





COUNCIL MEMBERS

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TO: The Honorable Chair and Members of the Board of County  
Commissioners, in your Capacity as the Countywide  
Planning Authority

THROUGH  Mark Woodard, Interim County Administrator

FROM:  Michael C. Crawford, Interim Executive Director  
Pinellas Planning Council

Michael C. Crawford, AICP  
Interim Executive Director

DATE: June 3, 2014

**Subject:**

Proposed Regular Amendments to the Countywide Plan Map.

**Recommended Action:**

THE PINELLAS PLANNING COUNCIL (PPC) RECOMMENDS THE BOARD OF COUNTY COMMISSIONERS (BOARD), IN YOUR CAPACITY AS THE COUNTYWIDE PLANNING AUTHORITY, CONDUCT PUBLIC HEARINGS AND APPROVE CASE CW 14-15 AND CASE CW 14-16 AS SUBMITTED BY THE CITY OF ST. PETERSBURG.

**Summary Explanation/Background:**

The Countywide Planning Authority has received two cases concerning regular amendment to the Countywide Plan Map that were reviewed by the PPC on May 14, 2014.

**Case CW 14-15 – City of Seminole:**

1.7 acres more or less (mol), located at 9753 Seminole Blvd. proposed to change from Preservation with Water/Drainage Feature Overlay to Residential Urban.

The site is part of a 9.8 acre parcel developed with the Lakeview Mobile Home Park. This portion of the parcel contains two mobile homes. The Preservation category on the site does not accurately reflect the limits of the wetlands. No changes are proposed for this site at this time.

***The PPC, by a vote of 10-0, recommended approval of Case CW 14-15.***

A handwritten signature in black ink, located at the bottom right of the page.

Case CW 14-16 – City of St. Petersburg:

6.1 acres mol., generally located on the northeast corner of 34<sup>th</sup> Street North and 13<sup>th</sup> Avenue North, proposed to change from Industrial Limited and Water/Drainage Feature to Planned Redevelopment – Mixed Use.

This proposed amendment seeks to reclassify a property totaling 6.1 acres of land from Industrial Limited (5.8 acres) and Water/Drainage Feature (0.3 acres) to Planned Redevelopment – Mixed Use. The subject area contains a parking lot on the southern portion used by the Tampa Bay Times printing and distribution center. The Times facility has been at this location since 1959. The northern portion of the site is vacant. The property owner, the Tampa Bay Times, proposes to list the property for sale. No development plans have been proposed at this time.

***The PPC, by a vote of 10-0, recommended approval of Case CW 14-16 as submitted by the City of St. Petersburg.***

**Fiscal Impact/Cost/Revenue Summary:**

None

**Exhibits/Attachments:**

Proposed Ordinances  
Council Documentation

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

AN ORDINANCE AMENDING THE COUNTYWIDE FUTURE LAND USE PLAN OF PINELLAS COUNTY, FLORIDA, BY ACTION ON CASE NUMBER CW 14-15 INITIATED BY THE CITY OF SEMINOLE 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 Seminole initiated a proposed amendment which was considered at a public hearing by the Pinellas Planning Council on May 14, 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.

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 June 3, 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 14-15    1.7 acres m.o.l. located at 9753 Seminole Blvd., from Preservation with Water/Drainage Feature Overlay to Residential Urban

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

Case CW 14-15  
City of Seminole

**PINELLAS PLANNING COUNCIL  
AGENDA MEMORANDUM**

**AGENDA ITEM:** III B-2.

**MEETING DATE:** May 14, 2014

**SUBJECT:** Amendment of the *Countywide Future Land Use Plan Map*  
**FROM:** Preservation (P) with Water/Drainage Feature Overlay (W/DF)  
**TO:** Residential Urban (RU)  
**AREA:** 1.7 Acres m.o.l.  
**CASE #:** CW 14-15  
**JURISDICTION:** City of Seminole  
**LOCATION:** 9753 Seminole Blvd.

