

**BOARD OF COUNTY COMMISSIONERS**

**DATE:** April 1, 2014  
**AGENDA ITEM NO. /**

**Consent Agenda** ☐

**Regular Agenda** ☐

**Public Hearing** ☒

**County Administrator's Signature:**

**Subject:**

Part I - Public Hearing Agenda: Proposed Subthreshold Amendment 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 14-08 OF CLEARWATER.

**Summary Explanation/Background:**

The Board has received one proposed subthreshold amendment to the FLUP that was reviewed by the Pinellas Planning Council (PPC or Council) on March 12, 2014. Case CW 14-08 is a submittal by the City of Clearwater for a 2.1-acre portion of a parcel of land located at 2650 Sabal Springs Drive, from Recreation/Open Space to Institutional. The City of Clearwater is proposing to construct a new Public Library on the subject site, which will replace the existing Countryside Library located to the south on State Road 580. The recreational facilities on the remainder of the parcel will remain. County staff concurs with the PPC recommendation to approve the proposed FLUP amendment.

**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: April 1, 2014 Countywide Planning Authority Agenda  
Part I – Public Hearing Agenda Re: Subthreshold Plan Map Amendment

DATE: April 1, 2014

**RECOMMENDATION:** THE PINELLAS PLANNING COUNCIL RECOMMENDS THE BOARD, IN YOUR CAPACITY AS THE COUNTYWIDE PLANNING AUTHORITY, APPROVE CASE CW 14-08.

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

**Case CW 14-08 – City of Clearwater:**

2.1 acres m.o.l., located at 2650 Sabal Springs Dr., proposed to change from Recreation/Open Space to Institutional.

The property is owned by the City of Clearwater and contains the Countryside Recreation Center. The City proposes to develop a Public Library on a 2.1 acre portion of the property. This new library will be a replacement for the existing Countryside Library located to the south on State Road 580. The recreation facilities on the remainder of the parcel will remain. Furthermore, an amendment to Institutional will recognize the public use of the site as a library.

***The Pinellas Planning Council, by a vote of 10-0, recommended approval of Case CW 14-08.***

ORDINANCE NO. 14-\_\_\_\_\_

AN ORDINANCE AMENDING THE COUNTYWIDE FUTURE LAND USE PLAN OF PINELLAS COUNTY, FLORIDA, BY ACTION ON CASE NUMBERS CW 14-08 AND CW 14-09 INITIATED BY THE CITY OF CLEARWATER AND TRANSMITTED TO THE BOARD IN ACCORDANCE WITH THE SPECIAL ACT; PROVIDING FOR AMENDMENT TO THE PLAN; PROVIDING FOR SEVERABILITY; PROVIDING FOR FILING OF THE ORDINANCE; PROVIDING FOR OTHER MODIFICATIONS THAT MAY ARISE FROM REVIEW OF THE ORDINANCE AT THE PUBLIC HEARINGS AND WITH RESPONSIBLE AUTHORITIES; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, 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 amendment to the Countywide Future Land Use Plan; and

WHEREAS, the City of Clearwater initiated the proposed amendments which were considered at a public hearing by the Pinellas Planning Council on March 12, 2014 with recommendations made by the Council that are documented in the Council report 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 April 1, 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:

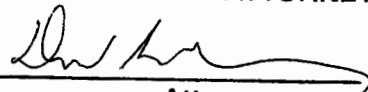
#CW 14-08    2.1 acre portion of a parcel located at 2650 Sabal Springs Drive, from Recreation/Open Space to Institutional

#CW 14-09    7.2 acres comprised of a 6.2 acre parcel and a 1.0 acre portion of a second parcel located on the west side of US Highway 19, approximately 445 feet north of Nursery Road, from Residential/Office General to Residential/Office/Retail and 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

CW 14-08

City of Clearwater

# PINELLAS PLANNING COUNCIL AGENDA MEMORANDUM

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

**MEETING DATE:** March 12, 2014

**SUBJECT:** Amendment of the *Countywide Future Land Use Plan Map*  
**FROM:** Recreation/Open Space (R/OS)  
**TO:** Institutional (I)  
**AREA:** 2.1 Acres m.o.l.  
**CASE #:** CW 14-08  
**JURISDICTION:** City of Clearwater  
**LOCATION:** 2650 Sabal Springs Dr.

