

BOARD OF COUNTY COMMISSIONERS

DATE: March 18, 2014

AGENDA ITEM NO. 7

Consent Agenda ☐

Regular Agenda ☐

Public Hearing ☒

County Administrator's Signature

Subject:

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 14-05 OF DUNEDIN.

Summary Explanation/Background:

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

Case CW 14-05 is a submittal by the City of Dunedin for a 2.5 acre portion of two parcels totaling approximately 5.13 acres, located at 1289 and 1293 Michigan Boulevard, from Institutional to Residential Urban (up to 7.5 units per acre). A vacant single-family home and a vacant church are currently located on the subject site. The entire site is proposed to be developed into a single-family neighborhood consisting of twenty-three (23) homes. 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: March 18, 2014 Countywide Planning Authority Agenda
Part I – Public Hearing Agenda Re: Subthreshold Plan Map Amendment

DATE: March 18, 2014

RECOMMENDATION: THE PINELLAS PLANNING COUNCIL RECOMMENDS THE BOARD, IN YOUR CAPACITY AS THE COUNTYWIDE PLANNING AUTHORITY, APPROVE CASE CW 14-05.

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

Case CW 14-05 – City of Dunedin:

2.5 acres m.o.l., located at 1289 and 1293 Michigan Blvd., proposed to change from Institutional to Residential Urban.

This proposed amendment is submitted by the City of Dunedin and seeks to reclassify a 2.5 acre portion of two parcels from Institutional to Residential Urban. The Institutional category allows 12.5 units per acre and the Residential Urban allows 7.5 units per acre. This will be a reduction of allowable units on the property. The property contains a vacant single-family home and vacant church. This portion of the site is proposed to be combined with the remaining 2.8 acres of the site (already designated Residential Urban) for development of a 23 unit single-family neighborhood.

The Pinellas Planning Council, by a vote of 8-0, voted approval of Case CW 14-05.

ORDINANCE NO. 14-_____

AN ORDINANCE AMENDING THE COUNTYWIDE FUTURE LAND USE PLAN OF PINELLAS COUNTY, FLORIDA, BY ACTION ON CASE NUMBER CW 14-05 INITIATED BY THE CITY OF DUNEDIN AND TRANSMITTED TO THE BOARD IN ACCORDANCE WITH THE SPECIAL ACT; PROVIDING FOR AMENDMENT TO THE PLAN; PROVIDING FOR SEVERABILITY; PROVIDING FOR FILING OF THE ORDINANCE; PROVIDING FOR OTHER MODIFICATIONS THAT MAY ARISE FROM REVIEW OF THE ORDINANCE AT THE PUBLIC HEARINGS AND WITH RESPONSIBLE AUTHORITIES; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, a proposed amendment to the Countywide Future Land Use Plan, which is an element of the Countywide Comprehensive Plan of Pinellas County, Florida, has been presented at a public hearing to the Board of County Commissioners in their capacity as the Countywide Planning Authority; and

WHEREAS, notices of public hearings have been accomplished as required by Chapter 73-594, Laws of Florida, as amended; and

WHEREAS, procedures of the Special Act and County Charter have been followed concerning the Pinellas Planning Council and the Countywide Planning Authority for proposed amendment to the Countywide Future Land Use Plan; and

WHEREAS, the City of Dunedin initiated a proposed amendment which was considered at a public hearing by the Pinellas Planning Council on February 12, 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 March 18, 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 14-05 2.5 acres located at 1289 and 1293 Michigan Boulevard, from Institutional 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 Barbara O'Hara²
Attorney

Case CW 14-05

City of Dunedin

PINELLAS PLANNING COUNCIL AGENDA MEMORANDUM

AGENDA ITEM: III B-1.