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

**I. BACKGROUND**

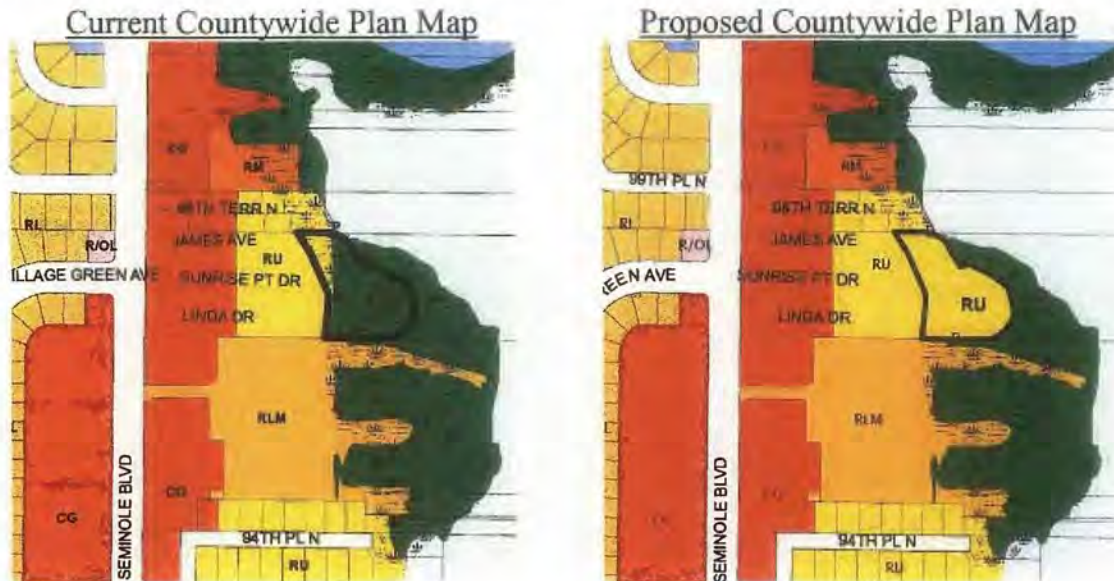
This proposed amendment is submitted by the City of Seminole and seeks to reclassify a 1.7 acre portion of a parcel of land from Preservation with Water/Drainage/Feature Overlay to Residential Urban.

The site is part of a 9.8 acre parcel developed with the Lakeview Mobile Home Park. This portion of the parcel contains two mobile homes. The Preservation category on the site does not accurately reflect the limits of the jurisdictional wetlands. No development changes are proposed for this site at this time.

**PINELLAS PLANNING COUNCIL ACTION:**

The Council recommended approval of the amendment from Preservation with Water/Drainage Feature Overlay to Residential Urban (vote 10-0).

**COUNTYWIDE PLANNING AUTHORITY ACTION:**



## **II. FINDINGS**

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

- A. The proposed Residential Urban category recognizes the current and proposed use of the site and are consistent with the criteria for utilization of this category; and
- B. 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 Urban 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 May 5, 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
- Map 4 Current Countywide Plan Map
- Map 5 Proposed Countywide Plan Map

