

BOARD OF COUNTY COMMISSIONERS

DATE: April 1, 2014

AGENDA ITEM NO. 2a.-b.

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), APPROVE CASE CW 14-09 OF CLEARWATER AND CASE CW 14-10 (SAP ADOPTION 2014) OF DUNEDIN SUBJECT TO ENUMERATED CONDITIONS.

Summary Explanation/Background:

The Board has received two proposed regular amendments to the FLUP that were reviewed by the Pinellas Planning Council (PPC or Council) on March 12, 2014.

Case CW 14-09 is a submittal by the City of Clearwater for 7.2 acres 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. A vacant office park is situated on a 6.2-acre parcel, while a portion of a self storage warehouse facility is located on the remaining 1.0 acre of the subject area. The property owner intends to expand and redevelop the existing automobile dealership to the north to include the 6.2-acre parcel. The self storage use on the remaining one acre will remain unchanged. County staff concurs with the PPC recommendation of approval of the proposed map amendment.

Case CW 14-10 (SAP Adoption 2014) is a submittal by the City of Dunedin for 23.2 acres that includes the property located at 375 Patricia Avenue. This proposal would amend the FLUP from Commercial General and Industrial Limited with Water/Drainage Feature Overlay to Planned Redevelopment-Mixed Use. The proposed map amendments are based upon the accompanying "Special Area Plan for 375 Patricia Avenue", which the City has submitted along with the map amendments. The special area plan provides flexible development parameters to encourage redevelopment of the subject area (the former Nielsen Media Research site), which has been vacant since 2005.

The proposed amendments were evaluated using the recently adopted criteria to be considered when industrially-designated property is proposed to be amended to another designation. This evaluation revealed that the 23.2-acre site presents some challenges to being redeveloped under the existing Industrial Limited land use category. For example, the site does not have access to an arterial roadway and is not located near other industrial uses and related businesses. While the proposed amendments would replace the current Industrial Limited designation with the Planned Redevelopment-Mixed Use designation, the special area plan for the site would retain the opportunity for target employment uses. The associated special area plan preserves at least 7.5% of the site for target employment use at a higher floor area ratio than the rest of the site. This is expected to yield approximately 45,500

WJ

square feet of space or more for target employment uses on the subject site. County Economic Development staff coordinated with development of the special area plan to ensure that there would be sufficient space to house a target employment use on the property with removal of the Industrial Limited designation. County staff concurs with the PPC recommendation of approval of the proposed map amendments based on the accompanying "Special Area Plan for 375 Patricia Avenue", subject to two specified conditions.

Fiscal Impact/Cost/Revenue Summary:

None

Exhibits/Attachments Attached:

Proposed Ordinances
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 II – Public Hearing Agenda Re: Regular Plan Map Amendments

DATE: April 1, 2014

RECOMMENDATION: THE PINELLAS PLANNING COUNCIL RECOMMENDS THE BOARD, IN YOUR CAPACITY AS THE COUNTYWIDE PLANNING AUTHORITY, APPROVE CASE CW 14-09 AND APPROVE CASE CW 14-10 (SAP ADOPTION 2014) SUBJECT TO THE ENUMERATED CONDITIONS, AS OUTLINED BELOW.

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

Case CW 14-09 – City of Clearwater:

7.2 acres m.o.l., located on the west side of US Highway 19, approximately 445 feet north of Nursery Rd., proposed to change from Residential/Office General to Residential/Office/Retail and Commercial General.

The site is currently developed with a vacant office park on the 6.2-acre parcel and a portion of a self-storage facility on the 1.0 acre parcel. The applicant proposes to combine the 6.2-acre parcel with the adjacent parcel he owns for expansion/redevelopment of the existing automobile dealership on the north. The self storage warehouse use on the 1.0 acre portion of the second parcel will remain unchanged.

The Pinellas Planning Council, by a vote of 10-0, recommended approval of Case CW 14-09.

