: Largo


NORTH
1" = 400'

 PINELLAS
PLANNING
COUNCIL



Map 3 - Aerial

FROM: Recreation/Open Space and Water/Drainage Feature Overlay

TO: Commercial General

AREA: 2.4

CASE #: CW14-04

JURISDICTION: Largo



PRC PINELLAS
PLANNING
COUNCIL



Residential		Mixed Use		Industrial		Transportation / Utility	
	Residential Low		Residential / Office General		Industrial Limited		Special Designations
	Residential Urban		Commercial		Public / Semi-Public		Water
	Residential Medium		Commercial General		Recreation / Open Space		Water/Drainage Feature Overlay
					Institutional		

Map 4 - Current Countywide Plan Map

FROM: Recreation/Open Space and Water/Drainage Feature Overlay

TO: Commercial General

AREA: 2.4

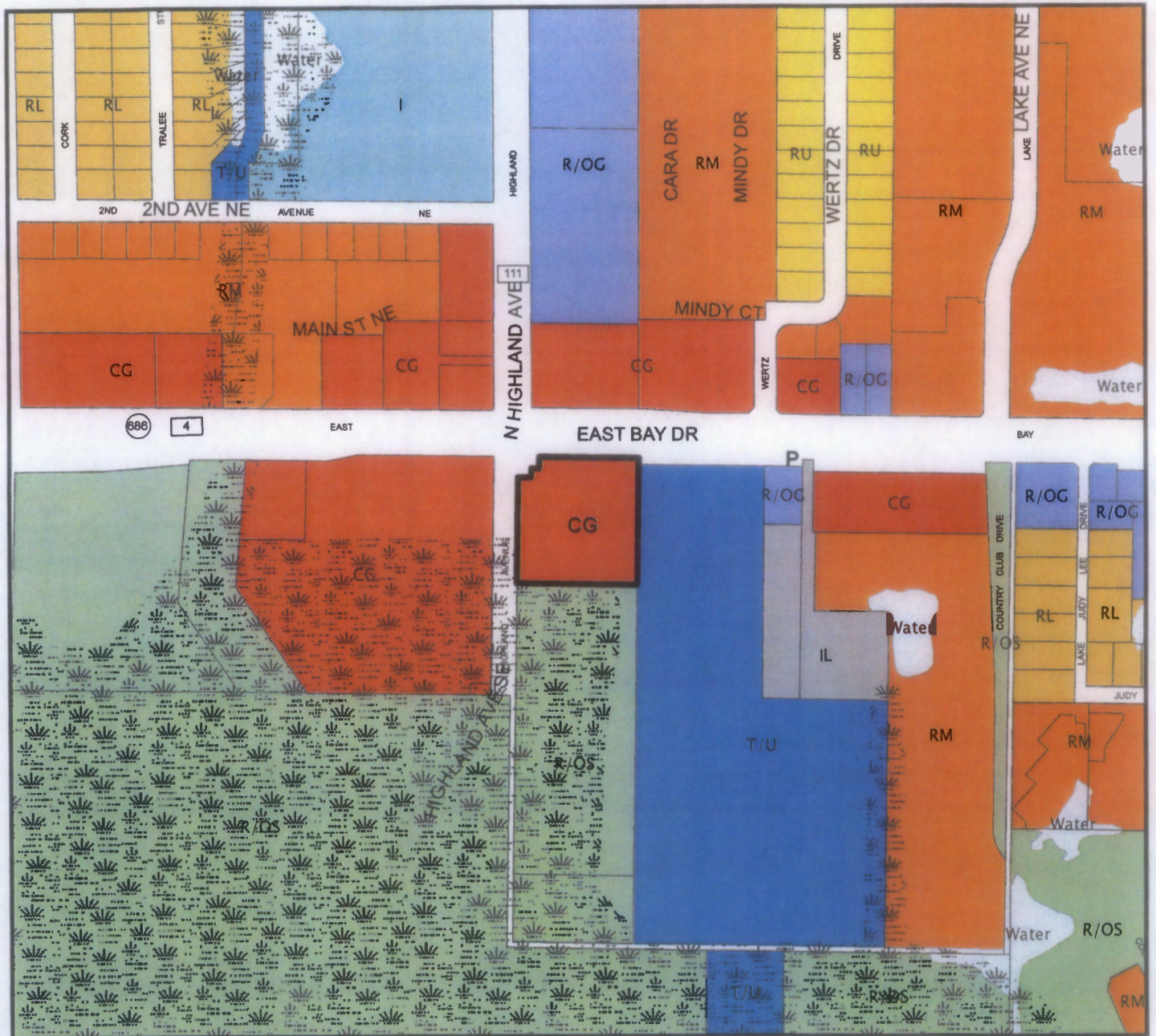
CASE #: CW14-04

JURISDICTION: Largo



1" = 400'

PRC PINELLAS
PLANNING
COUNCIL



Legend

Residential	Mixed Use	Industrial	Special Designations
Residential Low	Residential/Office General	Industrial Limited	Water
Residential Urban	Commercial	Public / Semi-Public	Water/Drainage Feature Overlay
Residential Medium	Commercial General	Recreation/Open Space	
		Institutional	
		Transportation/Utility	

Map 5 - Proposed Countywide Plan Map

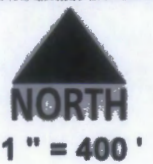
FROM: Recreation/Open Space and Water/Drainage Feature Overlay

TO: Commercial General

AREA: 2.4

CASE #: CW14-04

JURISDICTION: Largo



PPC PINELLAS
PLANNING
COUNCIL

**Council Staff Analysis
Case CW 14-04 : City of Largo
January 8, 2014, PPC Meeting**

Relevant Countywide Considerations:

- 1) **Consistency with the Countywide Plan and Rules** – The subject site consists of a 2.4 acre portion of a larger 8.1 acre parcel. The site contains an ice cream store, miniature golf course, and 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 is no requested land use amendment for, nor are there any development plans for the remaining 5.7 acre portion of the property at this time.

The site is adjoined by a gas station/convenience store on the north (across East Bay Dr.), a Duke Energy substation adjacent on the east, the remainder of the property currently used as a driving range and Largo Central Park Nature Preserve adjacent on the south, and the Everest University facility adjacent on the west.