MEETING DATE: February 12, 2014

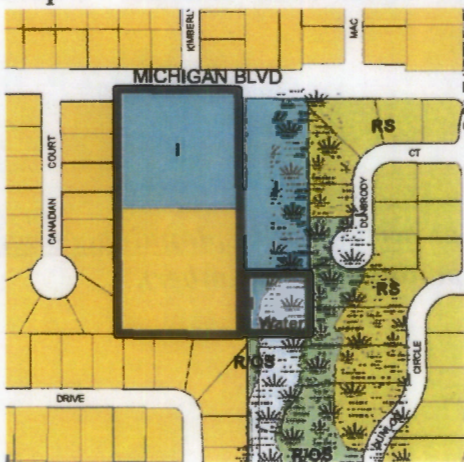
SUBJECT: Amendment of the *Countywide Future Land Use Plan Map*
FROM: Institutional (I)
TO: Residential Urban (RU)
AREA: 2.5 Acres m.o.l
CASE #: CW 14-05
JURISDICTION: City of Dunedin
LOCATION: 1289 and 1293 Michigan Blvd.

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

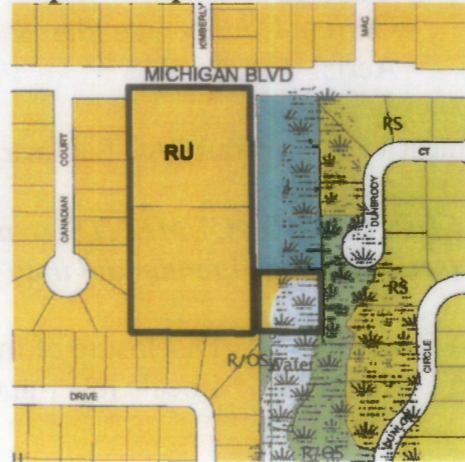
I. BACKGROUND

This proposed amendment is submitted by the City of Dunedin and seeks to reclassify a 2.5 acre portion of two parcels from Institutional to Residential Urban. The Institutional category allows 12.5 units per acre and the Residential Urban allows 7.5 units per acre. This will be a reduction of allowable units on the property. The property contains a vacant single-family home and vacant church. This portion of the site is proposed to be combined with the remaining 2.8 acres of the site (already designated Residential Urban) for development of a 23 unit single-family neighborhood.

Map 1 - Current Future Land Use



Map 2 - Proposed Future Land Use



PINELLAS PLANNING COUNCIL ACTION:

The Council approved the amendment from Institutional 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 C); 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)

At their February 3, 2014 meeting, the PAC members discussed and recommended approval of staff recommendation (vote 8-0).