Case CW 14-10 (SAP Adoption 2014) 375 Patricia Avenue Special Area Plan – City of Dunedin

23.2 acres m.o.l., located at 375 Patricia Avenue, proposed to change from Commercial General and Industrial Limited with Water/Drainage Feature Overlay to Planned Redevelopment – Mixed Use.

The City of Dunedin has submitted the 375 Patricia Avenue Special Area Plan (SAP). The SAP is intended to provide flexible development parameters to encourage the redevelopment of the former Nielsen Media Research site, which has been vacant since the company moved its operations to Oldsmar in 2005. In 2012, all structures onsite were removed. Associated with the SAP are map amendments to change the current 1.2-acre Commercial General and 22-acre Industrial Limited with Water/Drainage Feature Overlay designations to Planned Redevelopment-Mixed Use.

The SAP provides a future developer multiple development options and opportunities. The SAP takes an unusual approach of establishing three primary uses and a set of minimum and maximum percentages of developable land area to be allocated to these uses. This approach is intended to guarantee a mixed-use development with a target employment use provided at 45,500 square feet or larger.

The Countywide Rules have recently been amended to include criteria for consideration when a map amendment including loss of industrial land is proposed. The criteria include target employment opportunities, amendment site characteristics, amendment area characteristics, supporting transportation and infrastructure characteristics, and supporting redevelopment plans and/or special area plans. Having identified the importance of reserving industrial land in the County, the five criteria are to be evaluated to determine whether or not the amendment area can continue to provide for target employment opportunities, with or without the proposed amendment. Support Document 1 provides this analysis and concludes that, based in part on the provisions for a minimum target employment use area, that the amendment can be approved.

The Pinellas Planning Council, by a vote of 10-0, recommended approval of Case CW 14-10 (SAP Adoption 2014) subject to the enumerated conditions.

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:

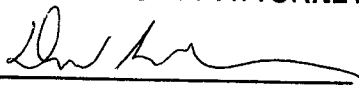
#CW 14-08 2.1 acre portion of a parcel located at 2650 Sabal Springs Drive, from Recreation/Open Space to Institutional

#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 14-09

City of Clearwater

PINELLAS PLANNING COUNCIL AGENDA MEMORANDUM

AGENDA ITEM: III B-2.

MEETING DATE: March 12, 2014

SUBJECT: Amendment of the *Countywide Future Land Use Plan Map*
FROM: Residential/Office General (R/OG)
TO: Residential/Office/Retail (R/O/R) and Commercial General (CG)
AREA: 7.2 Acres m.o.l.
CASE #: CW 14-09
JURISDICTION: City of Clearwater
LOCATION: West side of US Highway 19, approximately 445 feet north of Nursery Rd.

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

I. BACKGROUND

This proposed amendment is submitted by the City of Clearwater and seeks to reclassify a 6.2 acre parcel and a 1.0 acre portion of a second parcel from Residential/Office General (7.2 acres) to Commercial General (3.5 acres) and Residential/Office/Retail (3.7 acres).

