

BOARD OF COUNTY COMMISSIONERS

DATE: May 6, 2014

AGENDA ITEM NO. 12a-b.

Consent Agenda



Regular Agenda



Public Hearing



County Administrator's Signature:

Subject:

Minor Plan Change: Case CW 10-21 (SAP Change No. 1-2014) – City of Tarpon Springs
Amended Development Agreement: Case CW 10-11 – City of Clearwater

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), RECEIVE AND ACCEPT THE PROPOSED MINOR PLAN CHANGE TO THE SPONGE DOCKS AND COMMUNITY REDEVELOPMENT AREA SPECIAL AREA PLAN CASE CW 10-21 (SAP CHANGE NO. 1-2014) OF TARPON SPRINGS, AND THE PROPOSED AMENDED DEVELOPMENT AGREEMENT TO CASE CW10-11 OF CLEARWATER.

Summary Explanation/Background:

The Board has received a proposed minor change to the Sponge Docks and Community Redevelopment Area Special Area Plan (CW 10-21 (SAP Change No. 1-2014)) and a proposed amended Development Agreement associated with Clearwater Case CW 10-11. These proposals were reviewed by the Pinellas Planning Council (PPC or Council) on April 9, 2014.

Case CW 10-21 (SAP Change No. 1-2014) Minor Special Area Plan Change, is a submittal by the City of Tarpon Springs to amend the Sponge Docks and Community Redevelopment Area Special Area Plan (SAP). The proposal would remove the maximum density standard within the Downtown character district as identified in the SAP. As a result of this proposed amendment there would be no upper limit applied to residential density in the Downtown Character District resulting from the transfers of residential density into the character district. The amendment will not increase the overall residential density within the SAP, nor increase residential density within the Coastal High Hazard Area. County staff concurs with the PPC recommendation that the CPA receive and accept the minor changes to the SAP.

Case CW 10-11 is a submittal by the City of Clearwater to amend the Development Agreement that accompanied a Countywide Plan Map amendment for a property located on the southwest corner of Belcher Road and Gulf-to-Bay Boulevard. The FLUP amendment, approved in 2010, reclassified a 30-acre site from Residential Low Medium and Water to Residential Medium (RM), up to 15 units an acre, and Residential/Office/Retail (R/O/R). The Development Agreement was previously amended in 2011. The PPC concluded that the proposed changes to the Development Agreement do not warrant reconsideration of the 2010 FLUP amendment and recommends that the CPA receive and accept the proposed 2014 Development Agreement amendments. County staff concurs with this recommendation.

Fiscal Impact/Cost/Revenue Summary:

None

Exhibits/Attachments Attached:

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 A. and B. – Regular Agenda

DATE: April 1, 2014

RECOMMENDATION: THE PINELLAS PLANNING COUNCIL RECOMMENDS THE BOARD, IN YOUR CAPACITY AS THE COUNTYWIDE PLANNING AUTHORITY, RECEIVE AND ACCEPT THE PROPOSED MINOR CHANGE TO THE SPONGE DOCKS AND COMMUNITY REDEVELOPMENT AREA SPECIAL AREA PLAN (CASE 10-21 (SAP CHANGE NO. 1-2014) AND THE PROPOSED AMENDED DEVELOPMENT AGREEMENT TO CITY OF CLEARWATER CASE CW 10-11, AS OUTLINED BELOW.

DISCUSSION: The Countywide Planning Authority has received two items for receipt and acceptance, as described below:

Part II A. – Case CW 10-21 (SAP Change No. 1-2014) Minor Special Area Plan Change – City of Tarpon Springs:

The City of Tarpon Springs proposes to amend the Sponge Docks and Community Redevelopment Area Special Area Plan to address residential unit transfers to the Downtown character district. The amendment promotes the concentration of residential density within the Downtown character district but does not increase the overall residential density within the Special Area Plan. Staff has reviewed the proposed revisions to the special area plan and has concluded that these changes are not considered to be substantive relative to the Countywide Rules and the CRD plan category.

