

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 The City of St. Petersburg has now requested that this case be withdrawn.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 14-11
City of Pinellas Park

PINELLAS PLANNING COUNCIL AGENDA MEMORANDUM

AGENDA ITEM: III B-2.

MEETING DATE: April 9, 2014

SUBJECT: Amendment of the *Countywide Future Land Use Plan Map*
FROM: Residential Urban (RU)
TO: Residential Medium (RM)
AREA: 3.1 Acres m.o.l.
CASE #: CW 14-11
JURISDICTION: City of Pinellas Park
LOCATION: 7600 78th Avenue N.

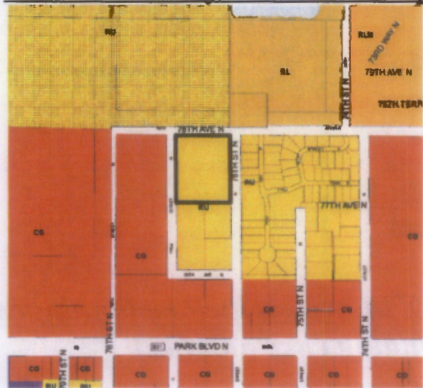
RECOMMENDATION: Council Recommend To The Countywide Planning Authority That The Proposed Map Amendment To Residential Medium Be Approved.

I. BACKGROUND

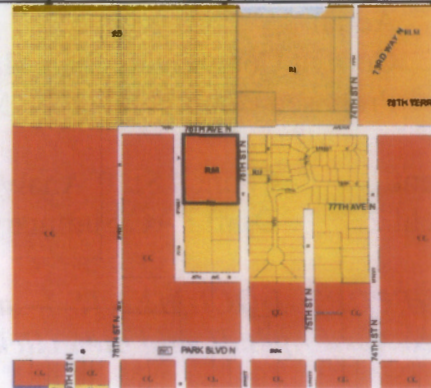
This proposed amendment is submitted by the City of Pinellas Park and seeks to reclassify a 3.1 acre parcel from Residential Urban to Residential Medium.

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.

Current Countywide Plan Map



Proposed Countywide Plan Map



PINELLAS PLANNING COUNCIL ACTION:

The Council recommended approval of the amendment from Residential Urban to Residential Medium (vote 11-0).

COUNTYWIDE PLANNING AUTHORITY ACTION:

II. FINDINGS

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

- A. The Residential Medium category recognizes the proposed use of the site and is consistent with the criteria for utilization of this category;
- B. The proposed amendment is adjacent to unincorporated Pinellas County, but will not disrupt service to this area; 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 Residential Medium Countywide Plan Map category be approved.

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

III. PLANNERS ADVISORY COMMITTEE (PAC)

At their March 31, 2014 meeting, the PAC members discussed and recommended approval of staff recommendation (vote 10 – 0).