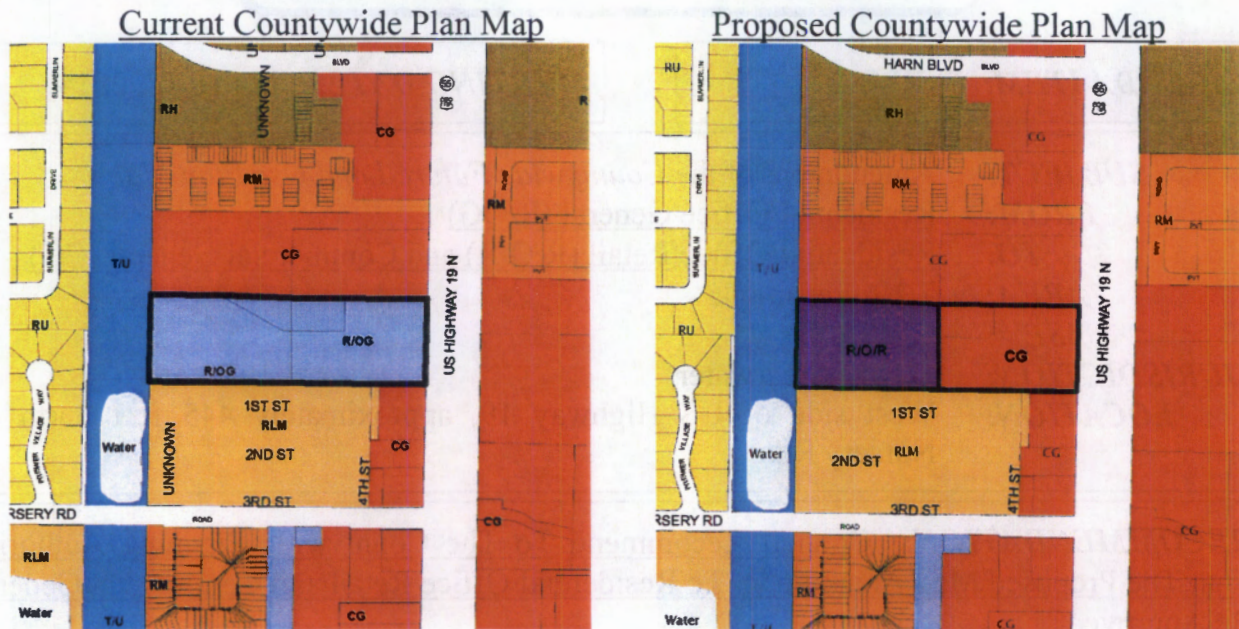
The site is developed with a vacant office park on the 6.2 acre parcel and a portion of a self-storage facility on the 1.0 acre parcel (located at the northern property line, mid-way in the parcel). The applicant proposes to combine the 6.2 acre parcel with the adjacent parcel he owns for expansion/redevelopment of the existing automobile dealership on the north. The self storage warehouse use on the 1.0 acre portion of the second parcel will remain unchanged.

PINELLAS PLANNING COUNCIL ACTION:

The Council recommended approval of the amendment from Residential/Office General to Residential/Office/Retail and Commercial General (vote 10-0).

COUNTYWIDE PLANNING AUTHORITY ACTION:

SUBJECT: Case CW 14-09 – Clearwater



II. FINDINGS

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

- A. The proposed Commercial General and Residential/Office/Retail categories recognize the proposed uses of the site and is consistent with the criteria for utilization of these categories;
- B. The proposed amendment will impact a roadway where the existing Level of Service is 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 Commercial General and Residential/Office/Retail Countywide Plan Map categories be approved.

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

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 | Location |
| Map 2 | Current Countywide Plan & Jurisdiction Map |
| Map 3 | Aerial |