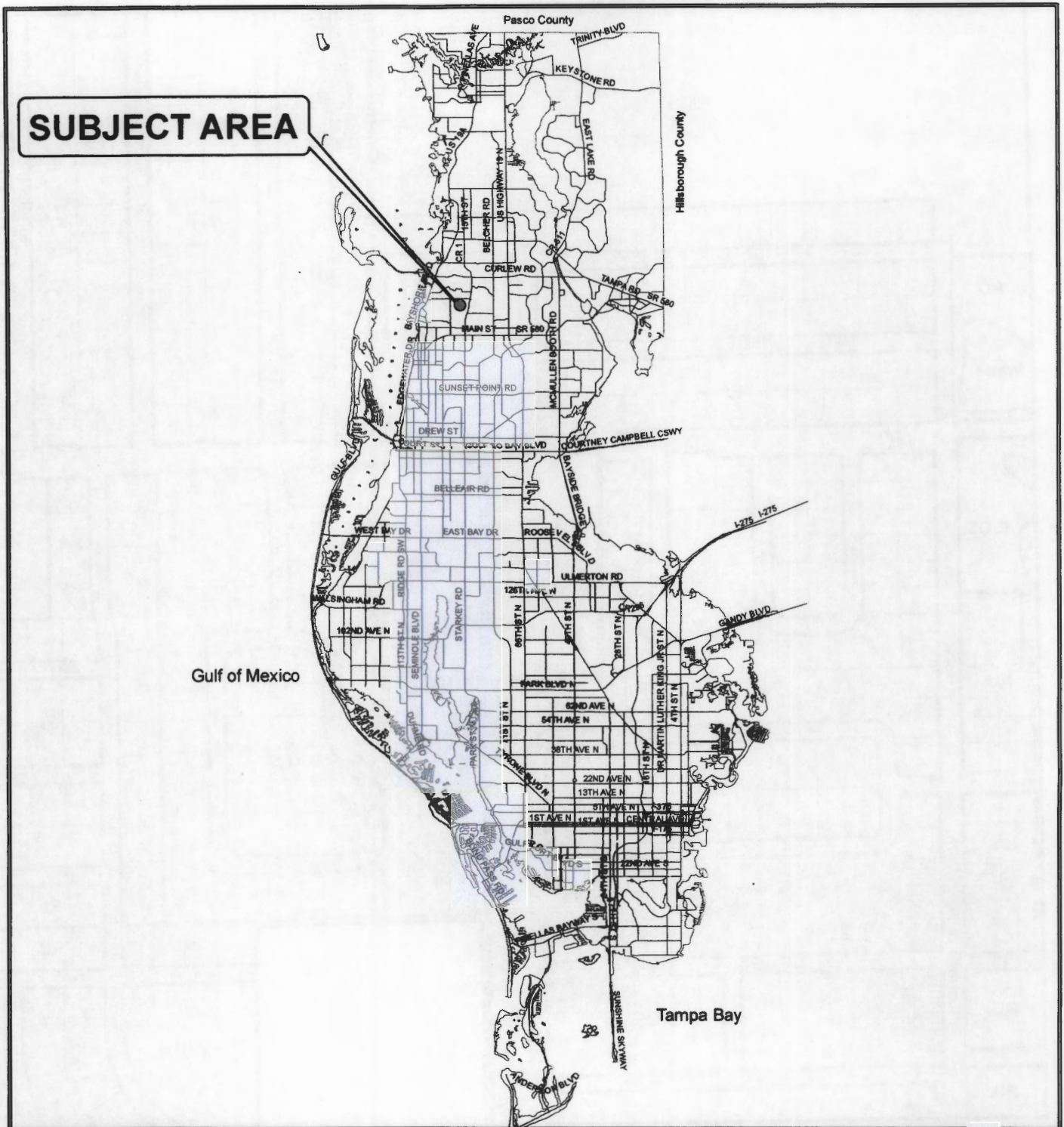
IV. LIST OF MAPS & ATTACHMENTS

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

Attachment 1 Draft PAC Summary Actions Sheet

V. SUPPORT DOCUMENTS – available only at www.pinellasplanningcouncil.org (see February 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: Institutional