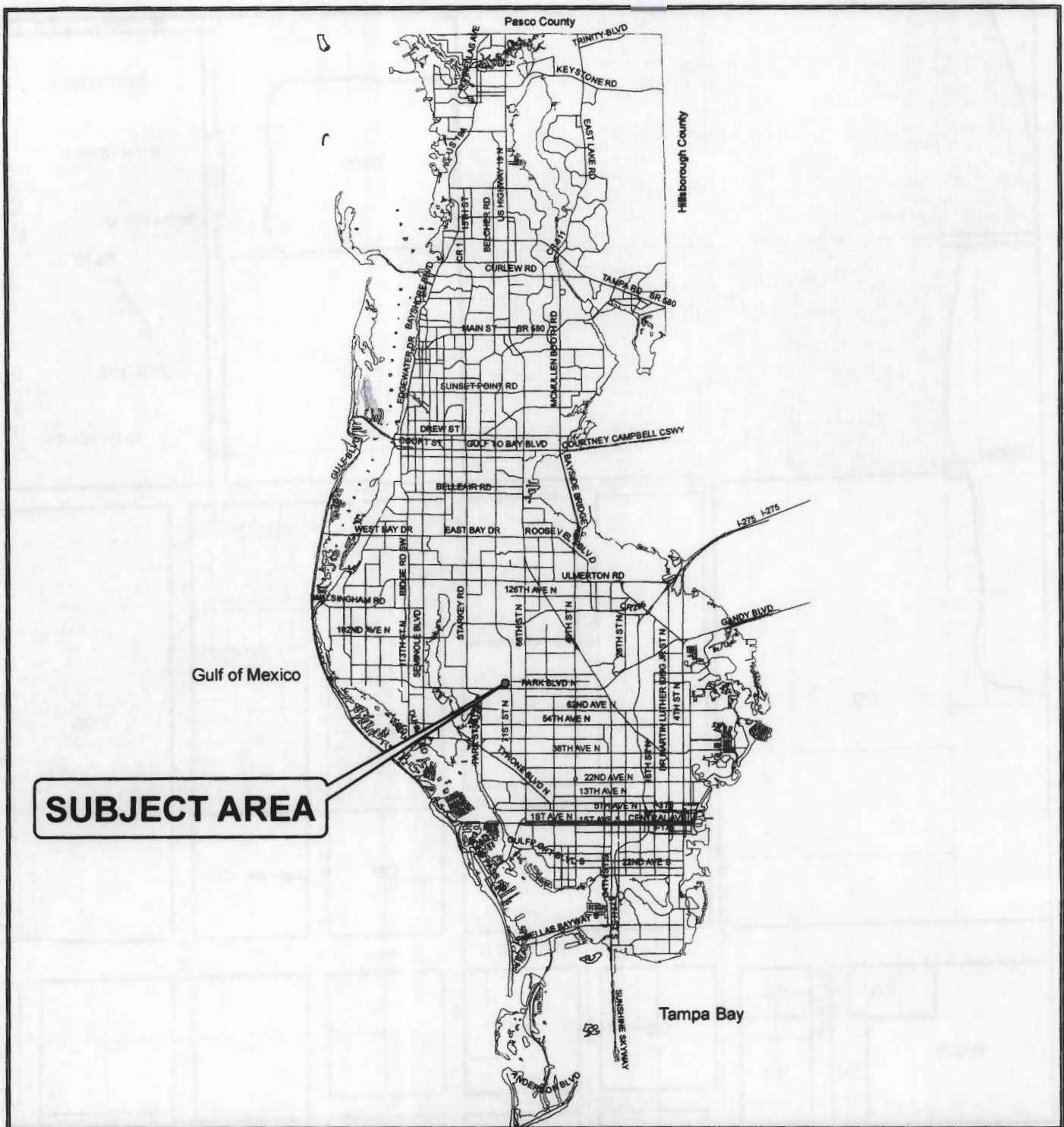
IV. LIST OF MAPS & ATTACHMENTS

- Map 1 Location
- Map 2 Current Countywide Plan & Jurisdiction Map
- Map 3 Aerial
- 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 April 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 Urban

