

7.15.14 #24 a.-b.

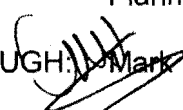



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TO: The Honorable Chair and Members of the Board of County Commissioners, in Your Capacity as the Countywide Planning Authority

THROUGH:  Mark Woodard, Interim County Administrator

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

Michael C. Crawford, AICP
Interim Executive Director

DATE: July 15, 2014

Subject: Proposed Regular Amendments to the Countywide Plan Map

Recommendation:

THE PINELLAS PLANNING COUNCIL RECOMMENDS THE BOARD OF COUNTY COMMISSIONERS (BOARD), IN YOUR CAPACITY AS THE COUNTYWIDE PLANNING AUTHORITY, CONDUCT A PUBLIC HEARING AND APPROVE CASE CW 14-17 AND CASE CW 14-18 AS SUBMITTED BY THE CITY OF LARGO.

Summary Explanation/Background:

The Countywide Planning Authority has received two cases concerning regular amendments to the Countywide Plan Map that were reviewed by the Pinellas Planning Council on June 11, 2014.

Case CW 14-17 – City of Largo:

5.6 acres more or less, located at 18200 US Highway 19 N., proposed to change from Residential Low to Residential/Office/Retail.

The site is developed with an automobile dealership and is currently being used for surface parking of vehicles. Also, a small portion of the site is being leased for a cell phone tower. The applicant proposes to combine this amendment area with the remainder of the parcel (designated Commercial General) for expansion/redevelopment of the existing automobile dealership, specifically, expanded parking and the addition of a carwash facility.

The PPC, by a vote of 8-0, recommended approval of Case CW 14-17.

Case CW 14-18 – City of Largo:

1.25 acres more or less, located at 1260 Donegan Rd., proposed to change from Industrial Limited to Transportation/Utility.

This proposed amendment is submitted by City of Largo and seeks to reclassify four parcels totaling 12.5 acres of land from Industrial Limited (IL) to Transportation/Utility (T/U). The subject area contains a City of Largo public works facility that has been used for outdoor storage since 2001 and as training area for public safety personnel since 2006. These uses will continue on the property.

The PPC, by a vote of 8-0, recommended approval of Case CW 14-18.

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 14-17 INITIATED BY THE CITY OF LARGO 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 2012-245, Laws of Florida; 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 Largo initiated a proposed amendment which was considered at a public hearing by the Pinellas Planning Council on June 11, 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 July 15, 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, as amended, is amended to reflect the changes adopted as follows:

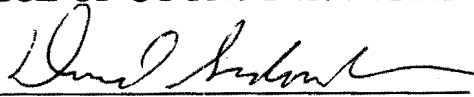
#CW 14-17 5.6 acres m.o.l., located at 18200 US Highway 19 N., from Residential Low to Residential/Office/Retail

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 14-17

City of Largo

**PINELLAS PLANNING COUNCIL
AGENDA MEMORANDUM**

AGENDA ITEM: III B-1.

MEETING DATE: June 11, 2014

SUBJECT: Amendment of the *Countywide Future Land Use Plan Map*
FROM: Residential Low (RL)
TO: Residential/Office/Retail (R/O/R)
AREA: 5.6 Acres m.o.l.
CASE #: CW 14-17
JURISDICTION: City of Largo
LOCATION: 18200 US Highway 19 N.

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

I. BACKGROUND

This proposed amendment is submitted by the City of Largo and seeks to reclassify a 5.6 acre portion of a parcel from Residential Low to Residential/Office/Retail.