The Pinellas Planning Council, by a vote of 11-0, received and accepted the proposed Minor Change to the Sponge Docks and Community Redevelopment Area Special Area Plan and authorized transmittal to the Countywide Planning Authority for Receipt and Acceptance.

Part II B. – Case CW 10-11 – City of Clearwater – Amended Development Agreement

City of Clearwater case located on the southwest corner of Belcher Road and Gulf to Bay Boulevard

The Pinellas Planning Council recommends that the Amended Development Agreement, which includes a reduction in commercial floor area, a change in specific non-residential uses allowed, and decreases a parking requirement, is minor in nature and does not require a reconsideration of the original Countrywide Plan Map Amendment.

The Pinellas Planning Council, by a vote of 11-0, received and accepted the proposed Development Agreement Amendment and authorized transmittal to the Countywide Planning Authority for Receipt and Acceptance.

Case CW 10-21 (SAP Change No. 1-2014)

Proposed Minor Plan Change to the Sponge Docks and
Community Redevelopment Area Special Area Plan

City of Tarpon Springs

PINELLAS PLANNING COUNCIL AGENDA MEMORANDUM

AGENDA ITEM: IV A.

MEETING DATE: April 9, 2014

SUBJECT: Proposed Minor Plan Change to the Sponge Docks and Community Redevelopment Area Special Area Plan

CASE #: CW 10-21 (SAP Change No. 1-2014)

JURISDICTION: Tarpon Springs

LOCATION: See Attached Map

TYPE: Minor Special Area Plan Change

RECOMMENDATION: Council, Based On Accompanying Findings, Receive And Accept The Proposed Minor Change To The Sponge Docks and Community Redevelopment Area Special Area Plan And Transmit This Item To The Countywide Planning Authority For Receipt And Acceptance.

I. BACKGROUND

The City of Tarpon Springs proposes to amend the Sponge Docks and Community Redevelopment Area Special Area Plan (SAP) to address residential unit transfers to the Downtown character district. The attached ordinance (refer to Attachment 1, Ordinance No. 2013-20) from the City outlines the proposed revisions to the SAP which were approved and adopted by the City Council on November 5, 2013 (second reading). The amendment promotes the concentration of residential density within the Downtown character district but does not increase the overall residential density within the SAP.

The City of Tarpon Springs adopted a Community Redevelopment Area in 2001 under the auspices of Chapter 163, Florida Statutes, with the "Downtown Redevelopment Plan" established as its basis. The "Downtown Redevelopment Plan" did not include any amendments to the City's Future Land Use Map or the Countywide Plan Map. Instead, both the City's comprehensive plan and the "Downtown Redevelopment Plan" anticipated that a SAP was to be adopted for this same area, in accordance with the Countywide Rules, and that this SAP would include map amendments and regulations to encourage redevelopment within the Community Redevelopment Area.

PINELLAS PLANNING COUNCIL ACTION:

Council received and accepted the Proposed Minor Change to the Sponge Docks and Community Redevelopment Area Special Area Plan and authorized transmittal of this item to the Countywide Planning Authority for Receipt and Acceptance (vote 11-0)

COUNTYWIDE PLANNING AUTHORITY ACTION:

SUBJECT: Case CW 10-21 (SAP Change No. 1-2014)

The SAP's objectives include:

- encouraging infill/redevelopment projects;
- encouraging mixed-use development;
- encouraging pedestrian-friendly neighborhoods;
- alleviating traffic congestion; and
- increasing housing to improve the balance of jobs and population.

The SAP establishes "base" and "maximum" residential density standards for each character district. The "base" density is the maximum density allowed within a character district, absent transfers of density into the character district; it is also the maximum density allowed to be transferred out of a character district. The "maximum" density is the maximum density allowed including transfers of residential density into the character district. Residential development in the character districts is also subject to floor area ratio (FAR) intensity standards and minimum and maximum height building height standards.

Transfers of residential density are allowed within the plan area between any of the character districts, subject to approval by the City Commission. The SAP notes that per the proposed transfer of development rights framework, residential density within the entire planning area will not exceed the potential maximum number of dwelling units based on "base" density.