TO: Residential Medium

AREA: 3.1 Acres

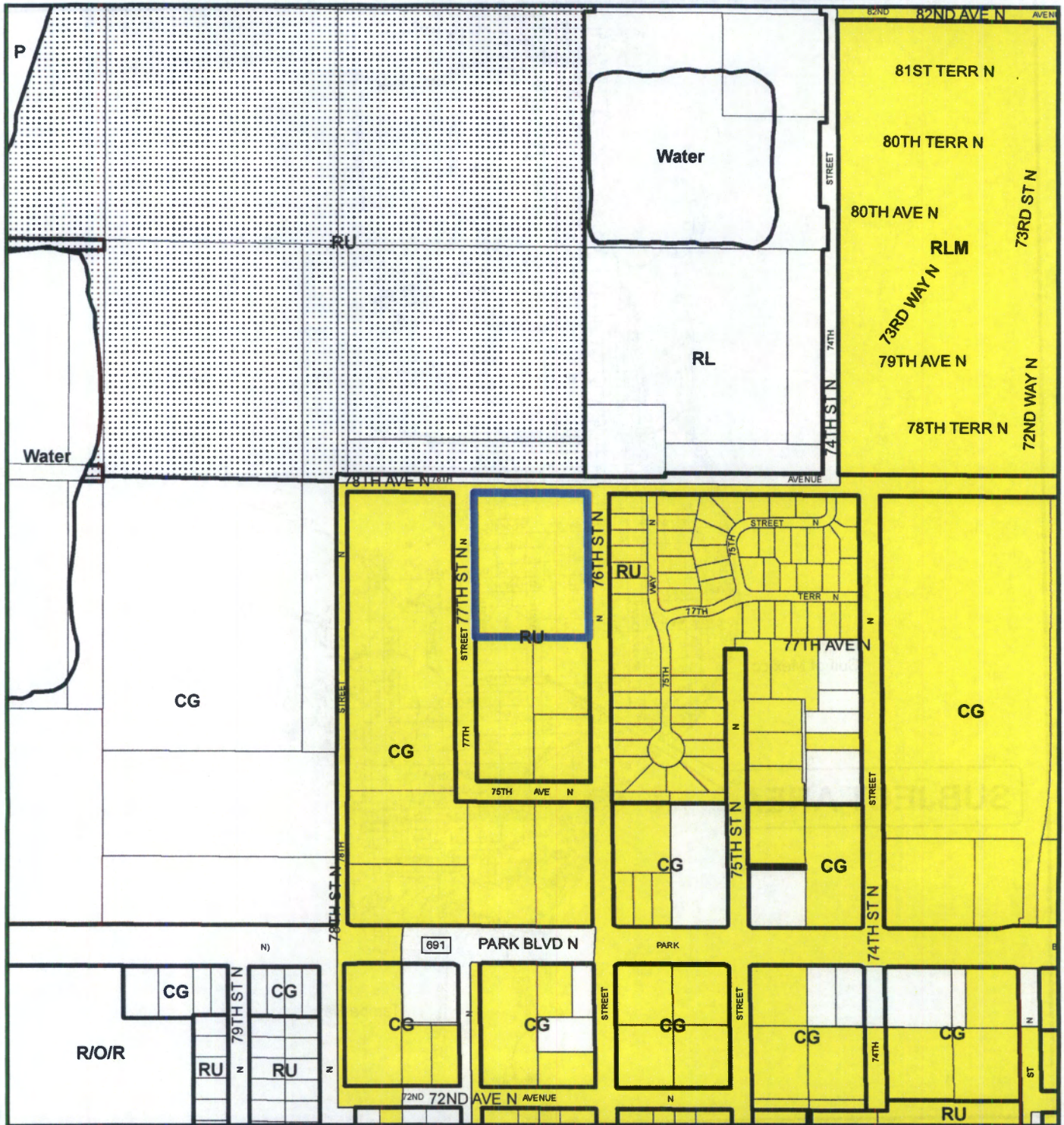
CASE #: CW14-11

JURISDICTION: Pinellas Park



1" = 26,000'





