

BOARD OF COUNTY COMMISSIONERS

DATE: March 18, 2014

AGENDA ITEM NO. 8a.-c.

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 14-06 OF ST. PETERSBURG (SPECIAL AREA PLAN (SAP) ADOPTION 2014) AND CW 14-03 OF PINELLAS COUNTY; AND TO CONTINUE CASE CW 14-07 OF ST. PETERSBURG TO THE MAY 6, 2014 CPA PUBLIC HEARING.

Summary Explanation/Background:

The Board has received three proposed regular amendments to the FLUP. Cases CW 14-06 and CW 14-07 were reviewed by the Pinellas Planning Council (PPC) on February 12, 2014. Case CW 14-03 was reviewed by the PPC on January 8, 2014.

Case CW 14-06 (SAP Adoption 2014) Central Avenue Revitalization Plan Special Area Plan, is a submittal by the City of St. Petersburg for 184.3 acres that includes the property located between 19th Street and Pasadena Avenue and between 1st Avenue North and 1st Avenue South, with the exception of an intervening area between 31st and 34th Streets. This proposal would amend the FLUP from Planned Redevelopment-Residential, Planned Redevelopment - Mixed Use, and Community Redevelopment District to Planned Redevelopment- Mixed Use with Activity Center and Community Redevelopment District with Activity Center. The proposed FLUP amendments are based on the Central Avenue Revitalization Plan (CARP) Special Area Plan, which the City has submitted along with the map amendments. According to the CARP, the Plan is intended to create a vision for Central Avenue that allows the seven districts within the corridor to develop and maintain their unique identities. The CARP focuses on land use and urban design, transportation, streetscape enhancements, marketing and promotion, economic support and active district organizations for each of the seven districts of the Corridor. County staff concurs with the PPC recommendation of approval of the proposed map amendment based on the accompanying Special Area Plan entitled "Central Avenue Revitalization Plan" subject to four specified conditions.

Case CW 14-07 is a submittal by the City of St. Petersburg for 7.3 acres located on the northeast corner of 34th Street North and 13th Avenue North, from Industrial Limited (IL) and Water/Drainage Feature (W/DF) to Planned Redevelopment-Mixed Use (PR-MU). The PPC continued this case to their April 9, 2014 meeting. It would be appropriate, therefore, for the CPA to continue this case to the May 6, 2014 CPA meeting.

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 five 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. The PPC recommended approval of the proposed amendment subject to the accompanying Development Agreement at its January 8, 2014 meeting. The case was scheduled to be heard by the CPA at its February 11, 2014; however, the applicant requested a continuance and the CPA took action to defer Case CW 14-03 to its March 18, 2014 meeting. County staff concurs with the PPC recommendation of approval, subject to the accompanying Development Agreement.

Fiscal Impact/Cost/Revenue Summary:


None

Exhibits/Attachments Attached:

Ordinance
County Board Minutes
PPC 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 II – Public Hearing Agenda Re: Regular Plan Map Amendments

DATE: March 18, 2014

RECOMMENDATION: THE PINELLAS PLANNING COUNCIL RECOMMENDS THE BOARD, IN YOUR CAPACITY AS THE COUNTYWIDE PLANNING AUTHORITY, APPROVE CASE CW 14-06, SUBJECT TO ENUMERATED CONDITIONS, CONTINUE CASE CW 14-07 TO MAY 6, 2014 CPA MEETING; AND APPROVE CASE CW 14-03 SUBJECT TO ACCOMPANYING DEVELOPMENT AGREEMENT, AS OUTLINED BELOW.

DISCUSSION: The Countywide Planning Authority has received three cases concerning regular amendment of the Countywide Plan Map as described below:

Case CW 14-06 (SAP Adoption 2014) – City of St. Petersburg:

184.3 acres m.o.l., generally located in an area between 19th Street and Pasadena Avenue and between 1st Avenue North and 1st Avenue South, proposed to change from Planned Redevelopment – Residential, Planned Redevelopment – Mixed Use, and Community Redevelopment District to Planned Redevelopment – Mixed Use with Activity Center and Community Redevelopment District with Activity Center.

This proposed amendment is submitted by the City of St. Petersburg. The Central Avenue Revitalization Plan (CARP) identifies objectives to encourage redevelopment of the Central Avenue Corridor, while encouraging the seven districts with the corridor to develop their own identities.

The Plan Map amendments address two specific segments of the corridor: to the east between 19th Street and 31st Street, currently designated CRD, will also be designated with the Activity Center category; between 34th Street and Pasadena Avenue on the west, currently designated Planned Redevelopment – Residential and Planned Redevelopment Mixed Use will all now be designated as PR-MU with the Activity Center category.