The amendments in Ord. No. 2013-20 amend the SAP to remove the Downtown character district's "maximum" residential density standard. This constitutes a minor plan change, as the elimination of the "maximum" density standard in this character district does not increase the residential density overall within the SAP. The amendments do not change the character district's FAR and building height standards; therefore the maximum building envelope for residential development does not change.

II. FINDINGS

Staff submits the following findings in support of the recommendation for approval of the amendment to the Sponge Docks and Community Redevelopment Area Special Area Plan:

- A. The proposed changes are consistent with the overall objectives of the Sponge Docks and Community Redevelopment Area Special Area Plan and are minor in nature.
- B. The changes are consistent with the Countywide Rules and will maintain consistency with the Updated Countywide Plan for Pinellas County (The Countywide Plan).
- C. The submittal satisfies a condition placed on the original approval of the Sponge Docks and Community Redevelopment Area Special Area Plan (as part of Case #CW10-21) that required the City to submit any amendment to the special area plan to the Pinellas Planning Council (PPC) and the Countywide Planning Authority (CPA) for review and consideration.

SUBJECT: Case CW 10-21 (SAP Change No. 1-2014)

In summary, Council staff has reviewed the above proposed revisions to the special area plan and has concluded that these changes are not considered to be substantive relative to the Countywide Rules and the CRD plan category; therefore it is recommended this request be received and accepted by the PPC and CPA, pursuant to the requirements of Section 4.2.7.6.3 of the Countywide Rules.

III. PLANNERS ADVISORY COMMITTEE (PAC)

At their March 31, 2014 meeting, the PAC members discussed and recommended approval of staff recommendation (vote 11-0).

IV. LIST OF MAPS & ATTACHMENTS

Attachment 1	City of Tarpon Springs Ordinance No. 2013-20
Attachment 2	Map of Sponge Docks and Community Redevelopment Area Plan Area
Attachment 3	Character Districts Map
Attachment 4	PAC Summary Actions Sheet

ORDINANCE 2013-20

AN ORDINANCE OF THE CITY OF TARPON SPRINGS, FLORIDA AMENDING THE CITY OF TARPON SPRINGS SPECIAL AREA PLAN, SPONGE DOCKS AND COMMUNITY REDEVELOPMENT AREA, TABLE 3-5, DENSITY, INTENSITY, AND USE STANDARDS FOR THE DOWNTOWN CHARACTER DISTRICT; PROVIDING FOR FINDINGS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Ordinance 2010-26, approved on The City of Tarpon Springs adopted the "Special Area Plan Sponge Docks and Community Redevelopment Area", February 2011, First Edition, by reference into the City of Tarpon Springs Comprehensive Plan on March 29, 2011; and

WHEREAS, The Special Area Plan established 10 Character Districts with unique density, intensity, and use standards for each district; and

WHEREAS, The City desires to promote the concentration of residential density within the Downtown Character District; and

WHEREAS, The proposed amendment will not increase the overall residential density within the SAP or within the Coastal High Hazard Area; and

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF TARPON SPRINGS, FLORIDA:

Section 1. FINDINGS

1. That the Board of Commissioners finds that this Ordinance is consistent with the Tarpon Springs Comprehensive Plan.
2. That the amendment shall provide for efficient and orderly development considering the impact upon growth patterns and the cost to the City to provide public facilities.
3. That the amendment will not adversely impact nor exceed the capacity or the fiscal ability of the City to provide public facilities including transportation, water and sewer, solid waste, drainage, recreation, education, fire protection, library service and other similar public facilities.
4. The amendment will not increase residential density within the Coastal High Hazard Area.
5. The amendment will not increase overall residential density within the Special Area Plan Boundary.

Section 2. AMENDMENT

The "Special Area Plan Sponge Docks and Community Redevelopment Area" February 2011 First Edition, is hereby amended as follows:

See Attachment "A"

Section 3. The provisions of this Ordinance shall be deemed to be severable. If any part of the

Ordinance is deemed unconstitutional, it shall not affect the constitutionality of other portions of this Ordinance.