Map 2 - Current Countywide Plan Map & Jurisdictional Map

FROM: Residential Urban

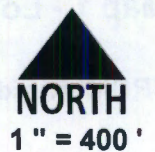
TO: Residential Medium

AREA: 3.1

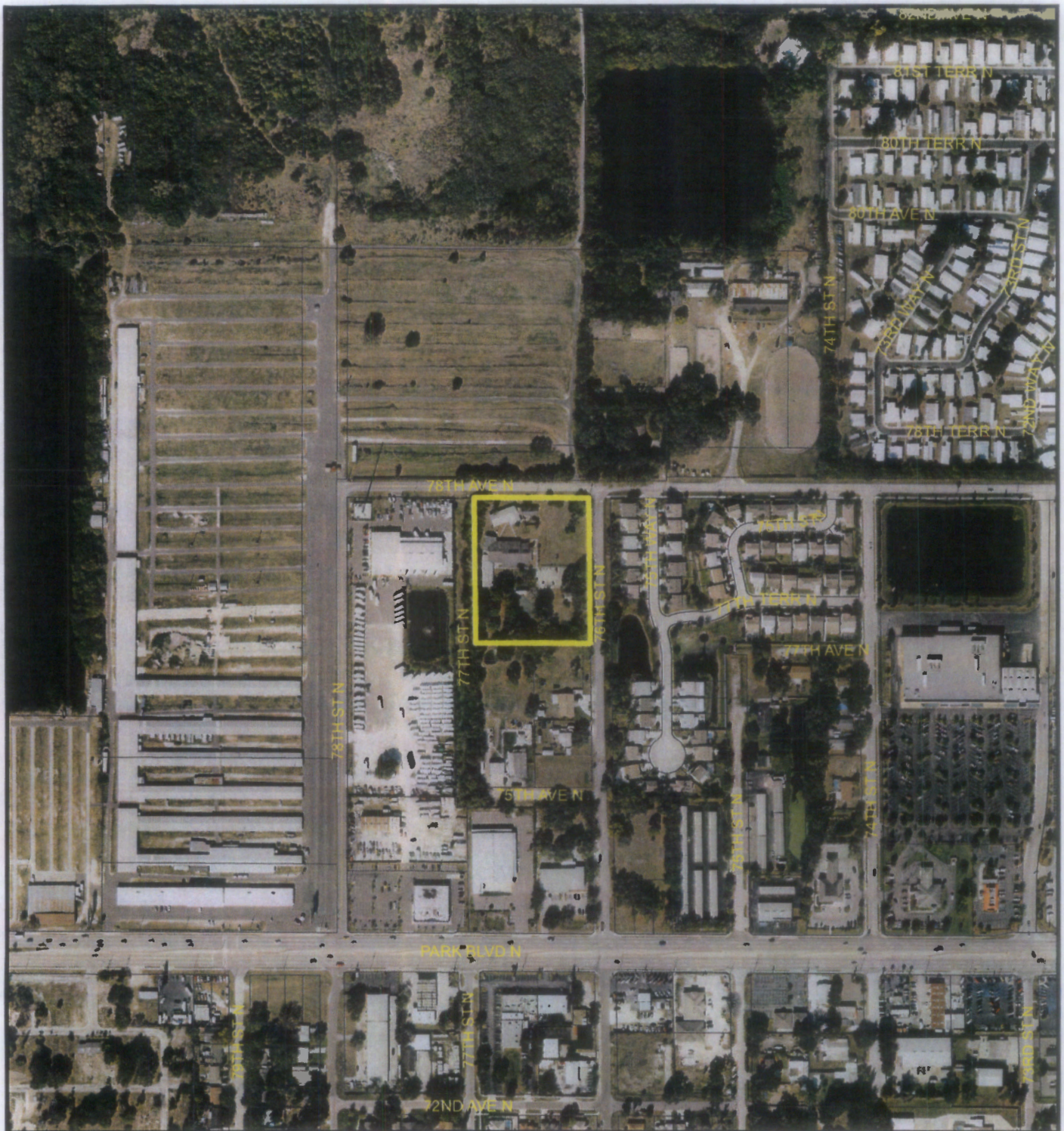
CASE #: CW14-11

Jurisdictions

- PINELLAS PARK
- UNINCORPORATED



JURISDICTION: Pinellas Park



Map 3 - Aerial

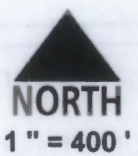
FROM: Residential Urban

TO: Residential Medium