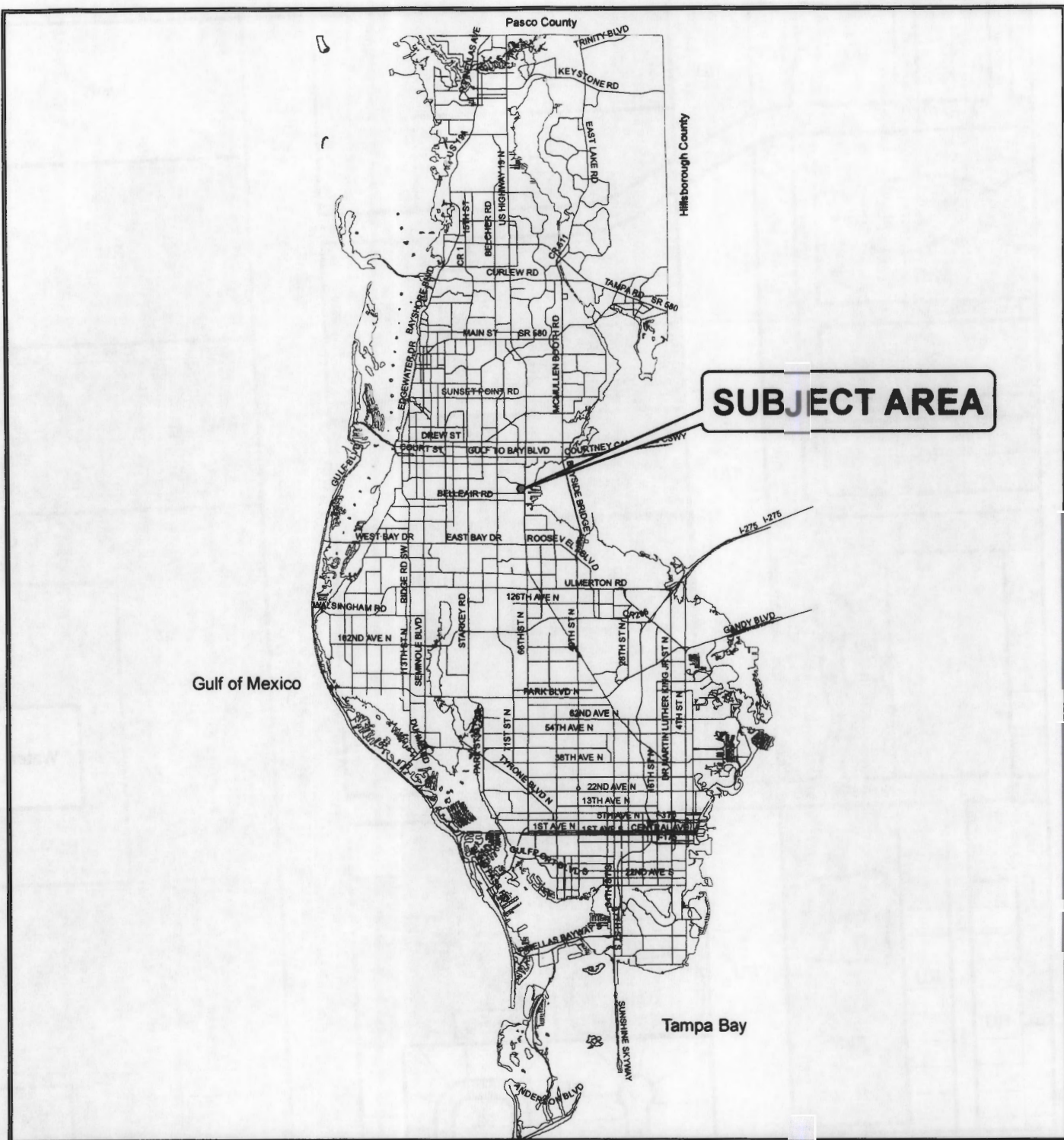
SUBJECT: Case CW 14-09 – Clearwater

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 March 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 General

TO: Commercial General & Residential/Office/Retail

AREA: 7.2 Acres

CASE #: CW14-09

JURISDICTION: Clearwater



1" = 26,000'