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

## **I. BACKGROUND**

This proposed amendment is submitted by the City of Clearwater and seeks to reclassify a 2.1 acre portion of a parcel of land from Recreation/Open Space to Institutional. This amendment qualifies as a Type B Subthreshold amendment since it is less than 3 acres in size within the same major classification.

The property is owned by the City of Clearwater and contains the Countryside Recreation Center. The City proposes to develop a Public Library on a 2.1 acre portion of the property. This new library will be a replacement for the existing Countryside Library located to the south on State Road 580. The recreation facilities on the remainder of the parcel will remain. Furthermore, an amendment to Institutional will recognize the public use of the site as a library.

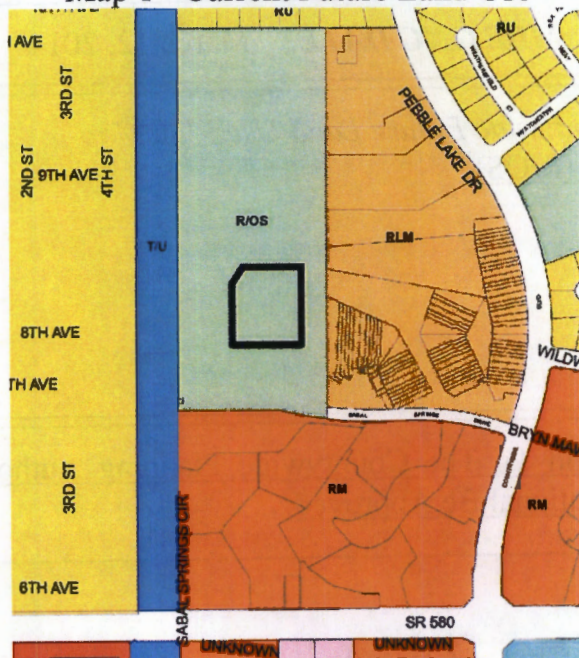
### **PINELLAS PLANNING COUNCIL ACTION:**

The Council recommended approval of the amendment from Recreation/Open Space to Institutional (vote 10-0).

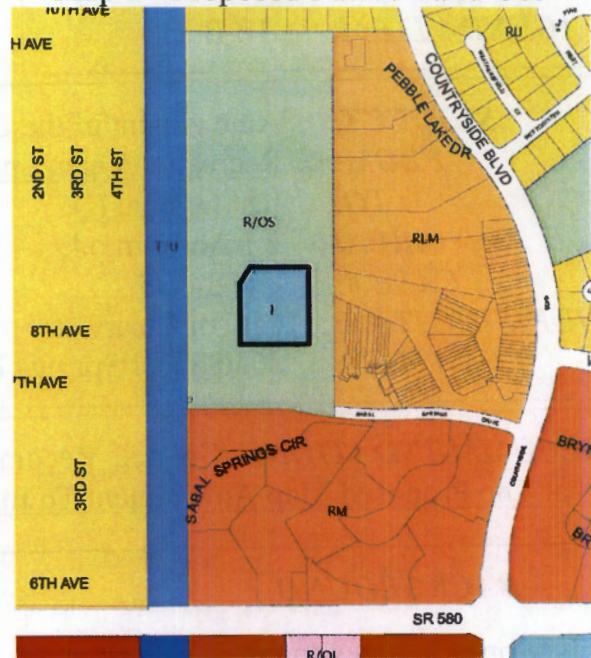
### **COUNTYWIDE PLANNING AUTHORITY ACTION:**



**Map 1 - Current Future Land Use**



**Map 2 - Proposed Future Land Use**



## **II. FINDINGS**

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

- A. The proposed amendment qualifies as a subthreshold amendment (Type B); and
- B. The proposed amendment to Institutional 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 March 3, 2014 meeting, the PAC members discussed and recommended approval of staff recommendation (vote 9-0).