***SUBJECT:*** Case CW 14-15 – Seminole

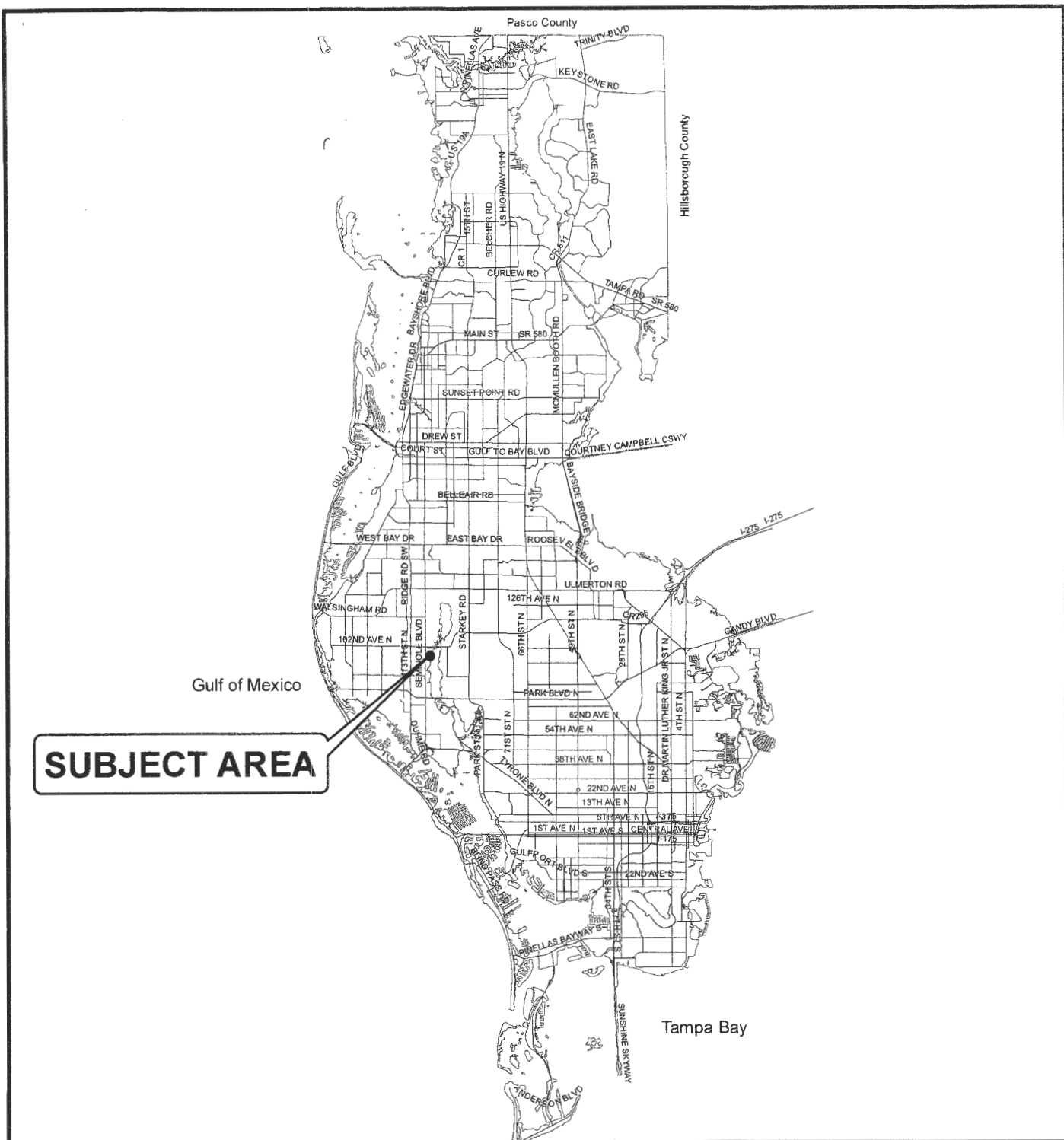
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Attachment 1      Council Staff Analysis  
Attachment 2      Draft PAC Summary Actions Sheet

***V.      SUPPORT DOCUMENTS – available only at [www.pinellasplanningcouncil.org](http://www.pinellasplanningcouncil.org)***  
***(see May 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 and Preservation with Water/Drainage Feature Overlay

