

COMMISSION AGENDA:

6.3.14 #3 a.-b.





COUNCIL MEMBERS

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School Board Member Peggy O'Shea
Commissioner Marvin Shavlan

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 dark ink, appearing to be a stylized 'J' or 'K' followed by a flourish.

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

6.1 acres mol., 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.

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 14-16 INITIATED BY THE CITY OF ST. PETERSBURG 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 St. Petersburg 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

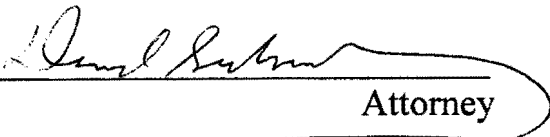
The Countywide Future Land Use Plan for Pinellas County adopted in Section 3(a) of Ordinance 89-4 is amended to reflect the changes adopted as follows:

#CW 14-16 6.1 acres m.o.l. generally located on the northeast corner of 34th Street N. and 13th Avenue N., from Industrial Limited and Water/Drainage Feature to Planned Redevelopment – Mixed Use.

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 14-16
City of St. Petersburg

PINELLAS PLANNING COUNCIL AGENDA MEMORANDUM

AGENDA ITEM: III B-3.

MEETING DATE: May 14, 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: 6.1 Acres m.o.l.
CASE #: CW 14-16
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 To Planned Redevelopment-Mixed Use Be Denied And Instead Approve The Alternative Compromise Recommendation To Planned Redevelopment-Mixed With The Following Conditions:

1. Reservation of a minimum of 2.8 acres on the site for a target employment use;
2. That the subject area be developed as a true mixed use project (i.e., full integration of site improvements such as parking, stormwater drainage, pedestrian and bike improvements);
3. That the subject area be integrated with the remaining parcel to the east as much as practical; and
4. That the City of St. Petersburg submit a Development Agreement to the Countywide Planning Authority to address these items.

I. BACKGROUND

This proposed amendment is submitted by City of St. Petersburg and seeks to reclassify a property totaling 6.1 acres of land from Industrial Limited (IL) (5.8 acres) and Water/Drainage Feature (0.3 acres) to Planned Redevelopment-Mixed Use (PR-MU). 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. However, a minimum 2.8 acres of the amendment will be reserved for a target employment use with the remainder allowing for target employment uses, as well as a variety of other commercial,

PINELLAS PLANNING COUNCIL ACTION:

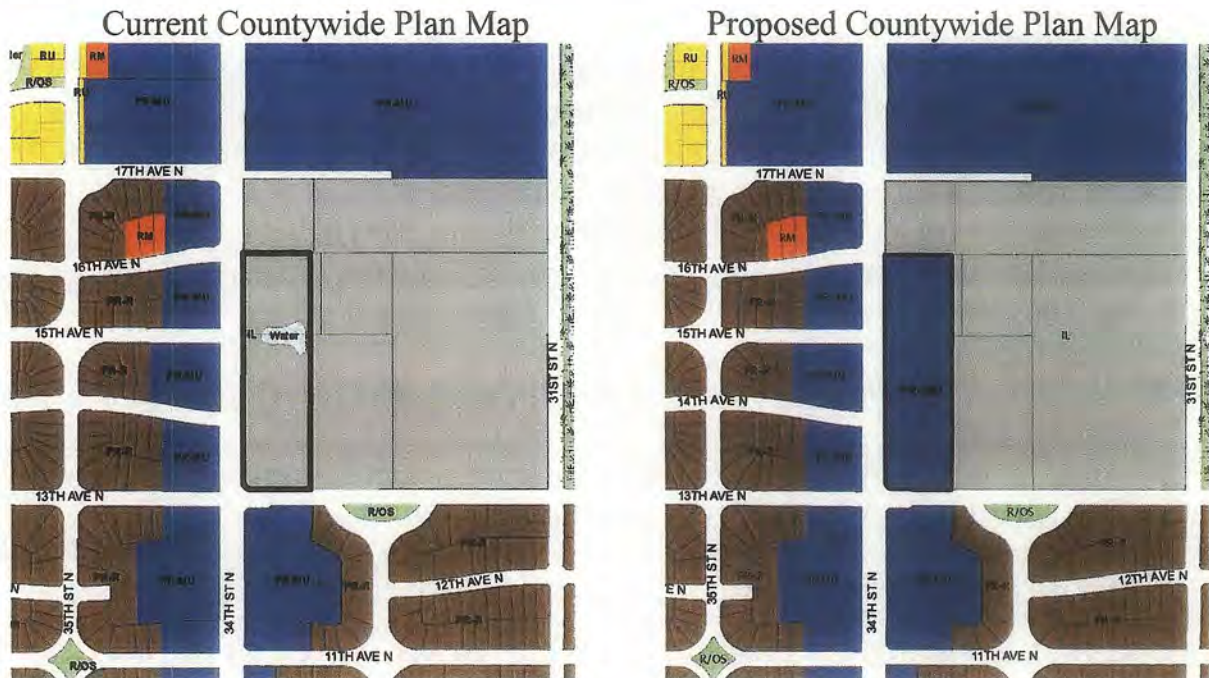
The Council recommended approval of the amendment as submitted by the City of St. Petersburg to Planned Redevelopment-Mixed Use (vote 10-0).