Countywide Future Land Use	Current Acreage	Proposed Acreage
Recreation/Open Space	2.4	-
Commercial General	-	2.4
TOTAL	2.4	2.4

The current Recreation/Open Space (R/OS) category is used to depict those areas of the county that are now used, or appropriate to be used, for open space and/or recreational purposes; and to recognize the significance of providing open space and recreational areas as part of the overall land use plan. The current uses on the northern portion of the site are more appropriately found in the Commercial Recreation category, and can be considered inconsistent with the R/OS category.

The proposed Commercial General (CG) category is used to depict areas that are primarily well-suited for development in a manner designed to provide community and countywide commercial goods and services; and to recognize such areas as primarily consistent with the need, relationship to adjoining uses and with the objective of encouraging a consolidated, concentrated commercial center providing for the full spectrum of commercial uses.

Furthermore, this category is generally appropriate to locations in and adjacent to activity centers where surrounding land uses support and are

compatible with intensive commercial use; and in areas in proximity to and with good access to major transportation facilities, including mass transit. This site is consistent with the Purpose of the CG category in that it is contiguous to commercial property at this intersection of East Bay Dr. and Highland Ave. and can be considered part of a larger commercial center at this node, which has a mix of commercial uses that service a variety of residential and non-residential uses in the surrounding area. Additionally, the site is consistent with the Locational Characteristics of Commercial General in that it has direct access to East Bay Dr., a major arterial roadway. Furthermore, this site will have access to multiple Pinellas Suncoast Transit Authority bus routes that run along both East Bay Dr. and Highland Ave.