TO: Residential Urban

AREA: 1.7 Acres

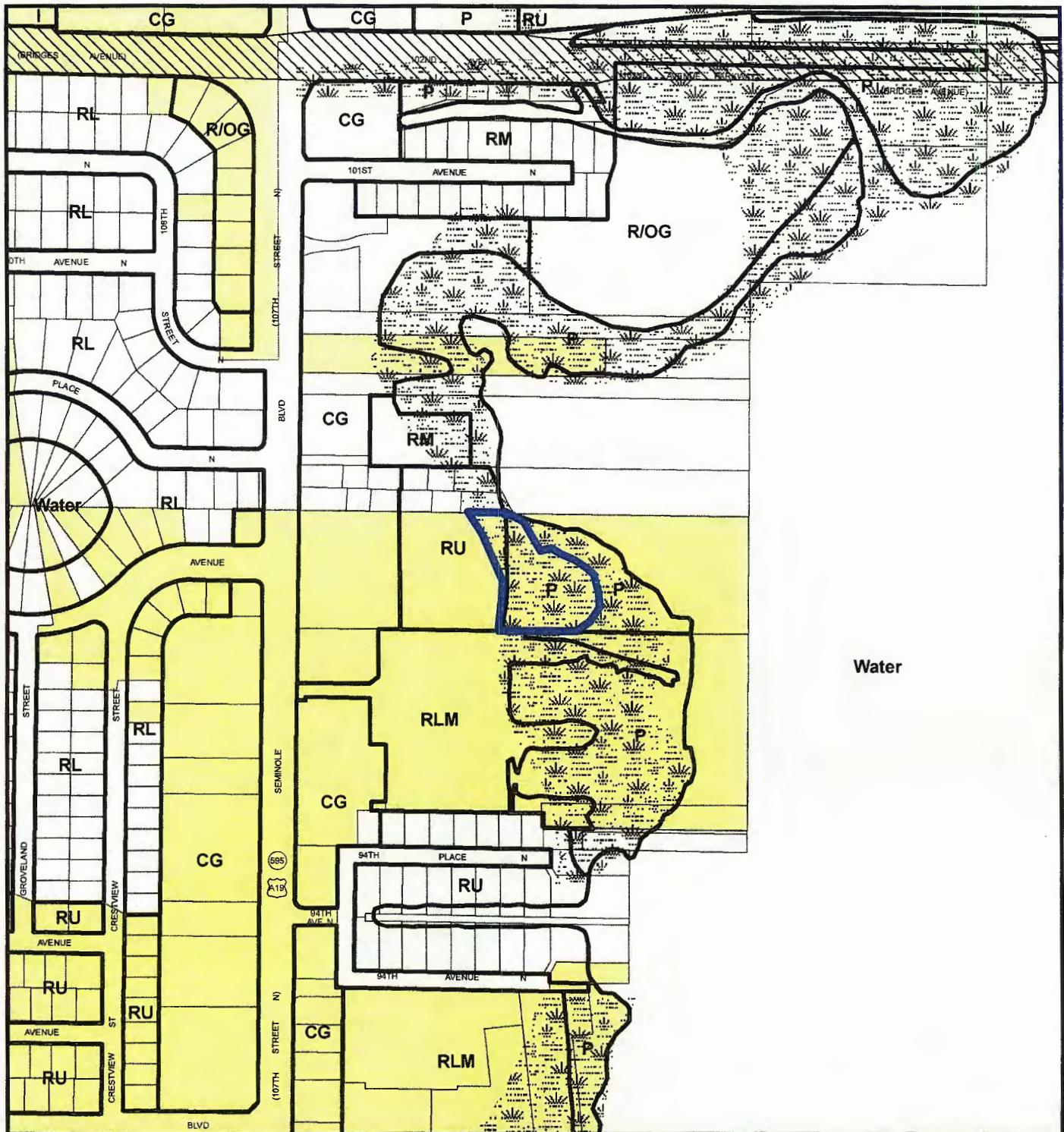
CASE #: CW14-15

JURISDICTION: Seminole



1" = 26,000'