COUNTYWIDE PLANNING AUTHORITY ACTION:

SUBJECT: Case CW 14-16 – St. Petersburg

office, and residential uses.

This amendment was originally submitted for the February 12, 2014 Council meeting where it was requested to be continued to the April 9, 2014 Council meeting, where subsequently it was withdrawn by the City of St. Petersburg. The original amendment as submitted included an additional 1.2 acre IL parcel (north and east of the subject area) for a total of 7.3 acres. At the City's April 17, 2014 City Council meeting, the request to amend this 1.2 acre portion from IL to PR-MU was denied, bringing the revised amendment forward to the Council with 6.1 acres instead. The 1.2 acres remaining IL, combined with the 2.8 acres proposed for a target employer, adds up to 4.0 acres of the original 7.3 acre amendment available for industrial and target employment uses.



II. FINDINGS

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

- A. The proposed PR–MU category is consistent with the criteria for utilization of the category;
- B. The amendment involves the expansion of the PR-MU category and is consistent with the Countywide Rules;
- C. The amendment, subject to the noted conditions, meets the balancing criteria for an amendment that involves a loss of industrially designated land;
- D. Given the size, visibility, and location of this parcel in relationship to the surrounding uses it has potential to accommodate a target employer; and
- E. The amendment either does not involve, or will not significantly impact, the remaining relevant countywide considerations.

SUBJECT: Case CW 14-16 – St. Petersburg

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 alternative compromise recommendation to Planned Redevelopment-Mixed Use Countywide Plan Map category be approved subject to the noted conditions.

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 staff's alternate compromise recommendation (vote 11-0).

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 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: Industrial Limited and Water/Drainage Feature