Map 2 - Current Countywide Plan Map & Jurisdictional Map

FROM: Residential/Office General

TO: Commercial General & Residential/Office/Retail

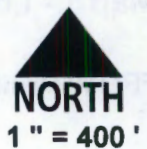
AREA: 7.2

CASE #: CW14-09

Jurisdictions

CLEARWATER

UNINCORPORATED



PPC PINELLAS
PLANNING
COUNCIL

JURISDICTION: Clearwater



Map 3 - Aerial

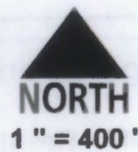
FROM: Residential/Office General

TO: Commercial General & Residential/Office/Retail

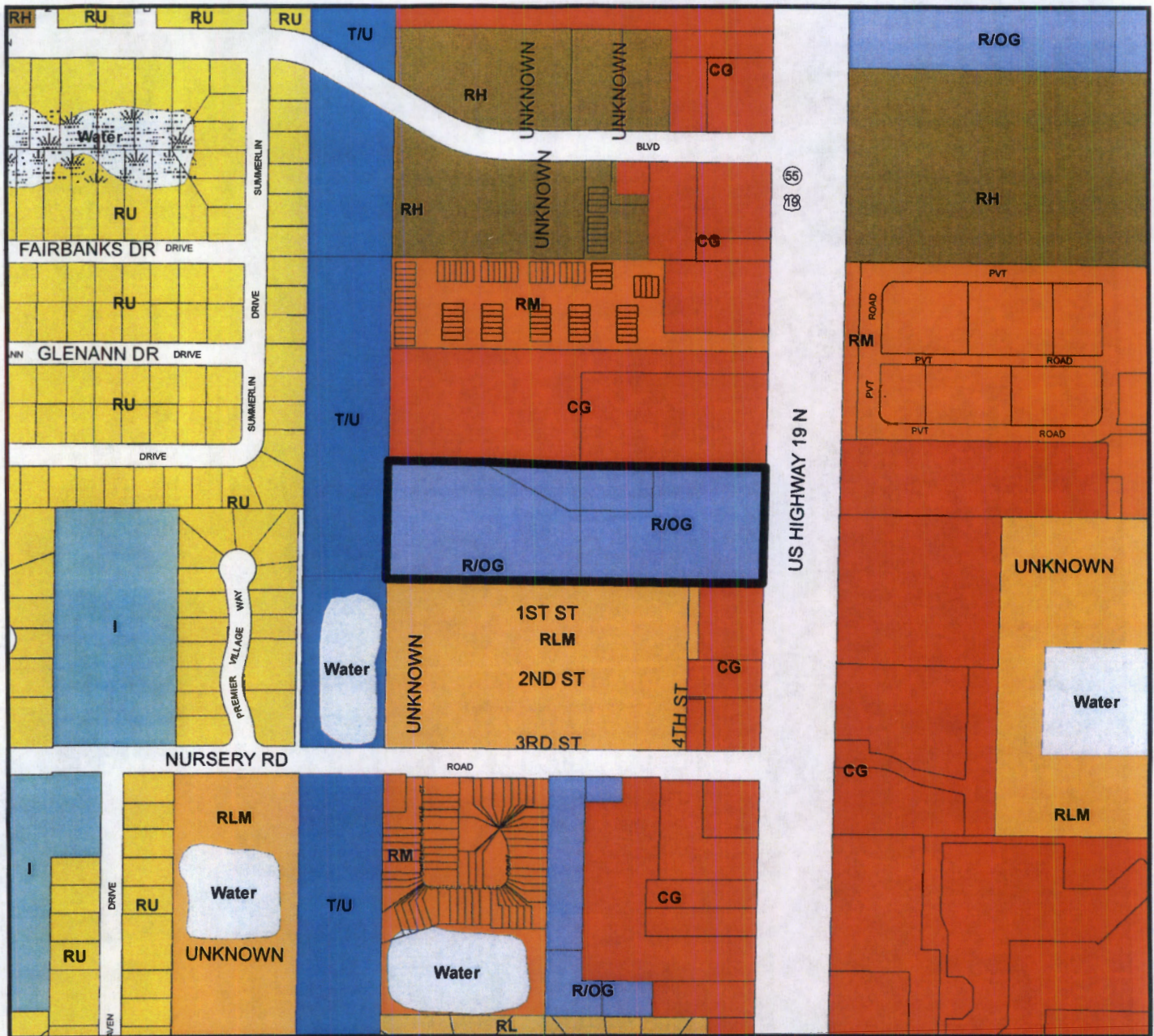
AREA: 7.2

CASE #: CW14-09

JURISDICTION: Clearwater



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COUNCIL



Legend			
Residential	Residential Medium	Mixed Use	Public / Semi-Public
Residential Low	Residential High	Residential / Office General	Institutional
Residential Urban		Commercial	Transportation / Utility
Residential Low Medium		Commercial General	Special Designations
			Water
			Water/Drainage Feature Overlay