## Map 2 - Current Countywide Plan Map & Jurisdictional Map

FROM: Residential Urban and Preservation with Water/Drainage Feature Overlay

TO: Residential Urban

AREA: 1.7

CASE #: CW14-15

### Jurisdictions

- SEMINOLE
- UNINCORPORATED

JURISDICTION: Seminole



**PPC** PINELLAS  
PLANNING  
COUNCIL





### Map 3 - Aerial

FROM: Residential Urban and Preservation with Water/Drainage Feature Overlay

TO: Residential Urban

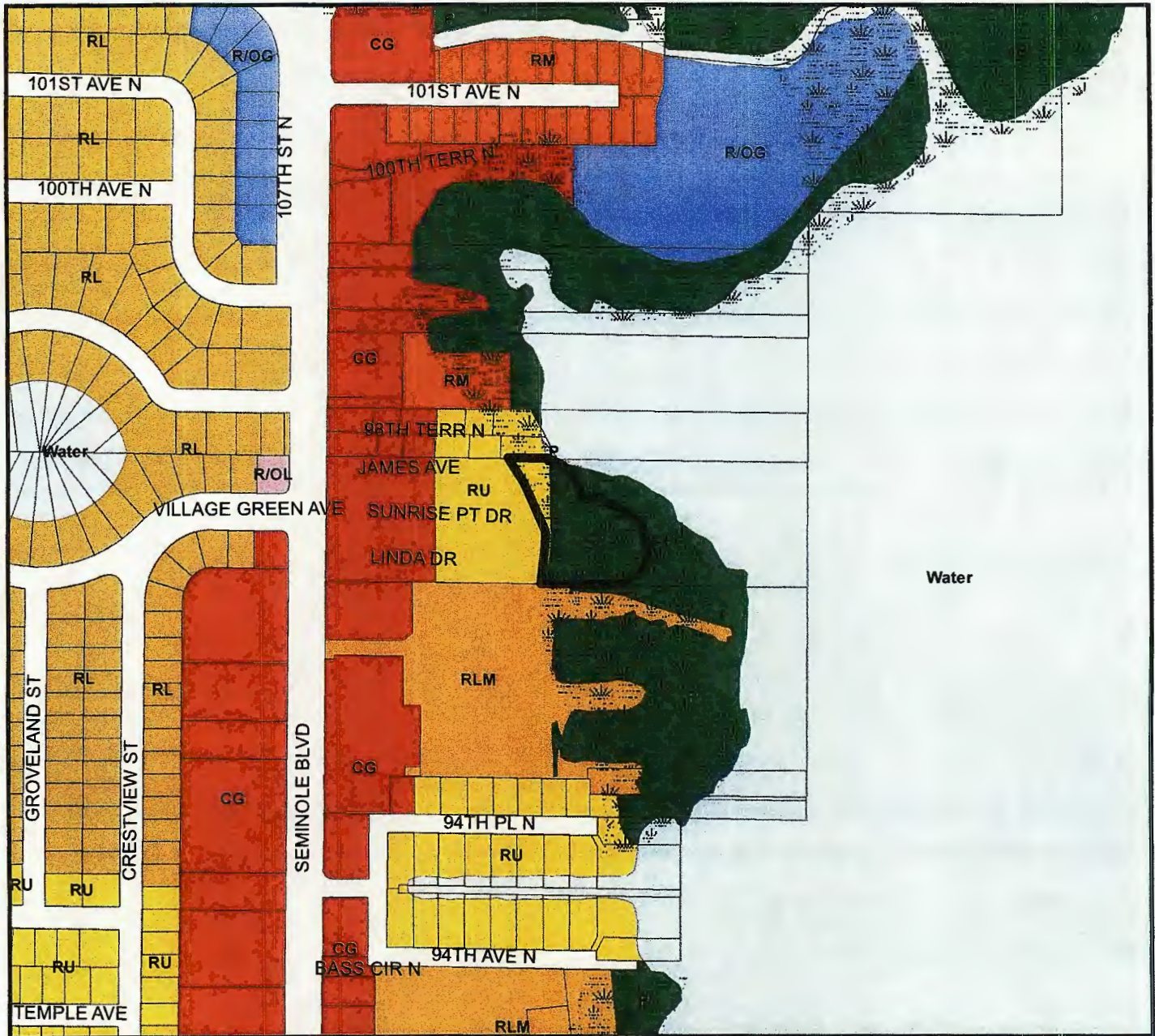
AREA: 1.7

CASE #: CW14-15

JURISDICTION: Seminole







### Legend

#### Residential

Residential Low