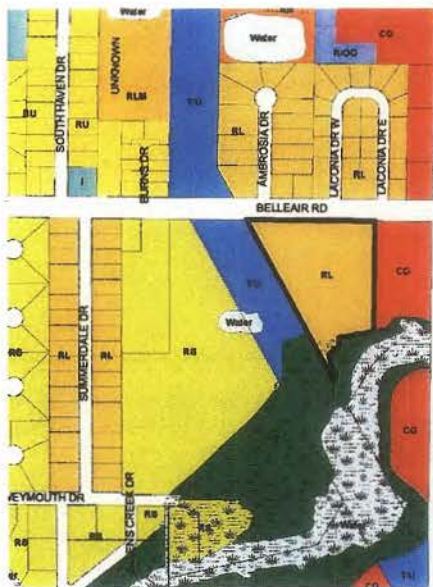
The site is developed with an automobile dealership and is currently being used for surface parking of vehicles. Also, a small portion of the site is being leased for a cell phone tower. The applicant proposes to combine this amendment area with the remainder of the parcel (designated Commercial General) for expansion/redevelopment of the existing automobile dealership, specifically, expanded parking and the addition of a carwash facility.

PINELLAS PLANNING COUNCIL ACTION:

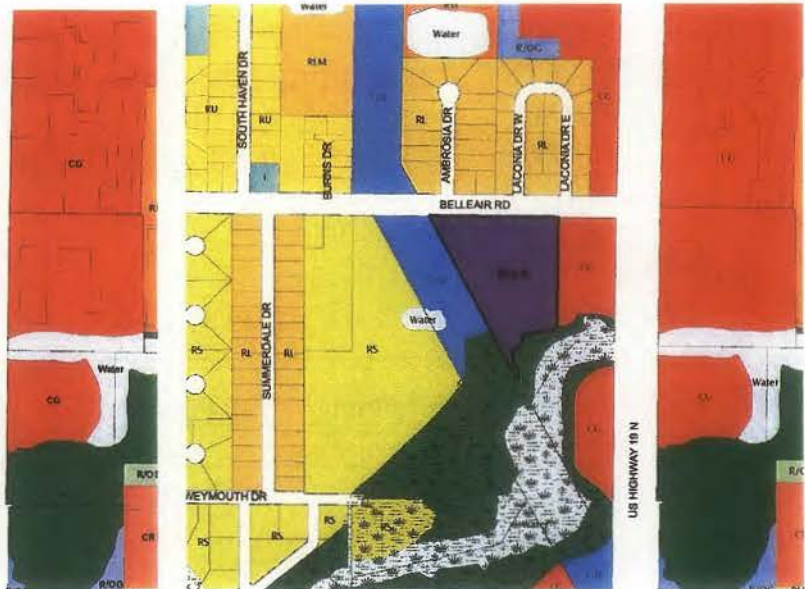
The Council recommended approval of the amendment from Residential Low to Residential/Office/Retail (vote 8-0).

COUNTYWIDE PLANNING AUTHORITY ACTION:

Current Countywide Plan Map



Proposed Countywide Plan Map



II. FINDINGS

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

- A. The proposed Residential/Office/Retail category recognizes the proposed use of the site and is consistent with the criteria for utilization of this categories;
- B. The proposed amendment will impact a roadway where the existing Level of Service is below "D;"
- C. The proposed amendment is located in the Coastal High Hazard Area; and
- D. 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/Office/Retail 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 June 2, 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