Map 4 - Current Countywide Plan Map

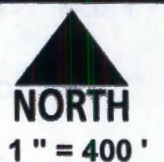
FROM: Residential/Office General

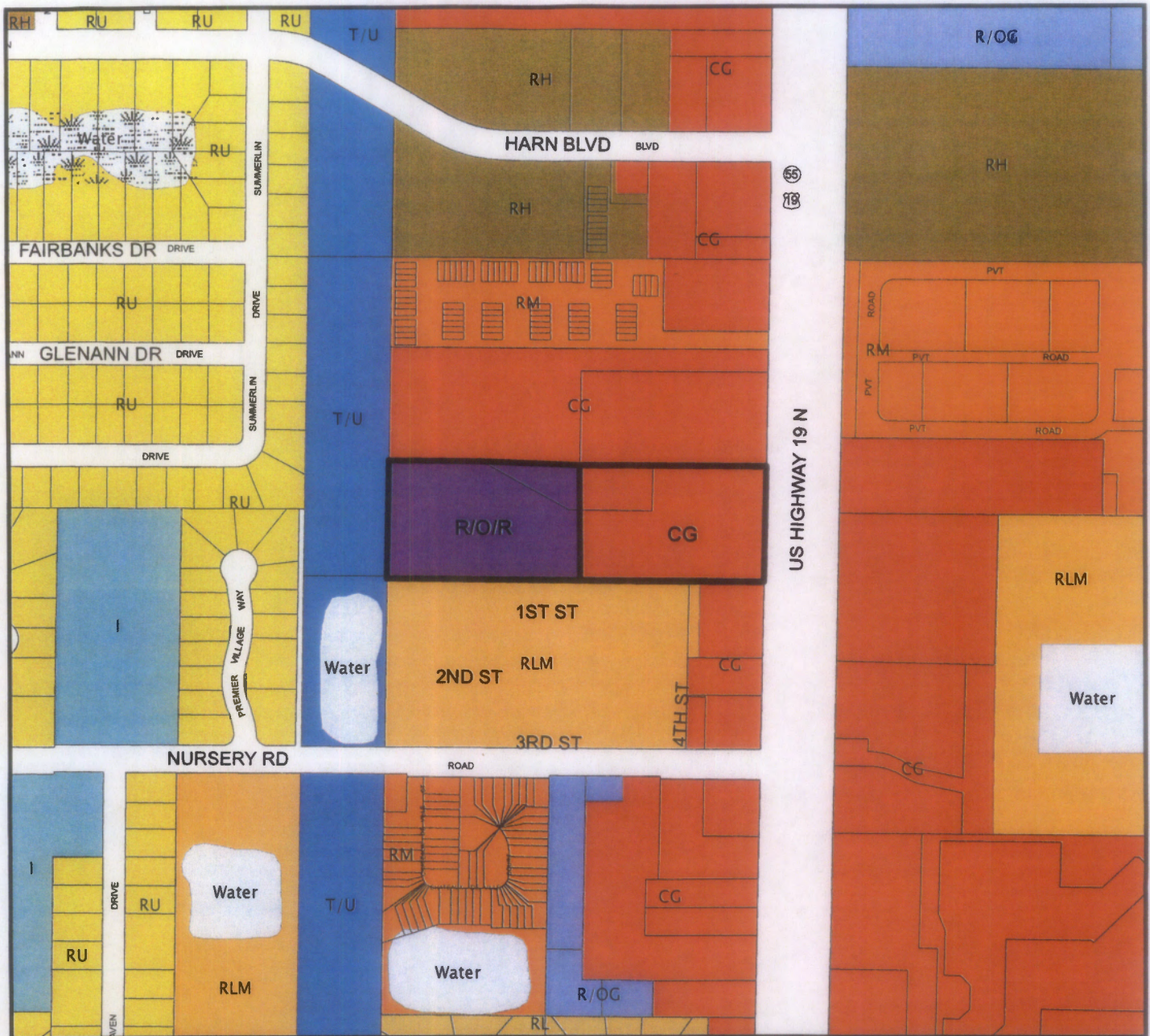
TO: Commercial General & Residential/Office/Retail