Residential Urban

Residential Low Medium



Residential Medium

#### Mixed Use

Residential / Office Limited

Residential / Office General

#### Commercial

Commercial General

#### Public / Semi-Public

Preservation

#### Special Designations

Water

Water/Drainage Feature Overlay

## Map 4 - Current Countywide Plan Map

FROM: Residential Urban and Preservation with Water/Drainage Feature Overlay

TO: Residential Urban

AREA: 1.7

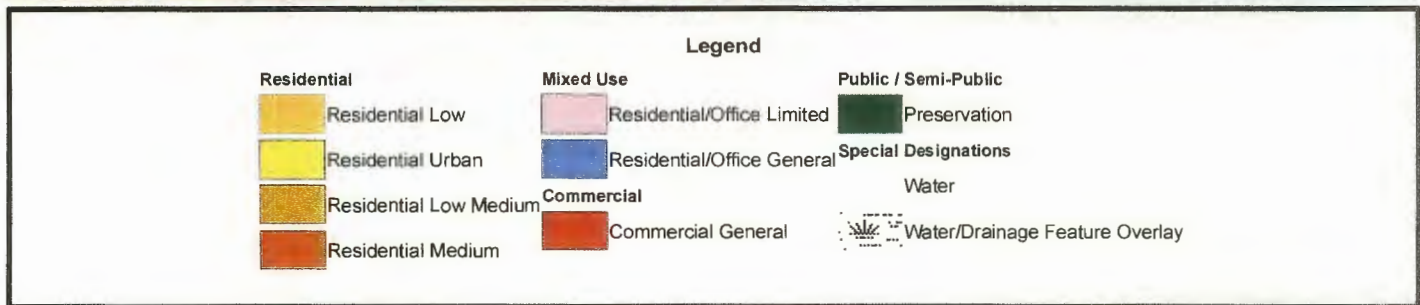
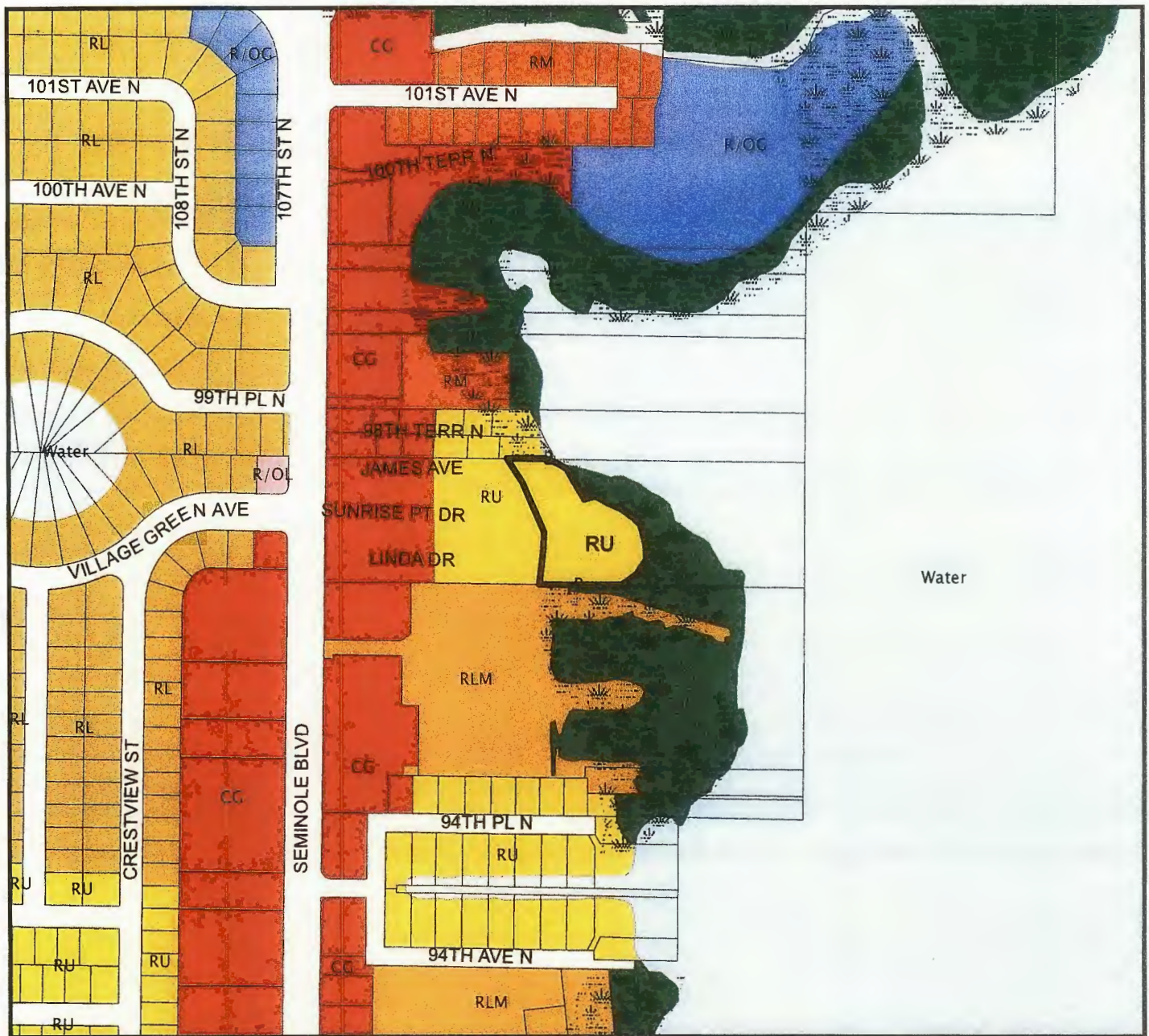
CASE #: CW14-15