TO: Planned Redevelopment - Mixed Use

AREA: 6.1 Acres

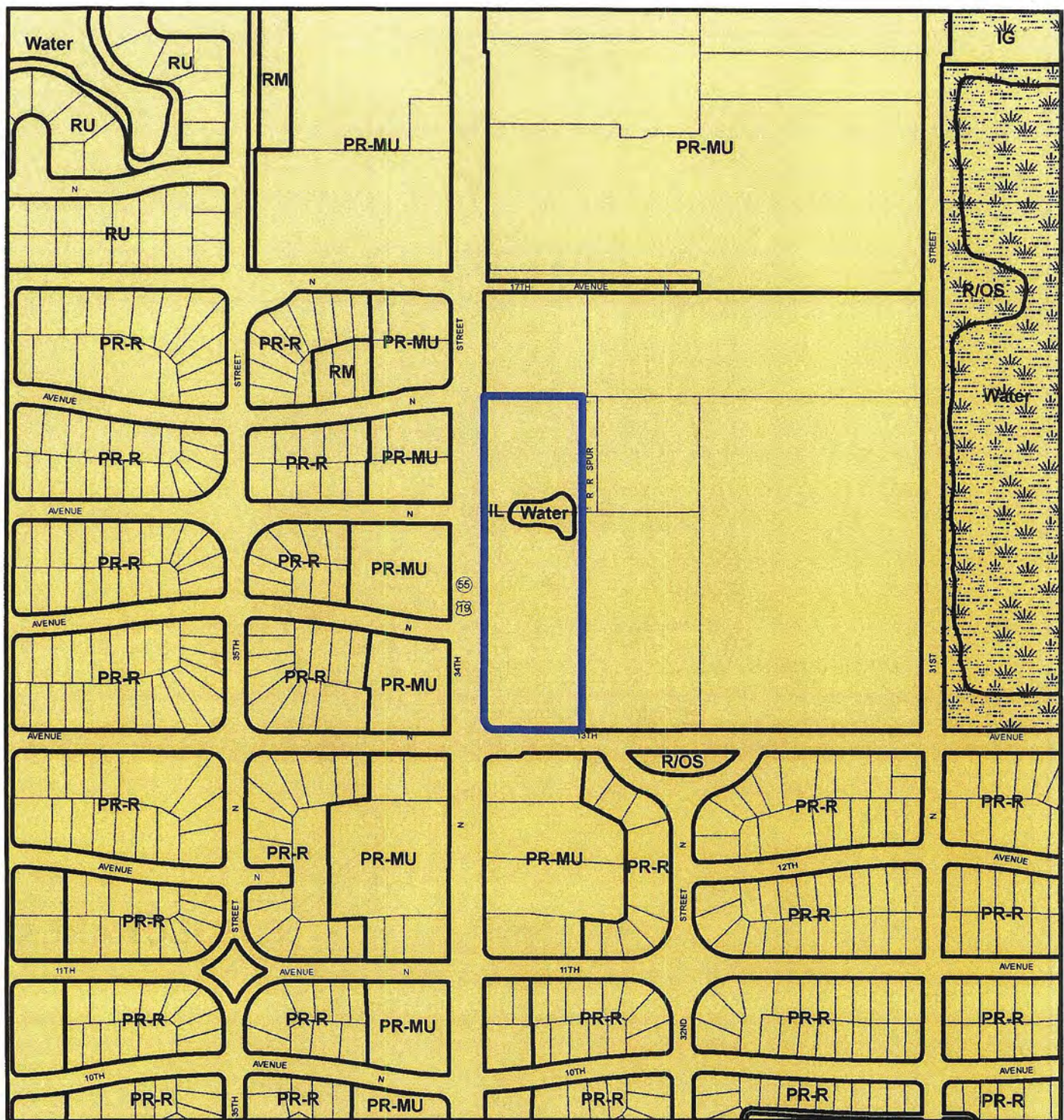
CASE #: CW14-16

JURISDICTION: St. Petersburg



1" = 26,000'

PRC PINELLAS
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Map 2 - Current Countywide Plan Map & Jurisdictional Map