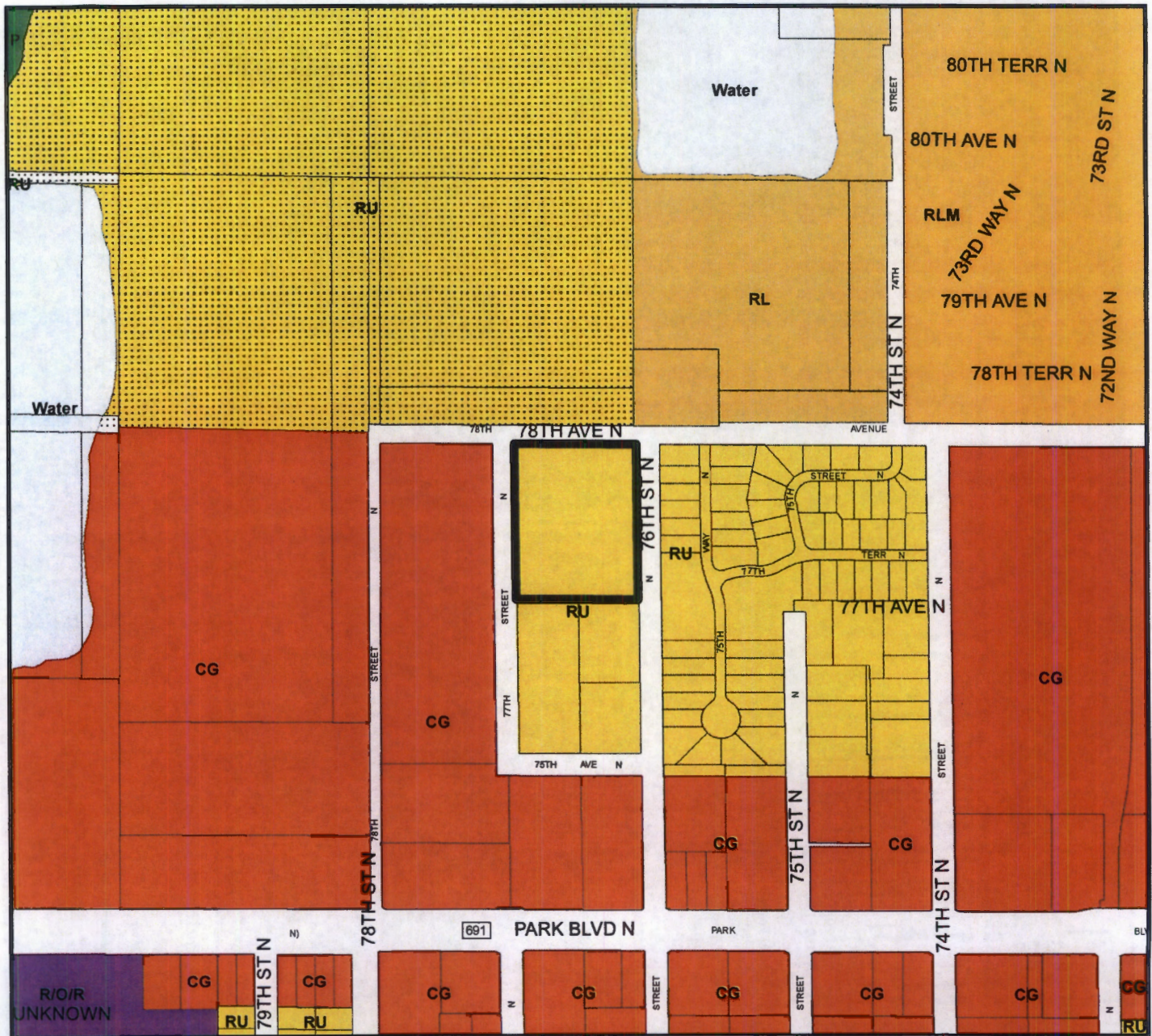
AREA: 3.1

CASE #: CW14-11

JURISDICTION: Pinellas Park



PRC PINELLAS
PLANNING
COUNCIL



Legend

Residential	Residential Low Medium	Commercial	Public / Semi-Public
Residential Low	Residential Low Medium	Commercial General	Preservation
Residential Urban	Mixed Use		Special Designations
Residential / Office / Retail			Water
			Resort Facilities Overlay

