

BOARD OF COUNTY COMMISSIONERS

DATE: May 6, 2014

AGENDA ITEM NO. *1a.-d.*

Consent Agenda ☐

Regular Agenda ☐

Public Hearing ☒

County Administrator's Signature *[Signature]*

Subject:

Proposed Regular Amendments to the Countywide Future Land Use Plan (FLUP)

Department:

Planning and Development Services

Staff Member Responsible:

Jacob Stowers, Executive Director

Recommended Action:

IT IS RECOMMENDED THE BOARD OF COUNTY COMMISSIONERS (BOARD), SITTING AS THE COUNTYWIDE PLANNING AUTHORITY (CPA), ACCEPT THE REQUEST FROM THE CITY OF ST. PETERSBURG TO WITHDRAW CASE CW 14-07, AND TO ADOPT THE PROPOSED ORDINANCES APPROVING CASE CW 14-11 OF PINELLAS PARK, CASE CW 14-12 OF CLEARWATER, AND CASE CW 14-13 OF PINELLAS COUNTY.

Summary Explanation/Background:

The Board has received a request to withdraw one case and three proposed regular amendments to the FLUP that were reviewed by the Pinellas Planning Council (PPC or Council) on April 9, 2014.

Case CW 14-07 was submitted by the City of St. Petersburg for 7.3 acres that includes the property located on the northeast corner of 34th Street North and 13th Avenue North. The proposal would amend the FLUP from Industrial Limited (IL) and Water/Drainage Feature (W/DF) to Planned Redevelopment-Mixed Use (PR-MU). At the March 18, 2014 meeting, the Board continued this case to the May 6, 2014 CPA meeting at the request of the City. The City of St. Petersburg has now requested that this case be withdrawn. The PPC accepted the City's request for withdrawal and it would be appropriate, therefore, for the CPA to also accept the withdrawal of this case.

Case CW 14-11 is a submittal by the City of Pinellas Park for 3.1 acres that includes the property located at 7600-78th Avenue North, from Residential Urban (RU), up to 7½ units an acre, to Residential Medium (RM), up to 15 units an acre. The proposed amendment would allow expansion of the existing assisted living facility located on the subject property. If approved, this request would enable the site to accommodate an additional 77 beds over what is currently developed on the property. County staff concurs with the PPC recommendation to approve the proposed FLUP amendment.

Case CW 14-12 is a submittal by the City of Clearwater for 1.4 acres that includes the property located at 2730 Curlew Road, from Residential Urban (RU), up to 7½ units an acre, to Residential Low Medium (RLM), up to 10 units an acre. The site is currently developed with a 26-bed assisted living facility - Curlew Care of Clearwater. The proposed amendment would allow the site to accommodate an additional nine (9) beds over what is currently developed on the property. County staff concurs with the PPC recommendation to approve the proposed FLUP amendment subject to the amendment being considered an exception to the Scenic/Non-Commercial Corridor "Residential" subclassification. The PPC further recommends that the City of Clearwater give special consideration to the improvement of the site with respect to the buffering and landscaping guidelines of the Scenic/Noncommercial Corridor Master Plan.

Case CW 14-13 is a submittal by Pinellas County for 4.8 acres located at 2355 Nebraska Avenue, from Institutional to Residential/Office/General. The property is currently occupied by the Palm Harbor Montessori Academy. At this time, there are no plans to close the school; however, the property owner would like to market the site for future office use. County staff concurs with the PPC recommendation to approve the proposed FLUP amendment.

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: May 6, 2014 Countywide Planning Authority Agenda
Part I – Public Hearing Agenda Re: Regular Plan Map Amendments

DATE: May 6, 2014

RECOMMENDATION: THE PINELLAS PLANNING COUNCIL RECOMMENDS THE BOARD, IN YOUR CAPACITY AS THE COUNTYWIDE PLANNING AUTHORITY, ACCEPT THE REQUEST FROM THE CITY OF ST. PETERSBURG TO WITHDRAW CASE CW14-07 AND TO APPROVE CASES CW 14-11, CW 14-12, AND CW 14-13.