FROM: Industrial Limited and Water/Drainage Feature

TO: Planned Redevelopment - Mixed Use

AREA: 6.1

CASE #: CW14-16

Jurisdictions

ST PETERSBURG

JURISDICTION: St. Petersburg



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Map 3 - Aerial

FROM: Industrial Limited and Water/Drainage Feature

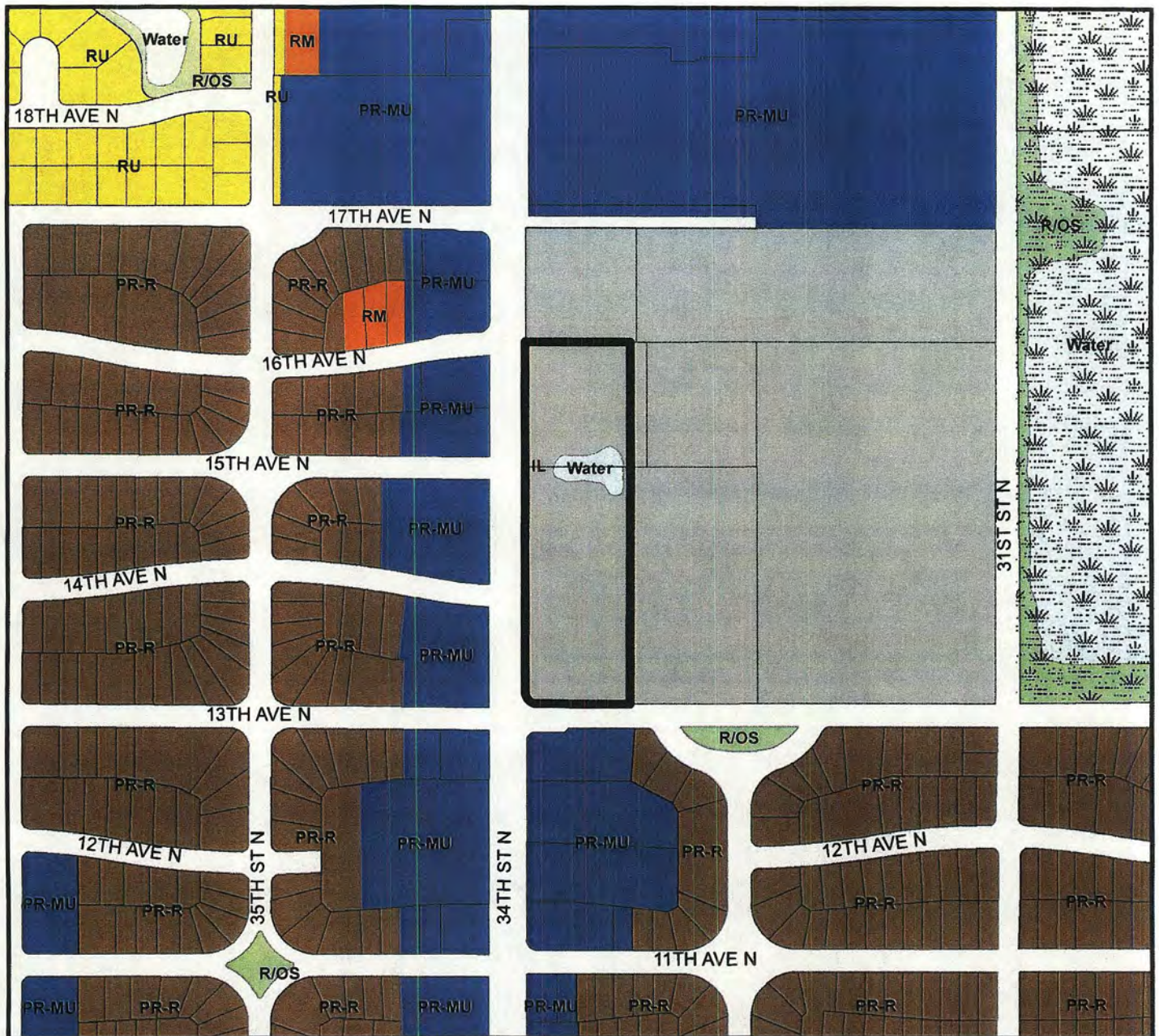
TO: Planned Redevelopment - Mixed Use

AREA: 6.1

CASE #: CW14-16

JURISDICTION: St. Petersburg





Legend

Residential	Industrial	Public / Semi-Public	Planned Redevelopment
Residential Urban	Industrial Limited	Recreation / Open Space	Planned Redevelopment Residential
Residential Medium			Planned Redevelopment Mixed-Use
			Special Designations
			Water
			Water/Drainage Feature Overlay

Map 4 - Current Countywide Plan Map

FROM: Industrial Limited and Water/Drainage Feature

TO: Planned Redevelopment - Mixed Use

AREA: 6.1

CASE #: CW14-16

JURISDICTION: St. Petersburg

NORTH
1" = 400'

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Legend

Residential	Public / Semi-Public	Special Designations
Residential Urban	Recreation/Open Space	Water
Residential Medium	Planned Redevelopment	Water/Drainage Feature Overlay
Industrial	Planned Redevelopment Residential	
Industrial Limited	Planned Redevelopment Mixed-Use	

Map 5 - Proposed Countywide Plan Map

FROM: Industrial Limited and Water/Drainage Feature

TO: Planned Redevelopment - Mixed Use

AREA: 6.1

CASE #: CW14-16

JURISDICTION: St. Petersburg



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**Council Staff Analysis
Case CW 14-16: St. Petersburg
May 14, 2014, PPC Meeting**

Relevant Countywide Considerations:

- 1) **Consistency with the Countywide Plan and Rules** – The subject area totals 6.1 acres of land and 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. However, a minimum 2.8 acres of the amendment will be reserved for a target employment use with the remainder allowing for target employment uses, as well as a variety of other commercial, office, and residential uses. No development plans have been proposed at this time.

The site is adjoined by a retail furniture store on the north, a pawn shop on south (across 13th Ave. N.), multiple commercial developments and a hotel on the west across 34th St. N., and the Tampa Bay Times printing and distribution center on the east.