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

- Map 1 Current Countywide Plan Map
- Map 2 Proposed Countywide Plan Map
- Map 3 Location

***SUBJECT:*** Case CW 14-08 – Clearwater

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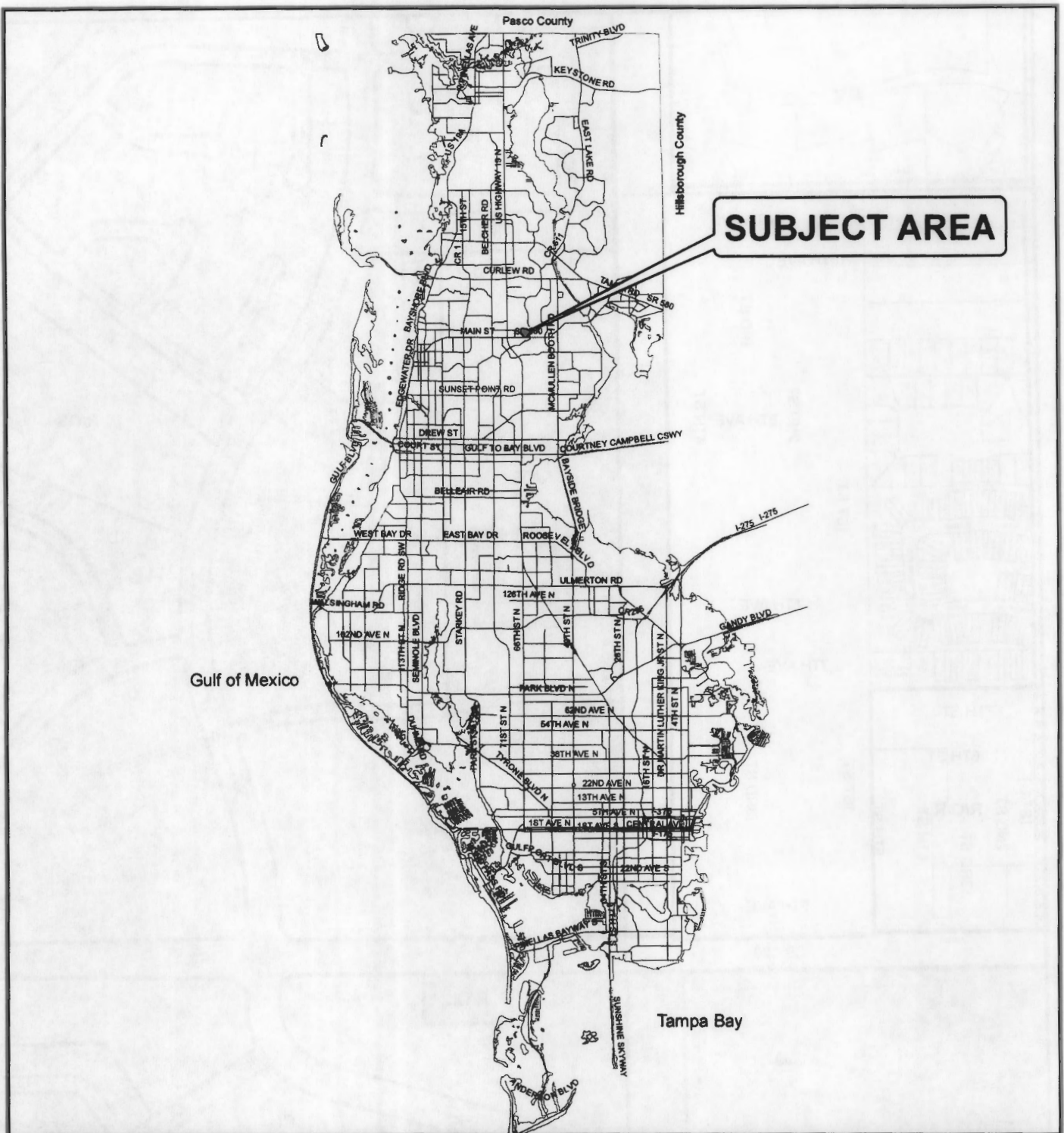
Map 4      Current Countywide Plan & Jurisdiction Map  
Map 5      Aerial

Attachment 1      Draft PAC Summary Actions Sheet

***V.      SUPPORT DOCUMENTS – available only at [www.pinellasplanningcouncil.org](http://www.pinellasplanningcouncil.org)  
(see March Agenda and then click on corresponding case number).***

Support Document 1      Disclosure of Interest Form  
Support Document 2      Local Government Application