Map 4 - Current Countywide Plan Map

FROM: Residential Urban

TO: Residential Medium

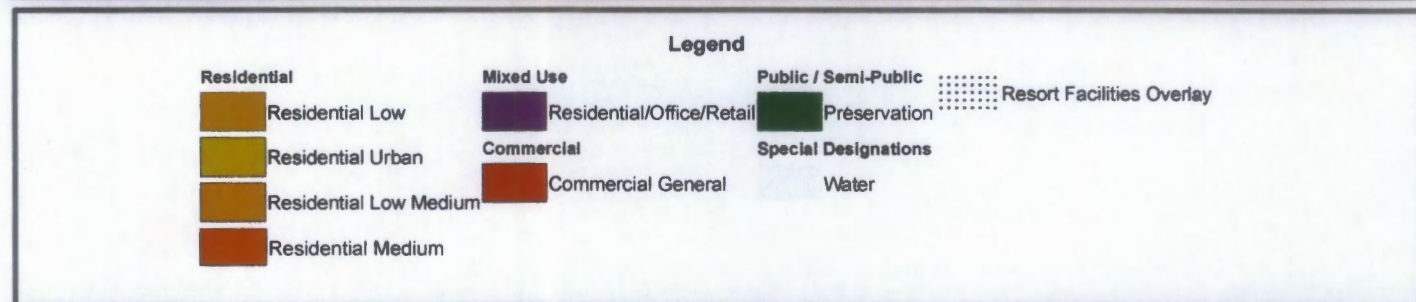
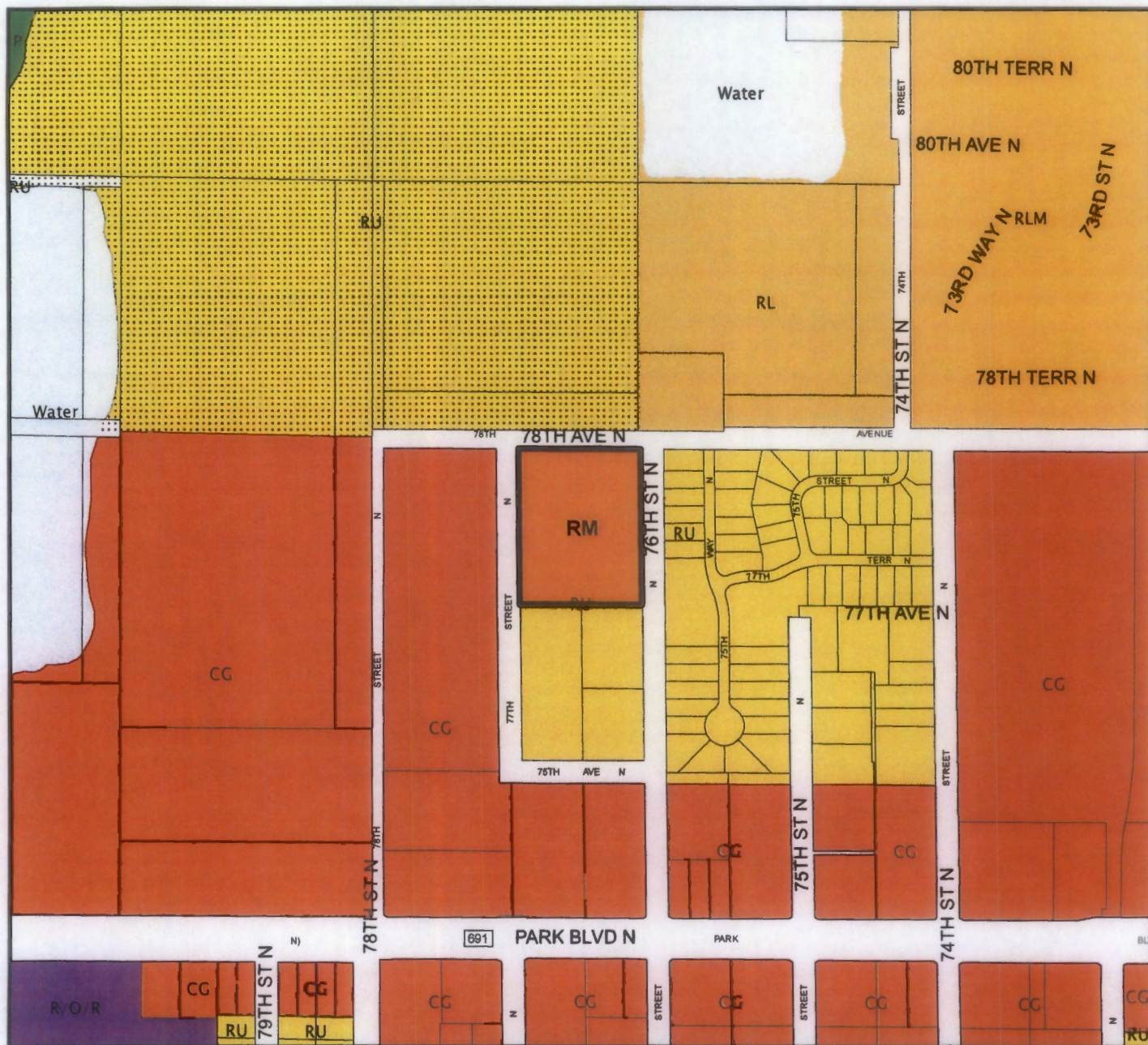
AREA: 3.1

CASE #: CW14-11

JURISDICTION: Pinellas Park

NORTH
1" = 400'