Section 4. This Ordinance shall become effective immediately upon final passage and adoption.

PASSED and ADOPTED this 5th day of November, 2013.

David O. Archie
DAVID O. ARCHIE, MAYOR

Susan Slattery
SUSAN SLATTERY, VICE-MAYOR

Jeff Larsen
JEFF LARSEN, COMMISSIONER

Townsend Tarapani
TOWNSEND TARAPANI, COMMISSIONER

David Banther
DAVID BANTHER, COMMISSIONER

MOTION BY: COMMISSIONER SLATTERY
SECOND BY: COMMISSIONER LARSEN

VOTE ON MOTION

COMMISSIONER BANTHER	<u>Yes</u>
COMMISSIONER TARAPANI	<u>Yes</u>
COMMISSIONER LARSEN	<u>Yes</u>
VICE-MAYOR SLATTERY	<u>Yes</u>
MAYOR ARCHIE	<u>Yes</u>

ATTEST:

Irene S. Jacobs
IRENE S. JACOBS, CMC
CITY CLERK & COLLECTOR

APPROVED AS TO FORM: COUNTY

Jay Daigneault
JAY DAIGNEAULT
CITY ATTORNEY

FIRST READING: September 3, 2013

SECOND READING: October 5, 2013

ORDINANCE 2013-20

ATTACHMENT "A"

Downtown

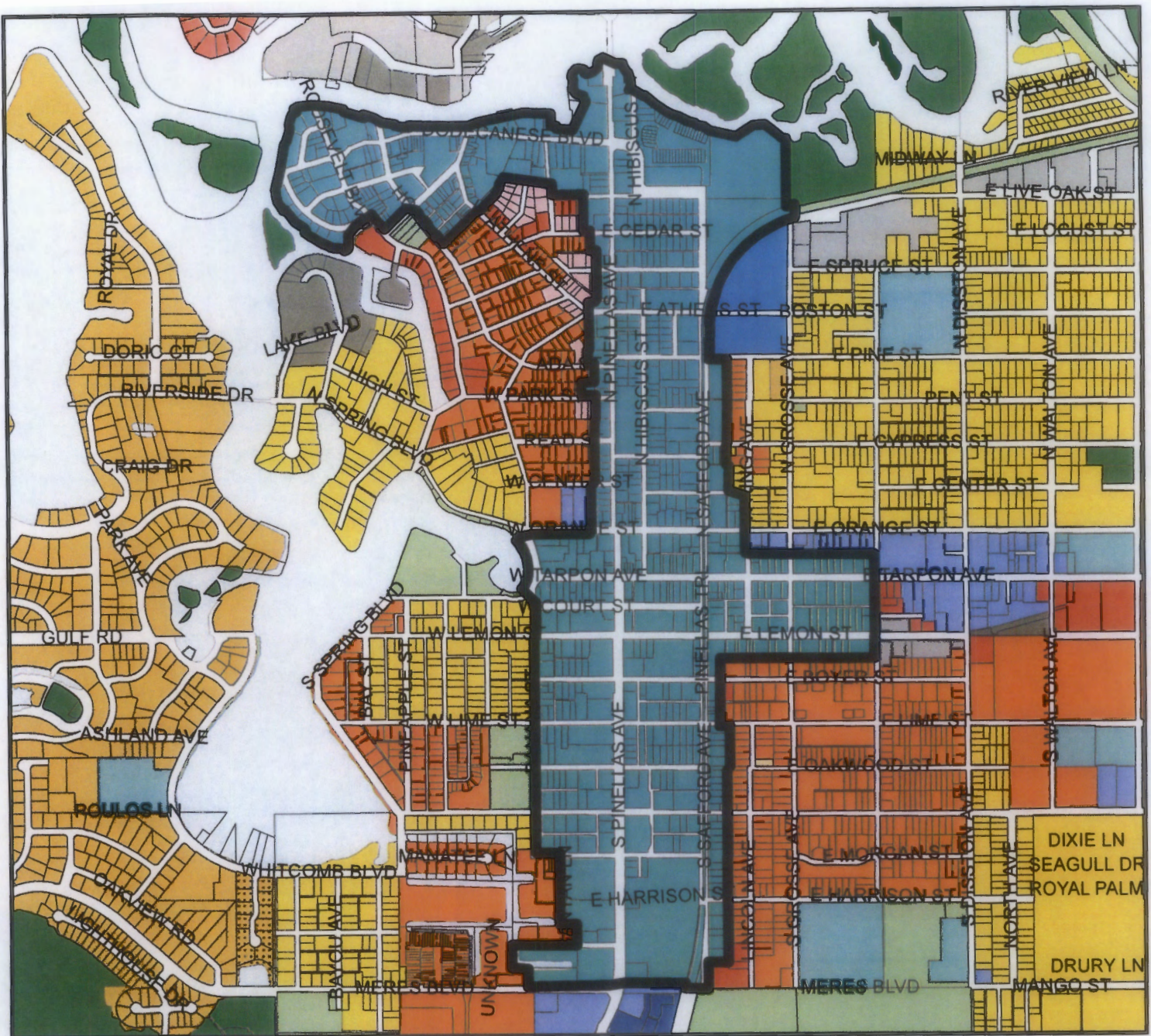
The Downtown character district is focused on Tarpon Ave. which is the main street for the CRA. The suggested uses for this district are intended to promote retail development and encourage medium density and mixed use residential development to support the retail along Tarpon Ave.