TO: Residential Urban

AREA: 2.5 Acres

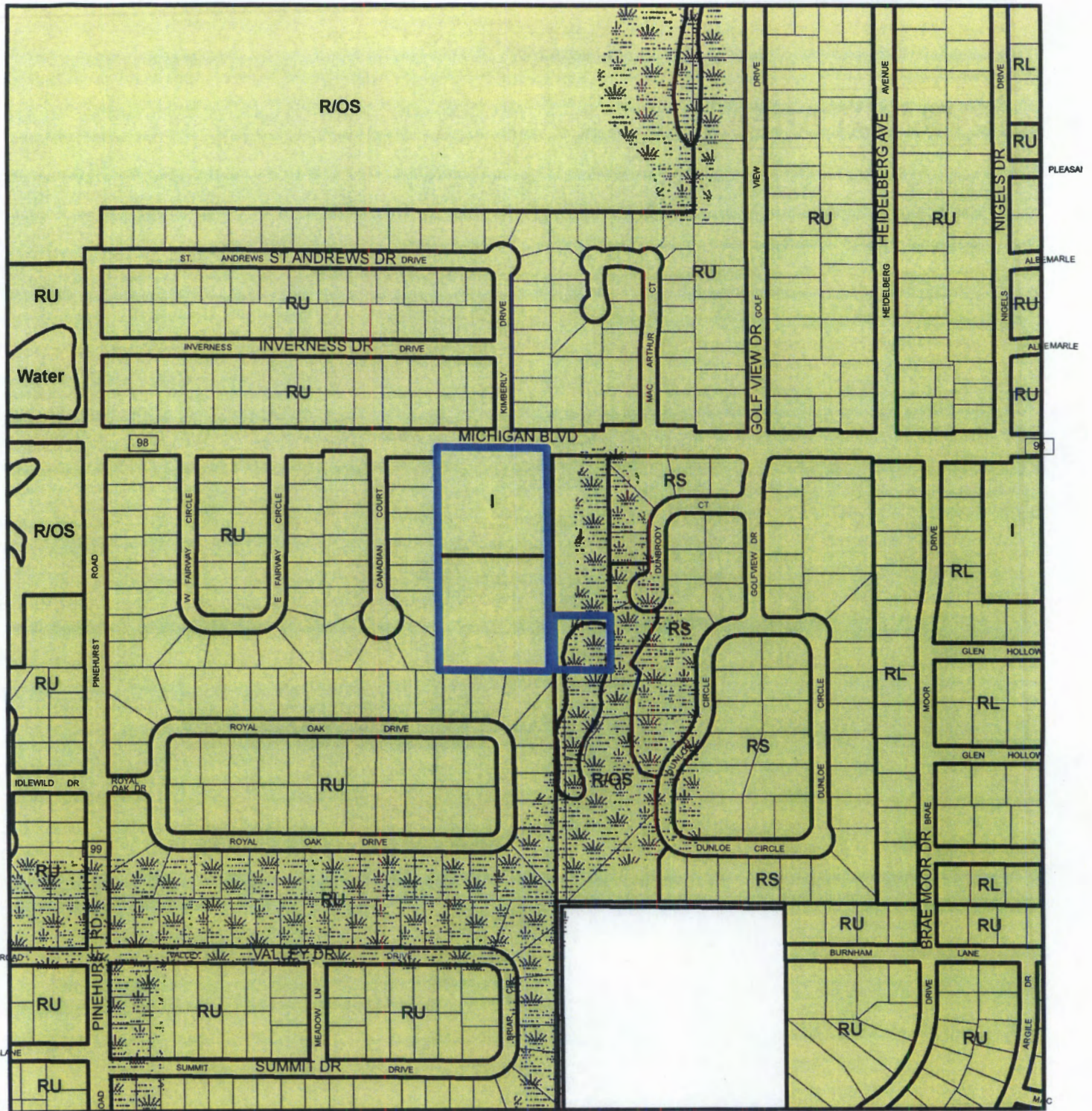
CASE #: CW14-05

JURISDICTION: Dunedin



1" = 26,000'