### Map 3 - Location

FROM: Recreation/Open Space

TO: Institutional

AREA: 2.1 Acres

CASE #: CW14-08

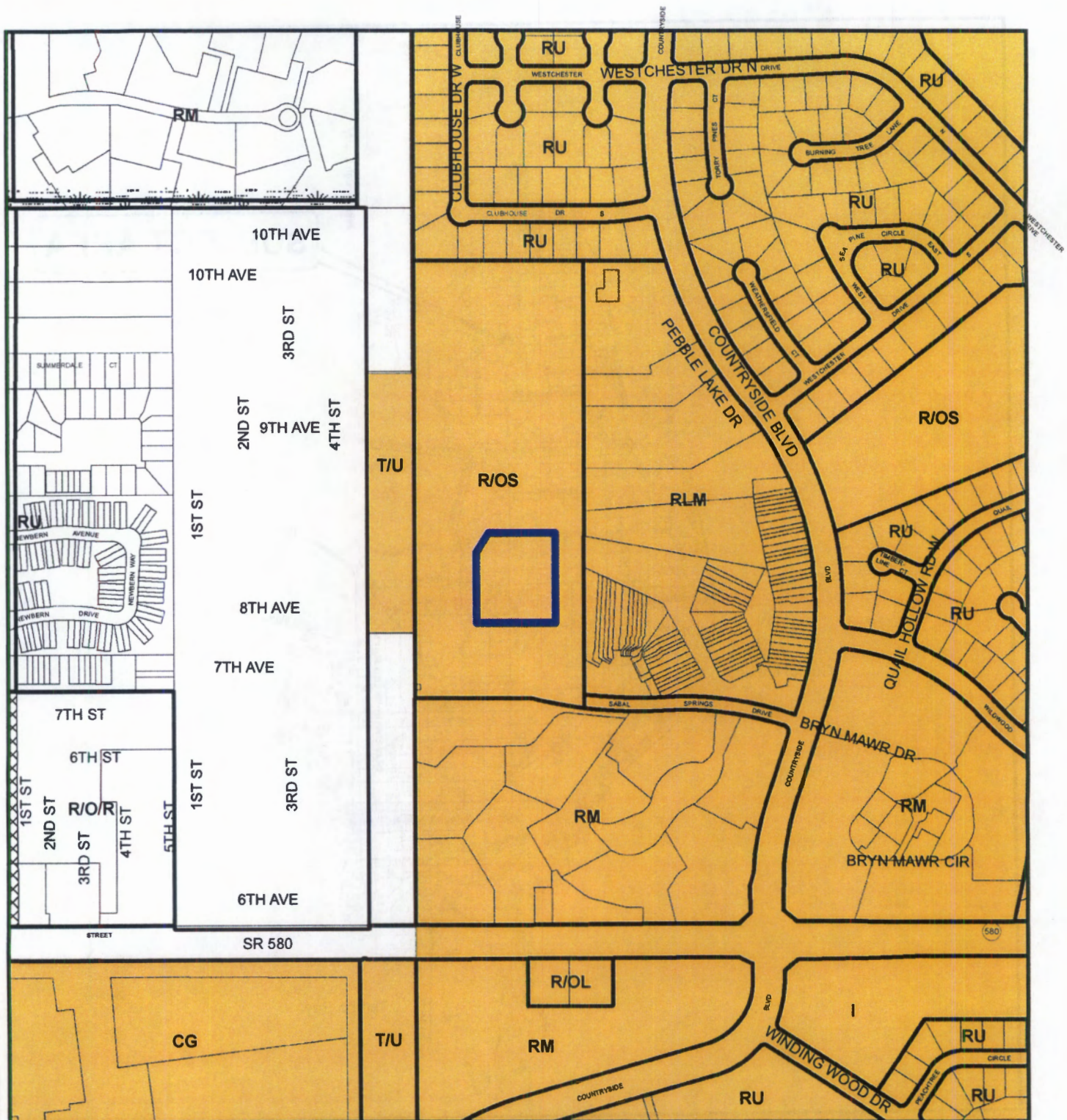
JURISDICTION: Clearwater



1" = 26,000'