Countywide Future Land Use	Current Acreage	Proposed Acreage
Industrial Limited (IL)	5.8	-
Water/Drainage Feature (W/DF)	0.3	-
Planned Redevelopment – Mixed Use (PR-MU)	-	6.1
TOTAL	6.1	6.1

The Countywide Rules state that the current IL category should be used for the reservation and use of areas for industrial or industrial/mixed use in a sufficient size to support target employment and other industrial uses that allows integration with other industrial/mixed use development. Furthermore, the Countywide Rules state that the IL category should be in areas appropriate to develop industrial or industrial/mixed-use type uses consistent with surrounding uses, transportation facilities, other necessary infrastructure, and natural resource characteristics, and with minimal adverse impact on adjoining uses.

The 6.1 acre subject site is part of a larger 36 acre active industrial area. Additionally, the site has direct access to an arterial roadway (34th St. N.), as well as abutting an active railroad, which could benefit various uses associated with the IL category. Furthermore, the IL category allows for office uses to be developed, which allows for a mix of target employment and other industrial uses on the site.

The Countywide Rules further state that the IL category should be in areas appropriate to develop industrial type uses consistent with surrounding uses, natural resource characteristics, and with minimal adverse impact on adjoining uses. The IL category being located in proximity to the single family uses to the south (across 13th Ave. N.) can be consistent with these surrounding uses when appropriate limitations are put in place to ensure compatibility, especially for an employment use with little or no external impacts.

See *Relevant Countywide Consideration No. 7* for review of Reservation of Industrial Lands Criteria.

The “Planned Redevelopment – Mixed Use: Issues and Objectives” from the City’s Vision 2020 Special Area Plan (SAP) state that the category should be used in the following manner:

- *Allow the ability for mixed-use corridors where shops, offices and residential units can mix together providing a specialty district.*
- *Create a variety of scales so that districts relate to the existing context and relate to the scale of the existing neighborhoods.*
- *All districts shall have an intimate “Main Street” look and feel.*
- *Buildings shall be placed close to the street and create an architectural presence.*
- *Site requirements shall provide for compact design.*

The PR-MU category is intended for areas that are in need of redevelopment or for infill and integrated into what the plan calls the “traditional Main Street concept,” allowing mixed use retail, office, service and medium density residential uses not to exceed a floor area ratio (FAR) of 1.25 and a net residential density of 24 dwelling units per acre. St. Petersburg’s Vision 2020 Special Area Plan incentivizes mixed uses by increasing the FAR “... similar to what was allowed along many of the City’s commercial corridors prior to WWII and the advent of suburban zoning regulations. When the higher FAR is combined with impervious surface ratios, retention requirements and other restrictions, the ability to mix uses becomes possible.” However, the City proposes to rezone the property to a zoning category (CCS-1) that would restrict the maximum FAR to 0.55, limiting intensity on the site.

The proposed PR-MU can be considered an appropriate designation for the amendment in that it can provide the “*ability for mixed-use corridor where shops, offices and residential units can mix together.*” According to the City’s SAP requirements, this site has the potential to accommodate a mixed-use residential and non-residential project. It is also important to note that the CCS-1 zoning category proposed for the site allows for target employment and other limited industrial uses.

The majority of the 34th Street corridor in the surrounding area is primarily designated PR-MU, except for this eastern side of the block containing the amendment area, which is designated IL.

The current 0.3 acres of the Water/Drainage Feature (W/DF) designation is proposed to be amended to PR-MU. According to Section 2.3.3.9.1 of the Countywide Rules; “water bodies of less than three acres shall be as shown on the Countywide Plan Map based on the map as amended through September 30, 1995; and thereafter may be added or deleted at the request of the local government with jurisdiction through the map amendment or map adjustment process.” Since this “water body” is a man-made retention area less than 3 acres in size, the amendment from the W/DF designation can be deemed consistent with the Countywide Rules.

This amendment can be deemed 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 proposed amendments designating the PR-MU plan category meet the requirements found in Section 4.2.7.6 of the Countywide Rules.

This amendment can be deemed consistent with this Relevant Countywide Consideration.

- 6) **Adjacent To or Impacting An Adjoining Jurisdiction or Public Educational Facility** – The amendment area is not adjacent to, nor does 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.