The current Water/Drainage Feature Overlay is proposed to be removed. Since the stormwater management system is proposed to change with redevelopment of the 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 East Bay Drive, an arterial roadway operating at LOS “D.” When comparing category to category, 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 E. Bay Dr. is 0.899. The difference in traffic generated between the existing and the proposed categories is an increase of 1,162 vehicle trips.

However, the City of Largo has submitted a traffic analysis prepared for the site by a consultant for the applicant and has concluded that the adjacent roadways will be continue to have adequate service even after accommodating the anticipated project traffic.

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 not adjacent to, nor will it impact another jurisdiction.

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 Recreation/Open Space and Water/Drainage Feature Overlay to Commercial General 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</u> <u>Deny "A" included statement that the</u> <u>PAC saw the potential value of the</u> <u>Affordable Housing and Wetland</u> <u>Preservation and understood importance to</u> <u>developer and developing jurisdiction;</u> <u>noting there is a need to balance all criteria.</u> 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. Motion: Dean Neal Second: Jan Norsoph	6-1 Pinellas County dissenting
3. Case CW 14-03: Pinellas County	<u>Approved subject to Accompanying</u> <u>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:</u> <u>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</u> <u>Change No. 2-2014: City of Largo</u>	<u>Approved/Accept for transmittal to the</u> <u>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 *

SUBMITTING GOVERNMENT ENTITY: City of Largo

PPC OR CITY/TOWN CASE NUMBER: FLUM 14-01 (ORDINANCE NO. 2014-13)

PROPERTY OWNERS/REPRESENTATIVE:

Name:

Katherine E. Cole, Esq. (Applicant)
 (Agent for Hancock Properties Inc. (Property Owner))
 Clearwater Office:
 311 Park Place, Suite 240
 Clearwater, FL 33759

Main Phone Number: 727-724-3900
 Fax Number: 727-724-2900
 Direct Phone Number: 727-259-6791
 Email: kcole@hwhlaw.com

ANY OTHER PERSONS HAVING ANY OWNERSHIP INTEREST IN THE SUBJECT

PROPERTY: William T. Hancock, President/Director, of Hancock Properties, Inc. (Property Owner), 1766
Winfield Circle, Clearwater, Florida

Interests: N/A Contingent: N/A Absolute: N/A

Name: N/A

Specific Interest Held: N/A

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

Contract is: Contingent X Absolute N/A

All Parties To Contract:

Name: William T. Hancock, President/Director, of Hancock Properties, Inc. (Property Owner) and Racetrac
Corporation, and possible other parties not identified by applicant

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

All Parties To Option:

Name: N/A Name: N/A

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

Attached is the Transmittal Packet sent to the State Land Planning Agency. Please use all information provided
in said packet to aid you with the review of this Future Land Use Map 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) Recreation/Open Space (R/OS) (8.1 acres mol)
2. Proposed Countywide FLUP Designation(s) Commercial General (CG) (2.4 acres mol) and R/OS (5.7 acres mol)

Local Plan Map Information

1. Local Map Amendment Case Number FLUM 14-01 (ORDINANCE NO. 2014-13)
2. Current Local Plan Designation(s) Recreation/Open Space (R/OS) (8.1 acres mol)
3. Current Local Zoning Designation(s) N/A
4. Proposed Local Plan Designation(s) Commercial General (CG) (2.4 acres mol) and R/OS (5.7 acres mol)
5. Proposed Local Zoning Designation(s) N/A

Site and Parcel Information

1. Parcel number(s) of area(s) proposed to be amended - Sec/Twp/Rng/Sub/Blk/Lot (and/or legal description, as necessary) 35/29/15/70218/300/0400
2. Location 1201 East Bay Drive, Largo, Florida
3. Acreage 8.1 more or less
4. Existing use(s) An ice cream store, miniature golf course, golf pro shop, batting cages, and driving range
5. Existing density and/or floor area ratio No residential units, contains 3,054 of gross building square footage
6. Name of project (if applicable) Racetrac Future Land Use Map Amendment

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.

December 3, 2013

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.

No development agreement was executed for property.