## Map 4 - Current Countywide Plan Map & Jurisdictional Map

FROM: Recreation/Open Space


TO: Institutional

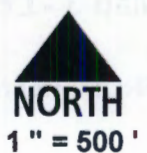
AREA: 2.1

CASE #: CW14-08

### Jurisdictions

 CLEARWATER

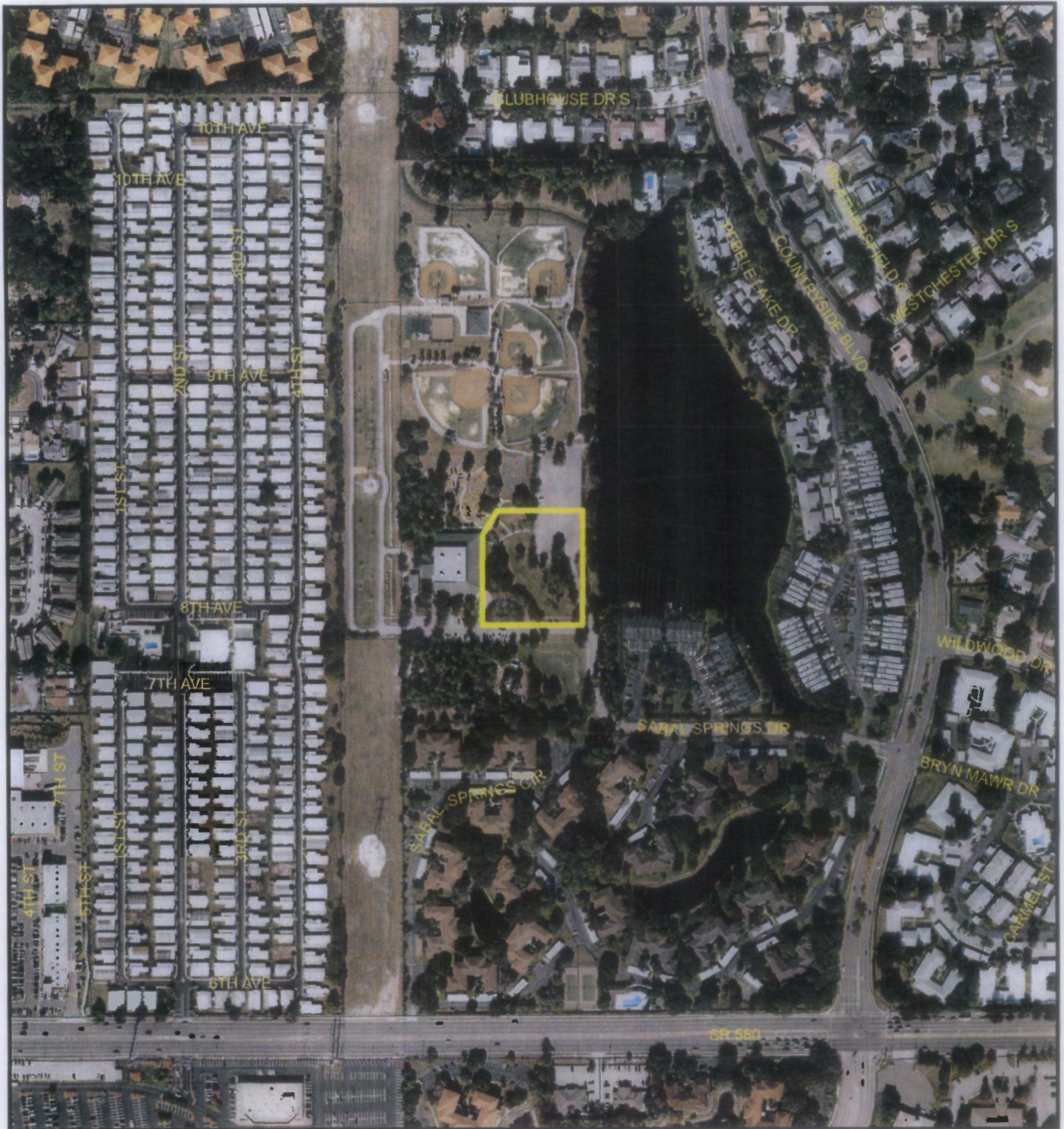
 UNINCORPORATED



**PR** PINELLAS  
PLANNING  
COUNCIL

JURISDICTION: Clearwater





## Map 5 - Aerial

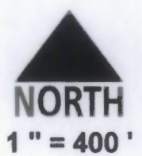
FROM: Recreation/Open Space

TO: Institutional

AREA: 2.1

CASE #: CW14-08

JURISDICTION: Clearwater





**PAC AGENDA – SUMMARY AGENDA ACTION SHEET**  
**DATE: March 3, 2014**

ITEM	ACTION TAKEN	VOTE
I. <u>MINUTES OF REGULAR PAC MEETING</u> <u>FEBRUARY 3, 2014</u>	<u>Approved</u> Motion: Dean Neal Second: Bob Klute	8-0
II. <u>REVIEW OF PPC AGENDA FOR MARCH 12,</u> <u>2014</u> A. <u>Subthreshold Land Use Plan Amendment -</u> 1. Case CW 14-08: City of Clearwater	<u>Approved</u> Motion: Dean Neal Second: Jan Norsoph	9-0
B. <u>Regular Land Use Plan Amendments -</u> 2. Case CW 14-09: City of Clearwater	<u>Approved</u> Motion: Jan Norsoph Second: Fred Metcalf	9-0
3. Case CW 14-10: City of Dunedin (SAP Adoption 2014) – 375 Patricia Avenue	Dunedin staff, Joel Tew, Land Use Attorney and representatives of Heidt Design discussed the proposal and provided information relative to background of the property and the public charrette inviting 1500 from the neighboring area with 150 attending. The proposal garnered substantial support from the business community and the neighboring areas. Public hearings by the Dunedin Commission as well as the LPA- all resulted in unanimous support for the proposal. They noted that they have not had a resident speak in opposition, noting that many in fact came in support. Discussion followed with regard to traffic concerns and Mr. Tew noted that the attendees at the charrette were very opposed to Beltruses being punched through and otherwise were in agreement and support. It was noted that the Pinellas County Economic Development Director has provided input and been involved with the proposal for several months. Mitigation from the loss of industrial has been discussed with Wells Fargo agreeing to the Target Employer on a sizeable portion. <u>Approved based on accompanying Special Area Plan inclusive of enumerated conditions</u> Motion: Dean Neal Second: Bob Klute	10-0