JURISDICTION: Seminole



**PRC** PINELLAS  
PLANNING  
COUNCIL





## Map 5 - Proposed Countywide Plan Map

**FROM:** Residential Urban and Preservation with Water/Drainage Feature Overlay

**TO:** Residential Urban

**AREA:** 1.7

**CASE #:** CW14-15

**JURISDICTION:** Seminole



**Council Staff Analysis  
Case CW 14-15: City of Seminole  
May 14, 2014, PPC Meeting**

**Relevant Countywide Considerations:**

- 1) **Consistency with the Countywide Plan and Rules** – The subject site consists of a 1.7 acre portion of a 9.8 acre parcel developed with the Lakeview Mobile Home Park. This portion of the parcel contains two mobile homes.

The site is adjoined by single-family homes adjacent on the north, vacant land on the south, and the remainder of the mobile home park parcel to the east and west.

The proposed Residential Urban (RU) category is used to depict areas that are primarily well-suited for an urban low density residential uses at a maximum density of 7.5 dwelling units per acre. Furthermore, the RU category is generally appropriate to locations removed from, but in proximity to urban activity centers; in areas where use and development characteristics are urban residential in nature; and in areas serving as a transition between more suburban and more urban residential areas. The RU category is an appropriate designation for this site as it is consistent with the RU already in place on the rest of the parcel developed with the Mobile Home Park, as well as the surrounding residential land uses and low density residential development.

The current Preservation category to is used to depict those areas of the county that are now characterized, or appropriate to be characterized, as a natural resource feature worthy of preservation; and to recognize the significance of preserving such major environmental features and their ecological functions. Based on a wetland jurisdictional survey of the site, it is determined that the Preservation category is incorrectly designated for this portion of the parcel. Preservation will remain on the eastern portion of the parcel where warranted by the wetland jurisdiction survey.

The current Water/Drainage Feature Overlay is proposed to be removed from this portion of the site and will be modified to accurately identify those water bodies and drainage areas identified on the larger parcel.

Therefore, this request 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 operating below LOS “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 a designated development or redevelopment area.
- 6) **Adjacent To or Impacting An Adjoining Jurisdiction or Public Educational Facility** – The amendment area is adjacent to Pinellas County on the north. However, there will be no service delivery impacts to the county.

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 Preservation and Water/Drainage Feature Overlay to Residential Urban is deemed consistent with the Relevant Countywide Considerations found in the Countywide Rules.***