Map 4 - Current Countywide Plan Map & Jurisdictional Map


FROM: Institutional


TO: Residential Urban

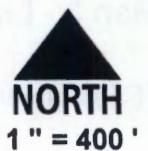
AREA: 2.5

CASE #: CW14-05

Jurisdictions

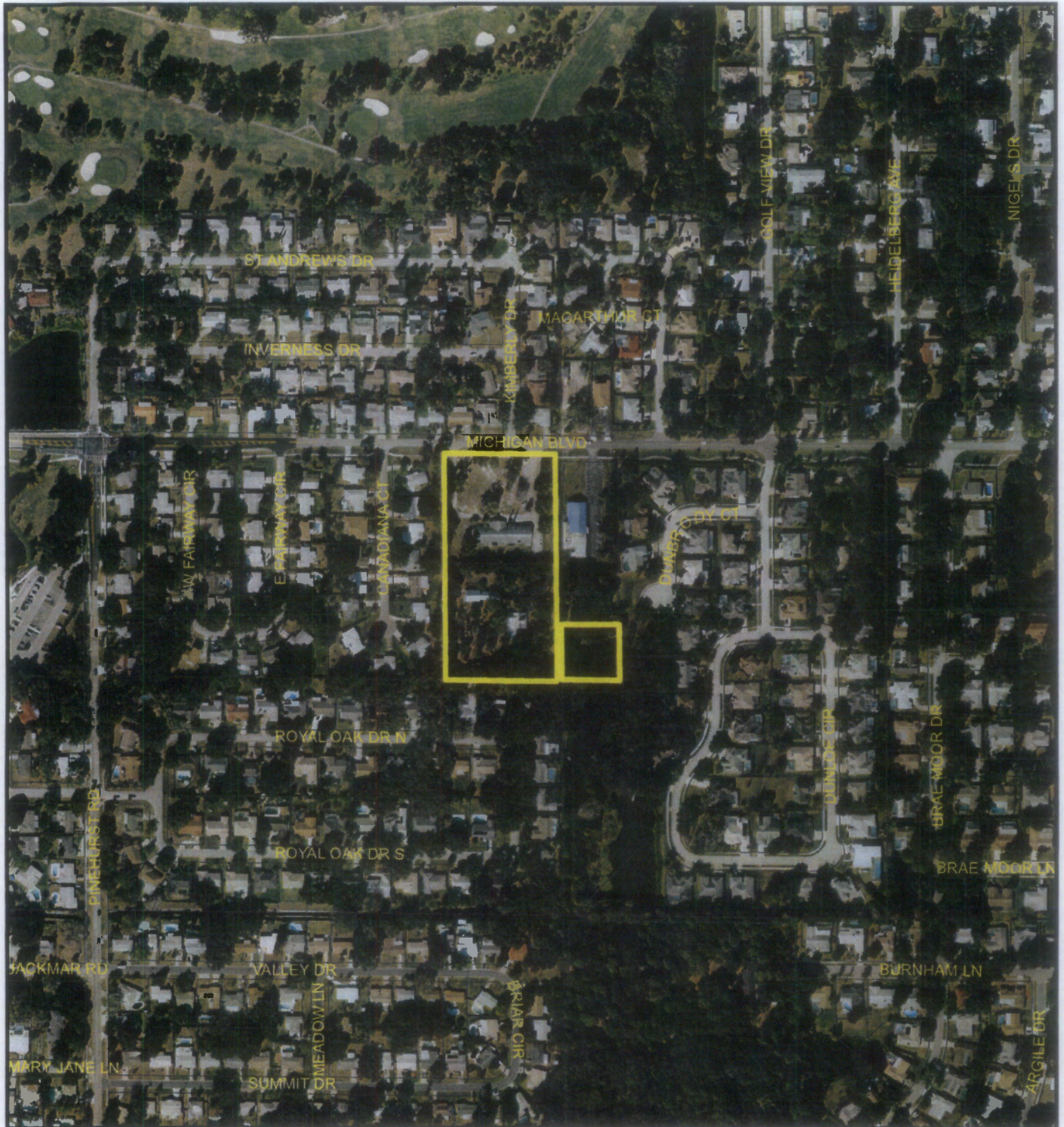
 DUNEDIN

 UNINCORPORATED



PPC PINELLAS
PLANNING
COUNCIL

JURISDICTION: Dunedin



Map 5 - Aerial

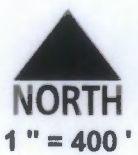
FROM: Institutional

TO: Residential Urban

AREA: 2.5

CASE #: CW14-05

JURISDICTION: Dunedin



PRC PINELLAS
PLANNING
COUNCIL

PAC AGENDA – SUMMARY AGENDA ACTION SHEET
DATE: February 3, 2014

ITEM	ACTION TAKEN	VOTE
I. <u>MINUTES OF REGULAR PAC MEETING</u> <u>December 30, 2013</u>	<u>Approved</u> Motion: Dean Neal Second: Jan Norsoph	8-0
II. <u>REVIEW OF PPC AGENDA FOR FEB. 12, 2014</u> A. <u>Subthreshold Land Use Plan Amendments -</u> 1. Case CW 14-05: City of Dunedin	<u>Approved</u> Motion: Dean Neal Second: Danny Taylor	8-0
B. <u>Regular Land Use Plan Amendments -</u> 2. Case CW 14-06: (SAP Adoption 2014) – City of St. Petersburg CARP	<u>Approved subject to four enumerated</u> <u>conditions</u> Motion: Dean Neal Second: Jan Norsoph	9-0
3. Case CW 14-07: City of St. Petersburg	<u>Continued to April 9, 2014</u> Motion: Dean Neal Second: Jan Norsoph	9-0
C. <u>Minor Plan Change: Case CW 01-25 (SAP</u> <u>Change No. 8-2014) Beach by Design – City</u> <u>of Clearwater</u>	<u>Receive/Accept for transmittal to the</u> <u>Countywide Planning Authority</u> Motion: Dean Neal Second: Bob Klute	9-0
D. <u>Truth in Annexation Online Worksheet –</u> <u>Update for 2013/14 Fiscal Year</u>	<u>Approved</u> Motion: Bob Klute Second: Dean Neal	9-0
E. <u>Annexation Report – January 2014</u>	<u>No Action – Information Only</u>	
F. <u>CPA Actions – January 2014</u>	<u>No Action – Information Only</u>	
G. <u>PPC/MPO Unification Update</u>	<u>No Action – Information Only</u>	
H. <u>Countywide Plan and Transportation Update –</u> <u>Technical Memo II – Updated Countywide</u> <u>Plan</u>	<u>No Action – Information Only</u> Linda Fisher presented PowerPoint noting the Council will be asked to Receive/Accept.	
III. <u>OLD BUSINESS -</u>	None	