AREA: 7.2

CASE #: CW14-09

JURISDICTION: Clearwater





Legend			
Residential	Mixed Use	Public / Semi-Public	Special Designations
Residential Low	Residential/Office General	Institutional	Water
Residential Urban	Commercial	Transportation/Utility	Water/Drainage Feature Overlay
Residential Low Medium	Commercial General		
Residential Medium	Residential/Office/Retail		
Residential High			

Map 5 - Proposed Countywide Plan Map

FROM: Residential/Office General

TO: Commercial General & Residential/Office/Retail

AREA: 7.2

CASE #: CW14-09

JURISDICTION: Clearwater



PRC PINELLAS
PLANNING
COUNCIL

**Council Staff Analysis
Case CW 14-09: City of Clearwater
March 12, 2014, PPC Meeting**

Relevant Countywide Considerations:

- 1) **Consistency with the Countywide Plan and Rules** – The subject site consists of a vacant office park on the 6.2 acre parcel and a portion of a self-storage facility on the 1.0 acre parcel. The applicant proposes to combine the 6.2 acre parcel with the adjacent parcel he owns for expansion/redevelopment of the existing automobile dealership on the north. The majority of this redevelopment will take place to the east on the proposed Commercial General portion of the site while the Residential/Office/Retail portion may be used for outside vehicle parking. The self storage warehouse use on the 1.0 acre portion of the second parcel will remain unchanged. It should be noted that no Development Agreement has been submitted, so any development plans offered could be changed without notice to the Council.

The site is adjoined by Crown Audi auto dealership and U-Stor-N-Lock self-storage warehouse on the north, a Duke Energy power line corridor and Progress Energy Trail facility adjacent on the west, Far Horizons mobile home park and strip-commercial uses adjacent on the south, and Crown Acura auto dealership to the east (across US Highway 19).

Countywide Future Land Use	Current Acreage	Proposed Acreage
Residential/Office General	7.2	-
Commercial General	-	3.5
Residential/Office/Retail		3.7
TOTAL	7.2	7.2

The current Residential/Office General (R/OG) category is used to depict those areas of the county that are now developed, or appropriate to be developed, in an office and/or medium density residential use; and to recognize such areas as primarily well-suited for mixed-use of an office/residential character consistent with the surrounding uses, transportation facilities and natural resource characteristics of such areas. The current self-storage warehouse use on the northern portion of the site is more appropriately found in the Commercial General or Residential/Office/Retail categories, and is considered inconsistent with the R/OG 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 mostly consistent with the Purpose of the CG category. Although staff does not conclude that the subject parcel is part of a "*consolidated, concentrated commercial center*," the proposed amendment will help to add to the uses offered in the area consistent with the purpose statement that encourages a "*full spectrum of commercial uses*." Further, the proposed automobile dealership use can be considered a use that provides "*countywide commercial goods and services*", addressing the needs of a broader area.

Additionally, the site is mostly consistent with the Locational Characteristics of CG in that it has direct access to US Highway 19, a major arterial roadway and has access to a Pinellas Suncoast Transit Authority bus route that run along US Highway 19. Furthermore, the depth of the proposed CG fronting US Highway 19 will be consistent with the depth of the adjacent car dealership (CG) to north. Generally the CG category can be deemed consistent with the surrounding categories, however, some of the "*intensive commercial uses*" allowed in the CG category are potentially incompatible with the adjacent Residential Low Medium category to the south. The City of Clearwater will need to address this compatibility issue with proper buffering considerations.

The proposed Residential/Office/Retail (R/O/R) category is used to depict those areas of the county that are now developed, or appropriate to be developed, in 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 such areas.