- 7) **Reservation of Industrial Land** – The amendment involves the Industrial Limited category and is therefore subject to the Countywide Rules criteria regarding conversion of this category. The Council and the Countywide

Planning Authority may, at their discretion, consider approving such amendments based on a balancing of the five criteria below:

- Target Employment Opportunities

The extent to which the uses within the proposed category can potentially provide target employment opportunities, as compared to those that can potentially be available within the current industrial plan category.

The proposed PR-MU category as implemented in St. Petersburg's Vision 2020 Special Area Plan and the proposed CCS-1 zoning district allows a variety of Commercial uses, Residential dwellings, and Office and Light Manufacturing/Assembly (Class A) uses as permitted uses. Research/Development uses are allowed as special exceptions, the latter of which can provide for target employment. This combination of PR-MU and CCS-1 does therefore provide the potential to allow a target employment use on site; although there is no guarantee that this will occur. As offered by the applicant, a minimum of 2.8 acres of the site will be preserved for a target employment use, which would guarantee that the site would be available for only a target employment use. At the allowable floor area ratio of 0.55 on 2.8 acres, approximately 67,000 square feet of target employment use could be developed.

The current IL designation offers a wider range of allowable target employment uses, including the two uses that could potentially be allowed under the PR-MU designation. At the allowable industrial zoning floor area ratio of 0.65 on the full 6.1 acres, approximately 172,700 square feet of target employment use could be developed.

- Amendment Site Characteristics

Under the current or proposed category, the extent to which the site can continue to support target employment uses due to the site's size, configuration, and physical characteristics, and is able to accommodate the provision of site access, loading, and other necessary site improvements.

The extent to which the proposed site will be, or is now, used for unique and high-priority functions such as water-dependent or working waterfront uses.

The site has been underutilized since 1959; the parking lot on the site is used primarily for overflow parking for the Times facility on the east.

The site is somewhat narrow and may limit location of certain target employment uses, however it does not preclude locating a target employment use. The site also has direct access to an arterial roadway (34th Street N.) as well as abuts an active railroad line.

No unique and high-priority functions are currently operating or proposed for the site.

- *Amendment Area Characteristics*

The extent to which the uses within the current or proposed category relate to surrounding and nearby uses and plan classifications, including their compatibility with such uses and plan classifications.

The extent to which industrial uses can benefit from or provide benefit to, adjoining or nearby properties.

The extent to which the proposed site will be used for unique and high-priority functions, including, but not limited to, transit-oriented uses.

The site is part of a larger 36 acre area designated Industrial Limited with active industrial uses. Surrounding this industrial area is a mixture of residential, commercial, and office uses. Many uses within both the current IL category as well as the proposed PR-MU category can benefit from the uses surrounding the site as well as provide significant benefit to the nearby uses. They can also be considered compatible with the surrounding uses.

The surrounding area would benefit from having employees from the site patronize area business, and other benefits associated with industrial uses located near other suppliers and related business. Additionally, the employees of any target employment use could benefit from having uses nearby that serve their needs, especially if the site were to be fully integrated with the surrounding area, as suggested in Vision 2020 and as made part of the conditions for approval of the amendment. The site user could benefit from having residential areas nearby that could house their employees.

Furthermore, 34th Street currently has a very active transit presence, and is a proposed enhanced transit corridor under Greenlight Pinellas, as well as the updated Countywide Plan, that would support transit-oriented uses. It should be noted that mixed uses normally generate fewer automobile trips than other single-use developments. This is due to the transit, walking, and bicycling infrastructure typically provided, and due to the close proximity of residential and non-residential uses, reducing the need for an automobile to access uses.

No unique and high-priority functions are currently operating or proposed for the site.

- *Supporting Transportation and Infrastructure Characteristics*

The location of the property in relationship to, and the current or proposed uses' need for, access to the arterial and thoroughfare network, mass transit, airport, and rail, as well as other infrastructure and service facilities, including water, sewer, stormwater, and parking, and their respective capacities.

Approximately half of the site is being used as a parking lot for the Tampa Bay Times printing and distribution center and the other half is vacant. The site has good access on 34th Street N., an arterial roadway that allows users to gain access to Interstate 275 within a 10 minute drive. The site also fronts on an active CSX railroad lane, which runs along the eastern border of the site. The site has city infrastructure and services available to accommodate development on this site.

- *Supporting Redevelopment Plans and/or Special Area Plans*

The extent to which any amendment is included as part of a community redevelopment plan and/or special area plan that has evaluated and addressed the potential to support target employment uses in the redevelopment area proposed to be reclassified from an industrial designation.