PINELLAS
PLANNING
COUNCIL



Map 5 - Proposed Countywide Plan Map

FROM: Residential Urban

TO: Residential Medium

AREA: 3.1

CASE #: CW14-11

JURISDICTION: Pinellas Park



**Council Staff Analysis
Case CW 14-11: Pinellas Park
April 9, 2014, PPC Meeting**

Relevant Countywide Considerations:

- 1) **Consistency with the Countywide Plan and Rules** – The subject site consists of a 3.1 acre parcel 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. The site is adjoined by vacant land on the north (across 78th Ave. N.), an automobile auction/sales facility on the west, and single-family homes on the south and east.

The current Residential Urban (RU) category is used to depict areas that are primarily well-suited for an urban low density residential use at a maximum density of 7.5 dwelling units per acre. The assisted living facility use is consistent with the current RU category, allowing up to a maximum of 70 beds (Residential Equivalent Use)

It is the purpose of the Residential Medium (RM) category “*to depict those areas of the county that are now developed, or appropriate to be developed, in a moderately intensive residential manner; and to recognize such areas as primarily well-suited for residential uses that are consistent with the urban qualities, transportation facilities and natural resource characteristics of such areas.*”

Additionally, the locational characteristics contained in the Countywide Rules state that the RM category is “*generally appropriate to locations within or in proximity to urban activity centers; in areas where use and development characteristics are medium density residential in nature; and in areas serving as a transition between less urban and more urban residential and mixed-use areas. These areas are typically in proximity to and may have direct access from the arterial and thoroughfare highway network.*”

This site is mostly consistent with the Purpose of the RM category in that the site is part of a larger area that is “*primarily well-suited for residential uses that are consistent with the urban qualities, transportation facilities and natural resource characteristics of such areas.*” However, the residential areas adjacent to the subject site on the south and east are not developed “*in a moderately intensive residential manner*” and consist of single-family homes developed at low densities (5 and 7.5 units per acre) that could be considered incompatible with the 15 units per acre allowable

density of the RM category. Under the Countywide Rules the RM category as applied to this site could have a maximum 140 bed assisted living facility (15 units per acre x 3.1 acres x 3.0 beds per dwelling unit).

The site is mostly consistent with the Locational Characteristics of RM in that the site can serve as a transition from the non-residential uses to the west that carry the designation of Commercial General and the residential uses to the east and northeast designated RU and Residential Low. Furthermore, while the RM category is usually located on an arterial or other major roadway, this site is still “in proximity” and within a quarter-mile of a major arterial roadway (Park Blvd.), which has access to a Pinellas Suncoast Transit Authority bus route.

This amendment is deemed consistent with the purpose statement and locational characteristics found in the Countywide Rules and the proposed amendment can be considered consistent with this Relevant Countywide Consideration.

- 2) **Adopted Roadway Level of Service (LOS) Standard** – The amendment area will not impact a roadway with a LOS below “D.”
- 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, designated development or redevelopment areas.
- 6) **Adjacent To or Impacting An Adjoining Jurisdiction or Public Educational Facility** – The amendment area is located adjacent to unincorporated Pinellas County to the north. The proposed amendment should impact this unincorporated area.

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 Urban to Residential Medium is deemed consistent with the Relevant Countywide Considerations found in the Countywide Rules.