Furthermore, this category is generally appropriate to locations where it would serve as a transition from an urban activity center or more intensive nonresidential use to residential, office or public/semi-public use; and in areas where the size and scale of development will accommodate true mixed residential, office and retail use. These areas are typically in

proximity to and served by the arterial and major thoroughfare highway network in and adjacent to activity centers where mixed-use development allows interaction between uses and encourages mass transit and nonvehicular trips.

This site is consistent with the Purpose of the R/O/R category in that it is contiguous to a mix of uses, including residential and non-residential uses in the surrounding area. The proposed R/O/R on the western portion of the site will allow for use by the automobile dealership being developed on the eastern portion of the site (proposed CG designation) until any future development occurs.

Also, the R/O/R designation can serve as a transition from the higher intensity commercial to the north and east to the lower density residential to the south and west. The site is also consistent with the Locational Characteristics of R/O/R in that it will have access to US Highway 19, a major arterial roadway and have access to multiple Pinellas Suncoast Transit Authority bus routes that run along US Highway 19.

Therefore, after weighing all the above considerations, staff has concluded that the proposed amendment of the site to CG and R/O/R can be deemed 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 category to category, the difference in traffic generated between the existing and the proposed categories is an increase of 1,677 vehicle trips.

However, US Highway 19 is currently under construction and when completed is projected to have a LOS of “D” and should have adequate service to accommodate 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 Residential/Office General to Commercial General and Residential/Office/Retail is deemed consistent with the Relevant Countywide Considerations found in the Countywide Rules.

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, 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 Beltrees 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: LUP2013-10006

PROPERTY OWNERS: Bay Park Executive Center, LLC; Elizabeth Q. Nichols, Trustee of the Elizabeth Q. Nichols Revocable Trust Agreement; Barbara Engelhardt, as Joint Tenants and Ross Dixon

REPRESENTATIVE: E.D. Armstrong and Katherine E. Cole, Hill Ward Henderson

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: Yes.

Contract is: Contingent: On the Land Use Map Amendment and Rezoning

All Parties To Contract:

Name: Bay Park Executive Center, LLC (owner) to sell parcel 19-29-16-00000-410-0700

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

All Parties To Option:

Name: Mid-Atlantic Finance, a Florida corporation Name:

ANY OTHER PERTINENT INFORMATION WHICH APPLICANT MAY WISH TO SUBMIT PERTAINING TO REQUESTED PLAN 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) | <u>Residential Office General (R/OG)</u> |
| 2. | Proposed Countywide FLUP Designation(s) | <u>Commercial General (CG) and
Residential/Office/Retail (R/O/R)</u> |

Local Plan Map Information

- | | | |
|----|--------------------------------------|--|
| 1. | Local Map Amendment Case Number | <u>LUP2013-10006</u> |
| 2. | Current Local Plan Designation(s) | <u>Residential Office General (R/OG)</u> |
| 3. | Current Local Zoning Designation(s) | <u>Office (O)</u> |
| 4. | Proposed Local Plan Designation(s) | <u>Commercial General (CG) and
Residential/Office/Retail (R/O/R)</u> |
| 5. | Proposed Local Zoning Designation(s) | <u>Commercial (C)</u> |

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) | <u>19-29-16-00000-410-0700 &
Portion of 19-29-16-00000-410-0400</u> |
| 2. | Location | <u>18820, 18830, 18840, 18850, and 18860 US
Highway 19 and portion of 18946 US
Highway 19 (west side of US Highway 19
approximately 445 feet north of Nursery
Road)</u> |
| 3. | Acreage | <u>7.17 acres</u> |
| 4. | Existing use(s) | <u>Offices, Warehouse/Storage</u> |
| 5. | Existing density and/or floor area ratio | <u>unknown</u> |
| 6. | Name of project (if applicable) | <u>None at this time</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. 1/21/14 (CDB) & 2/6/14 (City Council)
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