The proposed amendment to the PR-MU category would cause the amendment area to become part of St. Petersburg's Vision 2020 Special Area Plan. In addition to commercial and residential uses, the proposed category supports target employment uses: Office and Light Manufacturing/Assembly (Class A) uses as permitted uses and Research/Development uses as a special exception. In order to address the site's potential to support target employment uses on a minimum (2.8 acres) portion of the site, in addition to the other conditions noted in Council staff's recommendation, the City of St. Petersburg will need to execute a development agreement (including the conditioned items) prior to consideration by the Countywide Planning Authority at their meeting.

Conclusion:

On balance, it can be concluded that the requested alternative compromise recommended amendment from Industrial Limited and Water/Drainage Feature to Planned Redevelopment-Mixed Use is deemed consistent with the Relevant

Countywide Considerations found in the Countywide Rules subject to the noted conditions.

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 recommended 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 st 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. OTHER PAC BUSINESS/PAC DISCUSSION AND UPCOMING AGENDA	<u>None</u>	
V. <u>ADJOURNMENT</u>		2:46 pm

Respectfully Submitted,

PAC Chairman

Date

DISCLOSURE OF INTEREST STATEMENT
PPC COUNTYWIDE MAP AMENDMENT

SUBMITTING GOVERNMENT ENTITY: City of St Petersburg

PPC * & CITY/TOWN CASE NUMBER: City File: FLUM -18

PROPERTY OWNERS/REPRESENTATIVE:

Owner

Name: Times Publishing Company
490 1st Avenue South
St. Petersburg, FL 33701

Representative

Name: Marilyn Mullen Healy, Esq.
Adams & Reese, LLP
401 East Jackson Street, Suite 2600
Tampa, FL 33602

ANY OTHER PERSONS HAVING ANY OWNERSHIP INTEREST IN THE SUBJECT PROPERTY: None.

Interests: ___ Contingent ___ Absolute

Name: N/A

Specific

Interest

Held:

INDICATION AS TO WHETHER A CONTRACT EXISTS FOR SALE OF SUBJECT PROPERTY, IF SO: None.

Contract is: ___ Contingent ___ Absolute

All Parties To Contract:

Name: N/A

INDICATION AS TO WHETHER THERE ARE ANY OPTIONS TO PURCHASE SUBJECT PROPERTY, IF SO: None.

All Parties To Option:

Name: N/A

ANY OTHER PERTINENT INFORMATION WHICH APPLICANT MAY WISH TO SUBMIT PERTAINING TO REQUESTED PLAN AMENDMENT:

None.

*** 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>Industrial Limited (IL)</u> |
| 2. Proposed Countywide FLUP Designation(s) | <u>Planned Redevelopment – Mixed Use</u> |

Local Plan Map Information

- | | |
|---|---|
| 1. Local Map Amendment Case Number | <u>FLUM-18</u> |
| 2. Current Local Plan Designation(s) | <u>Industrial Limited (IL)</u> |
| 3. Current Local Zoning Designation(s) | <u>Industrial Suburban (IS)</u> |
| 4. Proposed Local Plan Designation(s) | <u>Planned Redevelopment – Mixed Use</u> |
| 5. Proposed Local Zoning Designation(s) | <u>CCS-1 (Corridor Commercial Suburban)</u> |

Site and Parcel Information

- | | |
|---|--|
| 1. Parcel number(s) of area(s) proposed to be amended -
(and/or legal description, as necessary) | <u>Sec/Twp/Rng/Sub/Blk/Lot
see attached legal descriptions</u> |
| 2. Location | <u>34th Street North & 13th Avenue North</u> |
| 3. Acreage | <u>6.13 acres</u> |
| 4. Existing use(s) | <u>vacant land</u> |
| 5. Existing density and/or floor area ratio | <u>N/A</u> |
| 6. Name of project (if applicable) | <u>N/A</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. | <u>April 17, 2014</u> |
| 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. | <u>N/A</u> |

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. Attached, Ordinance 704-L
2. Copy of local ordinance. Attached
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. Attached, as of January 6, 2014
5. Staff report. Attached
6. Local plan and zoning maps showing amendment area. Attached
7. ~~If applicable, proposed demarcation line for environmentally sensitive areas.~~

Forms available online at www.pinellasplanningcouncil.org/amendment.htm