DISCUSSION: The Countywide Planning Authority has received four (4) cases concerning regular amendment of the Countywide Plan Map as described below:

Case CW 14-07 – City of St. Petersburg:

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.

At the March 12, 2014 PPC meeting, the City of St. Petersburg requested this item be continued to April 9, 2014.

At their April 9, 2014 PPC meeting, the Pinellas Planning Council, by a vote of 11-0, accepted a request for withdrawal of this case from the City of St. Petersburg and recommended the Countywide Planning Authority also accept this request from the City of St. Petersburg to withdraw Case CW 14-07.

Case CW 14-11 – City of Pinellas Park:

3.1 acres m.o.l., located at 7600 – 78th Avenue N., proposed to change from Residential Urban to Residential Medium.

The site is developed with a 39 bed assisted living facility that is currently operating as a non-conforming use. The applicant proposes to expand the use and bring the future land use and zoning into conformity. Under the current Residential Urban category, the site would be allowed up to 58 beds and under the proposed Residential Medium, the site would be allowed up to 116 beds, an increase of 77 beds over what is presently developed on the site.

The Pinellas Planning Council, by a vote of 11-0, recommended approval of Case CW 14-11.

Case CW 14-12 – City of Clearwater:

1.4 acres m.o.l., located at 2730 Curlew Road., proposed to change from Residential Urban to Residential Low Medium.

The site is developed with Curlew Care of Clearwater, a 26 bed assisted living facility. The applicant proposes to expand this use. Under the current Residential Urban category, the site would be allowed up to 26 beds and under the proposed Residential Low Medium, the site would be allowed up to 35 beds, an increase of 9 beds over what is presently developed on the site.

The Pinellas Planning Council, by a vote of 11-0, recommended approval of Case CW 14-12.

Case CW 14-13 – Pinellas County

4.8 acres m.o.l., located at 2355 Nebraska Avenue, proposed to change from Institutional to Residential/Office General.

The site is developed with the Palm Harbor Montessori Academy, a private school. The property owner would like to market the property for future office use and currently has no plans to close the school.

The Pinellas Planning Council, by a vote of 11-0, recommended approval of Case CW 14-13.

Case CW 14-07

City of St. Petersburg

**PINELLAS PLANNING COUNCIL
AGENDA MEMORANDUM**

AGENDA ITEM: III B-1.

MEETING DATE: April 9, 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 Withdrawn.

I. BACKGROUND

The City of St. Petersburg requested the item be continued to the April 9, 2014 Council meeting. Since that time the City of St. Petersburg has requested the item be withdrawn.

PINELLAS PLANNING COUNCIL ACTION:

02/12/14: The Council continued the amendment to the April 9 PPC meeting (vote 8-0).

04/09/14: The Council accepted City of St. Petersburg request to withdraw Case CW 14-07 (vote 11-0)

COUNTYWIDE PLANNING AUTHORITY ACTION:

03/18/14: The Board continued the amendment to the May 6, 2014 CPA Public Hearing (vote 7-0).

ORDINANCE NO. 14-_____

AN ORDINANCE AMENDING THE COUNTYWIDE FUTURE LAND USE PLAN OF PINELLAS COUNTY, FLORIDA, BY ACTION ON CASE NUMBER CW 14-11 INITIATED BY THE CITY OF PINELLAS PARK 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 Pinellas Park initiated a proposed amendment which was considered at a public hearing by the Pinellas Planning Council on April 9, 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 May 6, 2014, as follows:

Section 1 - Amending the Countywide Future Land Use Plan

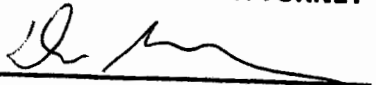
The Countywide Future Land Use Plan for Pinellas County adopted in Section 3(a) of Ordinance 89-4 is amended to reflect the change adopted as follows:

#CW 14-11 3.1 acres located at 7600 78th Avenue North, from Residential Urban to Residential Medium.

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