**DISCLOSURE OF INTEREST STATEMENT**  
**PINELLAS COUNTY PLANNING COUNCIL CASE NUMBER \***

**SUBMITTING GOVERNMENT ENTITY:** CITY OF CLEARWATER

**PPC OR CITY/TOWN CASE NUMBER:** LUP2013-08005

**PROPERTY OWNERS:** City of Clearwater

**REPRESENTATIVE:** Barbara Pickell, Clearwater Library Services

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

Interests:

Contingent:

Absolute:

Name:

Specific Interest Held:

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

Contract is:

Contingent:

Absolute:

All Parties To Contract:

Name:

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

Name:

Name:

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

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\* NUMBER TO BE ASSIGNED BY PLANNING COUNCIL STAFF

APPLICATION FOR COUNTYWIDE FUTURE LAND USE PLAN AMENDMENT

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

Countywide Plan Map Information

- |    |   |                                     |
|----|---|-------------------------------------|
| 1. | Current Countywide FLUP Designation(s)  | <u>Recreation/Open Space (R/OS)</u> |
| 2. | Proposed Countywide FLUP Designation(s) | <u>Institutional (I)</u>            |

Local Plan Map Information

- |    |                                      |                                     |
|----|--------------------------------------|-------------------------------------|
| 1. | Local Map Amendment Case Number      | <u>LUP2013-08005</u>                |
| 2. | Current Local Plan Designation(s)    | <u>Recreation/Open Space (R/OS)</u> |
| 3. | Current Local Zoning Designation(s)  | <u>Open Space/Recreation (OS/R)</u> |
| 4. | Proposed Local Plan Designation(s)   | <u>Institutional (I)</u>            |
| 5. | Proposed Local Zoning Designation(s) | <u>Institutional (I)</u>            |

Site and Parcel Information

- |    |   |  |
|----|---|--|
| 1. | Parcel number(s) of area(s) proposed to be amended - (and/or legal description, as necessary) | <u>Sec/Twp/Rng/Sub/Blk/Lot<br/>29-28-16-00000-220-0400</u>   |
| 2. | Location  | <u>2650 Sabal Springs Dr., located at the end of<br/>Sabal Springs Drive, 0.2 miles west of<br/>Countryside Boulevard.</u> |
| 3. | Acreage   | <u>2.13 acres</u>  |
| 4. | Existing use(s)   | <u>Recreation Center</u>   |
| 5. | Existing density and/or floor area ratio  | <u>0.40 FAR</u>  |
| 6. | Name of project (if applicable)   | <u>City of Clearwater – Countryside Library</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. 01/21/14 (CDB) 2/06/2014 (CC1)
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](http://www.pinellasplanningcouncil.org/amendment.htm)*