Table 3-1: Density, Intensity, and Use Standards for Downtown Character District

DOWNTOWN			
Density (Base/Max.) In dus/acre*			15 / 22 N/A
FAR (Max.)**			1.25
Non-Residential FAR (Max.)***			1.0
Impervious Surface Ratio (Max.) – applies to new development only			0.9
Recommended Building Height (Min./Max.) in floors (measured from fin. grade)			2 / 4
Uses	Residential	Single Family Homes	
		Clustered Housing	
		Garden Apartments	
		Townhomes	X
		Midrise Apartments	X
		Live/Work Housing	X
	Lodging	B&B / Inn / Hotel****	X
	Mixed Use	Residential Mixed Use	X
		Commercial Mixed Use	X
	Commercial	Commercial Building	X
	Industrial	Light Industrial	
		Research Facility	
	Civic	Civic Buildings / Facilities	X
		Parking Structure	X

Table: Character District Development Standards for Downtown

- Notes: *
- All parcels are allowed to transfer the base residential development density to a receiving site within the CRD. The receiving site can receive residential density up to the proposed maximum residential density. No upper limit shall be applied to residential density by transfer.
- **
- All parcels fronting Tarpon Avenue between Pinellas Avenue and Ring Avenue are allowed a maximum FAR of 2.0 All parcels fronting Tarpon Ave and Pinellas Ave are allowed to apply existing FAR in lieu of the proposed maximum FAR where existing FAR exceeds the proposed maximum.
- ***
- All parcels fronting Tarpon Ave and Pinellas Ave are allowed to apply the maximum FAR allowance to commercial/non-residential development in lieu of the proposed maximum non-residential FAR.
- ****
- Hotel development is limited to a maximum allowable building height of 4 to 6 floors. Hotels are allowed a maximum FAR of 1.5 and a maximum 50 lodging units per acre. The specific density, intensity and height standards as well as design standards for hotels will be defined by the land development regulations based on location.