The Pinellas Planning Council, by a vote of 8-0, voted approval of Case CW 14-06 (SAP Adoption 2014) subject to enumerated conditions. .

Case CW 14-07 – City of St. Petersburg: (to be continued)

7.3 acres m.o.l., generally located on the northeast corner of 34th Street North and 13th Avenue North proposed to change from Industrial Limited and Water Drainage Feature to Planned Redevelopment – Mixed Use.

The Pinellas Planning Council, by a vote of 8-0, continued Case CW 14-07 to April 9, 2014 PPC meeting.

Case CW 14-03 – Pinellas County: (continued from the CPA Meeting of February 11, 2014)

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, recommended approval of Case CW 14-03, subject to the accompanying development agreement.

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.

Case CW 14-07
City of St. Petersburg

**PINELLAS PLANNING COUNCIL
AGENDA MEMORANDUM**

AGENDA ITEM: III B-3.

MEETING DATE: February 12, 2014

SUBJECT: Amendment of the *Countywide Future Land Use Plan Map*
FROM: Industrial Limited (IL) and Water/Drainage Feature (W/DF)
TO: Planned Redevelopment-Mixed Use (PR-MU)
AREA: 7.3 Acres m.o.l.
CASE #: CW 14-07
JURISDICTION: City of St. Petersburg
LOCATION: Generally located on the northeast corner of 34th Street North and 13th Avenue North

RECOMMENDATION: Council Recommend To The Countywide Planning Authority That The Proposed Map Amendment Be Continued Until The April 9, 2014 Pinellas Planning Council Meeting.

I. BACKGROUND

The City of St. Petersburg has requested the item be continued to the April 9, 2014 Council meeting. An email from the city requesting the continuance is attached.

II. PLANNERS ADVISORY COMMITTEE (PAC)

At their February 3, 2014 meeting, the PAC members discussed and recommended approval of staff recommendation (vote 9-0).

PINELLAS PLANNING COUNCIL ACTION:

The Council continued to April 9 (vote 8-0).

COUNTYWIDE PLANNING AUTHORITY ACTION:

Schoderbock, Michael D

From: Shoemaker, Carolyn
Sent: Friday, January 24, 2014 8:11 AM
To: Schoderbock, Michael D; Mettler, Christopher M
Subject: FW: Legal Ad for PPC February 12, 2014

CAROLYN SHOEMAKER
ADMINISTRATIVE SECRETARY
PINELLAS PLANNING COUNCIL
310 COURT STREET
CLEARWATER, FL 33756-5137
PH: 727.464.8250 FAX: 727.464.8212
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Please note: All government correspondence is subject to the public records law.

From: Derek Kilborn [<mailto:Derek.Kilborn@stpete.org>]
Sent: Thursday, January 23, 2014 9:08 PM
To: Shoemaker, Carolyn
Cc: Crawford, Michael C; Paul Geisz
Subject: Re: Legal Ad for PPC February 12, 2014

Carolyn:

Good morning. Please be advised that:

PPC File No.: Case CW 14-07 – Submitted by City of St. Petersburg – 7.3 acres m.o.l.
City File No.: FLUM-18 was deferred by the applicant following consultation with Michael Crawford and the City of St. Petersburg.

Please call me if you have any questions or require additional information.

Respectfully,
Derek S. Kilborn, Manager
Urban Planning and Historic Preservation Division
Planning and Economic Development Department
City of St. Petersburg
P.O. Box 2842
St. Petersburg, FL 33731-2842
TEL: 727.893.7872

>>> On 1/23/2014 at 4:51 PM, in message
<6A72CBF1F47E4342B75F7EACE20598C20BFD6905CC@EMAILMBX3.pinellascounty-fl.gov>, "Shoemaker, Carolyn"
<cshoemaker@co.pinellas.fl.us> wrote:

PAC Members:

We are sending the attached legal advertisement as part of our continuing efforts to provide you with information as early as possible on the Countywide Plan Map amendment cases submitted to the Pinellas Planning Council for their February 12, 2014, meeting. The items will appear before the Planners Advisory Committee on Monday, February 3. This early procedure is intended to give PAC members more time to review the cases and to eliminate last minute information given by

local government to the PPC and CPA. On that note, we are asking that any formal opposition or concerns to these cases be submitted by Monday, February 3. We will ensure that the information is submitted to the PPC and CPA.

The PAC meeting will be held in the 1st floor, large conference room at 310 Court Street on **Monday, February 3, 2014, 1:30 P.M.**

Please be reminded of the 33-day voluntary deadline for items for the March PPC meeting. We request submittal by Friday, February 7, 2014, if possible.

CAROLYN SHOEMAKER
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