IV. <u>OTHER PAC BUSINESS/PAC DISCUSSION</u> <u>AND UPCOMING AGENDA --</u>	Derek Kilborn noted article of possible interest in the Neighborhood Times – copy attached –re: preservation of green space	
V. <u>ADJOURNMENT</u>		2:30

Respectfully Submitted,

PAC Chairman


Date

DISCLOSURE OF INTEREST STATEMENT
PINELLAS COUNTY PLANNING COUNCIL CASE NUMBER *

SUBMITTING GOVERNMENT ENTITY: City of Dunedin

PPC OR CITY/TOWN CASE NUMBER: _____

PROPERTY OWNERS/REPRESENTATIVE:

Name: Christopher Dyjak
Glenn Moor Development Group, 
1354 Playmoor Dr.
Palm Harbor, FL 34683

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

Interests: _____ Contingent: _____ Absolute: _____

Name: _____

Specific Interest Held: _____

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

Contract is: _____ Contingent _____ Absolute

All Parties To Contract:

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:

1293 Michigan Blvd. sold by Charles D. and Shirley A. Sabbides to Glenn Moor Development Group, Inc. on
December 31, 2013. Refer to Affidavit enclosed within applicant's file request to Dunedin.

* 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) | I (Institutional) and RU (Residential Urban) |
| 2. Proposed Countywide FLUP Designation(s) | RU (Residential Urban) |

Local Plan Map Information

- | | |
|---|--|
| 1. Local Map Amendment Case Number | LUP-Zo-S/D-LDO 13-59.02 Z/C |
| 2. Current Local Plan Designation(s) | I (Institutional) and RU (Residential Urban) |
| 3. Current Local Zoning Designation(s) | R-60 (Single-Family Residential) |
| 4. Proposed Local Plan Designation(s) | RU (Residential Urban) |
| 5. Proposed Local Zoning Designation(s) | PRD (Planned Residential Development) |

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
23-28-15-70110-100-2100; 23-28-15-70110-100-2101 |
| 2. Location | 1289 and 1293 Michigan Blvd. |
| 3. Acreage | overall site - 5.13, MOL |
| 4. Existing use(s) | vacant - single family home / former church |
| 5. Existing density and/or floor area ratio | 1 dwelling unit / 0.08 FAR (church) |
| 6. Name of project (if applicable) | Glenn Moor |

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. | January 9, 2014 |
| 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