**PAC AGENDA – SUMMARY AGENDA ACTION SHEET**  
**DATE: MAY 5, 2014**

ITEM	ACTION TAKEN	VOTE
I. <u>MINUTES OF REGULAR PAC MEETING MARCH 31, 2014</u>	<u>Approved</u> Motion: Michelle Orton Second: Dean Neal	8 – 0
II. <u>REVIEW OF PPC AGENDA FOR MAY 14, 2014</u> A. <u>Subthreshold Land Use Plan Amendments</u> 1. CW 14-14: Pinellas County	<u>Approved</u> Motion: Dean Neal Second: Bob Klute	9 – 0
B. <u>Regular Land Use Plan Amendments</u> A. Case CW 14-15: City of Seminole	<u>Approved</u> Motion: Dean Neal Second: Bob Klute	9 – 0
B. Case CW 14-16: City of St. Petersburg	<u>Approved with Alternate Compromise Recommendation and Amendment to Condition #4</u> Motion: Gordon Beardslee Second: Bob Klute  Derek Kilborn opened the discussion by stating that there were originally 7.3 acres in Parcels A and B. Discussion ensued regarding a variety of uses for the site. He provided information relative to what uses would be allowed on site, including many industrial uses. Discussion ensued regarding the industrial lands criteria and the recommendation to set aside a specific area for target employment use, including 2.8 acres. Additional discussion included the way in which the amendment could be conditioned using the Alternative Compromise Recommendation process and a development agreement as opposed to conditioning the approval for amendment of the City's Special Area Plan. A motion was made by Gordon Beardslee to recommend an alternate compromise to the staff recommendation as written with an amendment to condition #4; this was seconded by Bob Klute.	11 – 0
C. <u>Annexation Report – April 2014</u>	<u>No Action – Information Only</u> Michael Schoderbock gave a synopsis of the report.	
D. <u>CPA Actions April 2014</u>	<u>No Action – Information Only</u> Michael Crawford gave details on Dunedin's 375 Patricia Avenue Special Area Plan.	



E. <u>MPO/PPC Unification Update</u>	<u>No Action – Information Only</u> Michael Schoderbock provided a summary of the recent Joint MPO/PPC Executive Committee Meeting.	
F. <u>Countywide Rules Update – Local Government 60-Day Review Package</u>	<u>No Action – Information Only</u>  Chris Mettler and Mike Crawford led the discussion on this item. It was noted that the goal is to send this out by June 1 <sup>st</sup> to local governments for review and comment within a 60-day period. The next step would involve presentation at the September PPC meeting. Lauren Matske questioned the policy for community gardens and requested clarification on how density and intensity were to be calculated in the new categories. It was agreed that community gardens would be discussed in more detail when the Countywide Rule Amendments were brought back and information on density and intensity calculations was provided.	
III. <u>OLD BUSINESS</u>	<u>None</u>	
IV. <u>OTHER PAC BUSINESS/PAC DISCUSSION AND UPCOMING AGENDA</u>	<u>None</u>	
V. <u>ADJOURNMENT</u>		2:46 pm

Respectfully Submitted,

\_\_\_\_\_  
PAC Chairman

\_\_\_\_\_  
Date

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

SUBMITTING GOVERNMENT ENTITY: City of Seminole

~~PPE OR~~ CITY/TOWN CASE NUMBER: LU/2 2013-1

PROPERTY OWNERS/REPRESENTATIVE:

Name: Lakeview Park Land Trust  
c/o Linda Nichols Tre  
191-175<sup>th</sup> Terrace Dr.  
Redington Shores, FL 33708

ANY OTHER PERSONS HAVING ANY OWNERSHIP INTEREST IN THE SUBJECT PROPERTY:

Interests: \_\_\_\_\_ Contingent: \_\_\_\_\_ Absolute: \_\_\_\_\_

Name: \_\_\_\_\_ N/A

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: N/A

Name: \_\_\_\_\_

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

All Parties To Option: N/A

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

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)
2. Proposed Countywide FLUP Designation(s)

P; W/DF

RU

Local Plan Map Information

1. Local Map Amendment Case Number
2. Current Local Plan Designation(s)
3. Current Local Zoning Designation(s)
4. Proposed Local Plan Designation(s)
5. Proposed Local Zoning Designation(s)

LV/Z 2013-1

P; W/DF

P

RU

RLM/MH

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)
2. Location
3. Acreage
4. Existing use(s)
5. Existing density and/or floor area ratio
6. Name of project (if applicable)

22/30/15 - 00000 - 130/0100 (portion)

1.7 Acres (1.4 Ac P) (0.30 W/DF)

VACANT / MOBILE HOME

N/A

N/A

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.
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.

25 March 14

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.