PAC AGENDA – SUMMARY AGENDA ACTION SHEET
DATE: March 31, 2014

ITEM	ACTION TAKEN	VOTE
I. <u>MINUTES OF REGULAR PAC MEETING</u> <u>MARCH 3, 2014</u>	<u>Approved</u> Motion: Dean Neal Second: Fred Metcalf	9 – 0
II. <u>REVIEW OF PPC AGENDA FOR APRIL 9, 2014</u> A. <u>Subthreshold Land Use Plan Amendments</u>		
B. <u>Regular Land Use Plan Amendments -</u> 1. Case CW 14-07: City of St. Petersburg (continued from February)	<u>Withdrawn</u> Motion: Second:	
2. Case CW 14-11: City of Pinellas Park	<u>Approved</u> Motion: Fred Metcalf Second: Dean Neal	11 – 0
3. Case CW 14-12: City of Clearwater	<u>Approved</u> Motion: Dean Neal Second: Fred Metcalf	11 – 0
4. Case CW 14-13: Pinellas County	<u>Approved</u> Motion: Dean Neal Second: Fred Metcalf	11 – 0
C. <u>Minor Plan Change: Case CW-10-21(SAP Change</u> <u>No. 1-2014): City of Tarpon Springs</u>	<u>Approved</u> Motion: Dean Neal Second: Fred Metcalf	11 – 0
D. <u>Amended Development Agreement: Case CW-10-</u> <u>11 – City of Clearwater</u>	<u>Approved</u> Motion: Dean Neal Second: Derek Kilborn	11 – 0
E. <u>Annexation Report – Semi-Annual Update FY 14</u>	<u>No Action – Information Only</u>	
F. <u>Annexation Report – March 2014</u>	<u>No Action – Information Only</u>	
G. <u>CPA Actions March 2014</u>	<u>No Action – Information Only</u>	
H. <u>MPO/PPC Unification Update</u>	<u>No Action – Information Only</u>	
I. <u>Countywide Plan and Transportation Update</u> 1. Countywide Rule Amendment – Preliminary Draft	<u>No Action – Information Only</u>	
2. Schedule/Timing	<u>No Action – Information Only</u>	

DISCLOSURE OF INTEREST STATEMENT
PINELLAS COUNTY PLANNING COUNCIL CASE NUMBER *

SUBMITTING GOVERNMENT ENTITY: City of Pinellas Park

PPC OR CITY/TOWN CASE NUMBER: LUPA 2014-1

PROPERTY OWNERS/REPRESENTATIVE:

Name: Constance Paio + Laura Goicu
7600 78th Ave
Pinellas Park, FL 33781

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:

* NUMBER TO BE ASSIGNED BY PLANNING COUNCIL STAFF

REGULAR PLAN AMENDMENTS
APPLICATION FOR COUNTYWIDE FUTURE LAND USE PLAN AMENDMENTS

Please complete ALL the information below as accurate as possible, to ensure that the application for land use plan amendment can be processed efficiently. Processing of the application will not be started until this form has been completed. If additional space is needed, please number and attach additional sheets.

I. Countywide FLUP Amendment Information

- | | |
|---|-------------------------|
| 1. Existing Countywide FLUP Designation | Residential Urban (RU) |
| 2. Proposed Countywide FLUP Designation | Residential Medium (RM) |

II. Local Plan Amendment Information

- | | |
|---------------------------------------|-------------------------|
| 1. Local Plan Amendment Case Number | LUPA 2014-1 |
| 2. Existing Local Plan Designations | Residential Urban (RU) |
| 3. Existing Local Zoning Designations | Farm (F) |
| 4. Proposed Local Plan Designations | Residential Medium (RM) |
| 5. Proposed Local Zoning Designations | Farm (F) |

III. Site Description

- | | |
|--|---|
| 1. Parcel Number(s) of area(s) proposed to be amended
(Include Section/Twp/Range/Sub/Blk/Lot) | 09/30/16/70992/200/1200 & 09/30/16/70992/200/1201 |
| 2. Acreage | 3.076 Acres (MOL) |
| 3. Location (street address) | 7600 78th Avenue |
| 4. Existing Use | Assisted Living Facility |
| 5. Existing Density | 0 |
| 6. Name of Project | Morningdew, LLC |

Please check the items below to ensure the requested information is included in the application package.

IV. Other Pertinent Information

- | | |
|--|----------------|
| 1. Submittal letter from local jurisdiction to the PPC requesting amendment to the Countywide FLUP. | <u> X </u> |
| 2. Disclosure of Interest Statement containing names and addresses of the applicant/representative of property owner. | <u> X </u> |
| 3. Proposed Local Adoption Ordinance Number and Status | <u> X </u> |
| 4. Annexation Ordinance Number and Status (if applicable) | <u> N/A </u> |
| 5. Staff Report and Local Action to Date | <u> X </u> |
| 6. Attach Local Plan and Zoning Maps | <u> X </u> |
| 7. Attach Redevelopment Area/Activity Center Information and Map
(If applicable) | <u> N/A </u> |
| 8. Include proposed demarcation line if site is located within environmentally-sensitive area, and jurisdictional survey, if available | <u> N/A </u> |