Attachment 2 - Map of Sponge Docks and Community Redevelopment Area Plan Area

CASE #: CW10-21 (SAP Change No. 1-2014)

JURISDICTION: Tarpon Springs



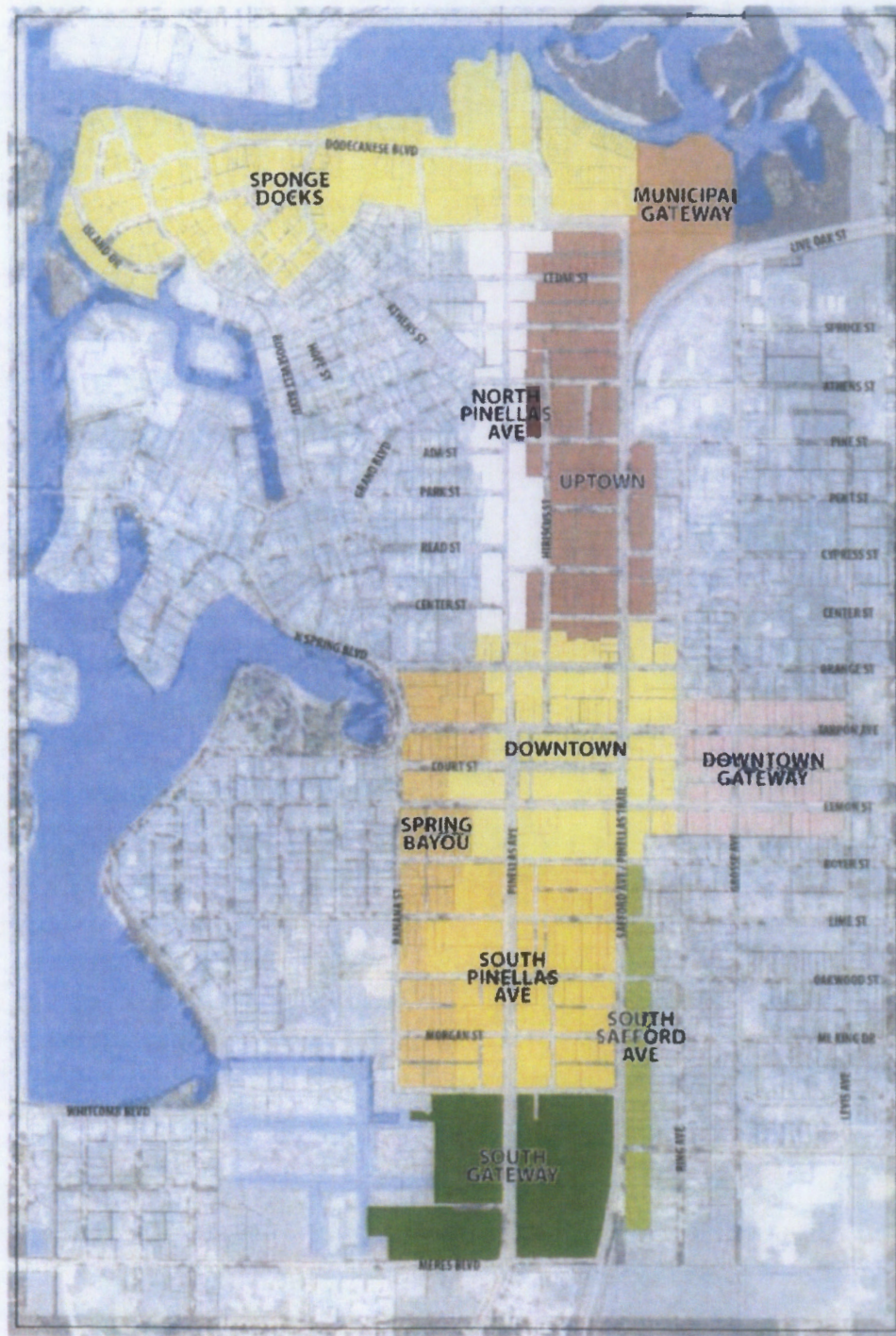
1" = 1,139'

PRC PINELLAS
PLANNING
COUNCIL

CITY OF TARPON SPRINGS
SPECIAL AREA PLAN

REGULATORY PLAN & GUIDELINES

Map 3-1: Special Area Plan Character Districts



CITY OF TARPON SPRINGS
SPECIAL AREA PLANS
SPONGE DOCKS and DOWNTOWN

Character Districts Map

0 250 500 1000 Feet



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>	