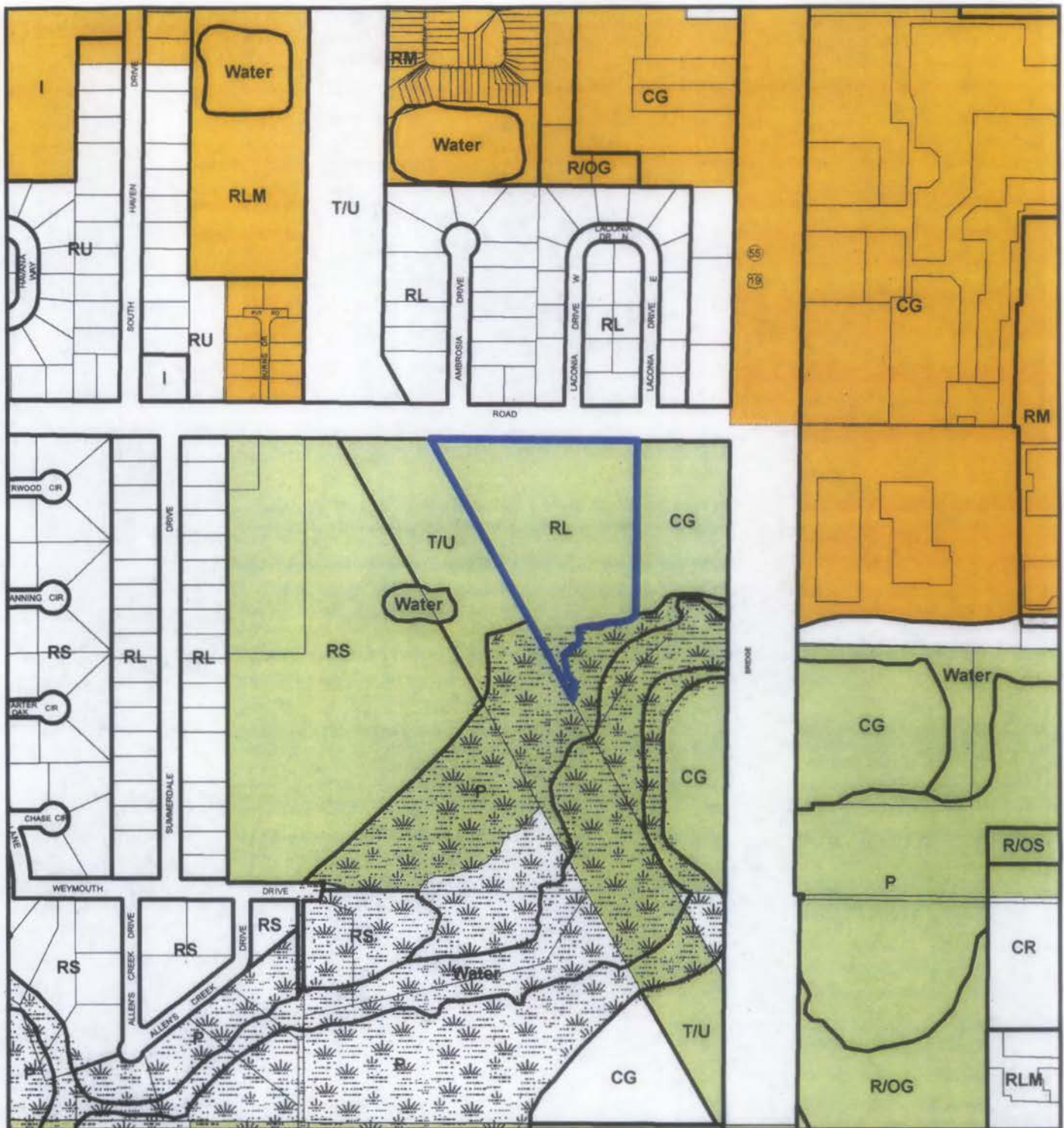
SUBJECT: Case CW 14-17 – Largo

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 June Agenda and then click on corresponding case number).

Support Document 1 Disclosure of Interest Form
Support Document 2 Local Government Application



Map 2 - Current Countywide Plan Map & Jurisdictional Map

FROM: Residential Low

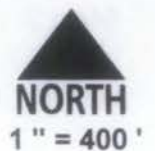
TO: Residential/Office/Retail

AREA: 5.6

CASE #: CW14-17

Jurisdictions

- CLEARWATER
- LARGO
- UNINCORPORATED



PPC PINELLAS
PLANNING
COUNCIL

JURISDICTION: Largo



Map 3 - Aerial

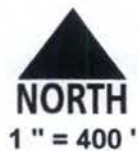
FROM: Residential Low

TO: Residential/Office/Retail

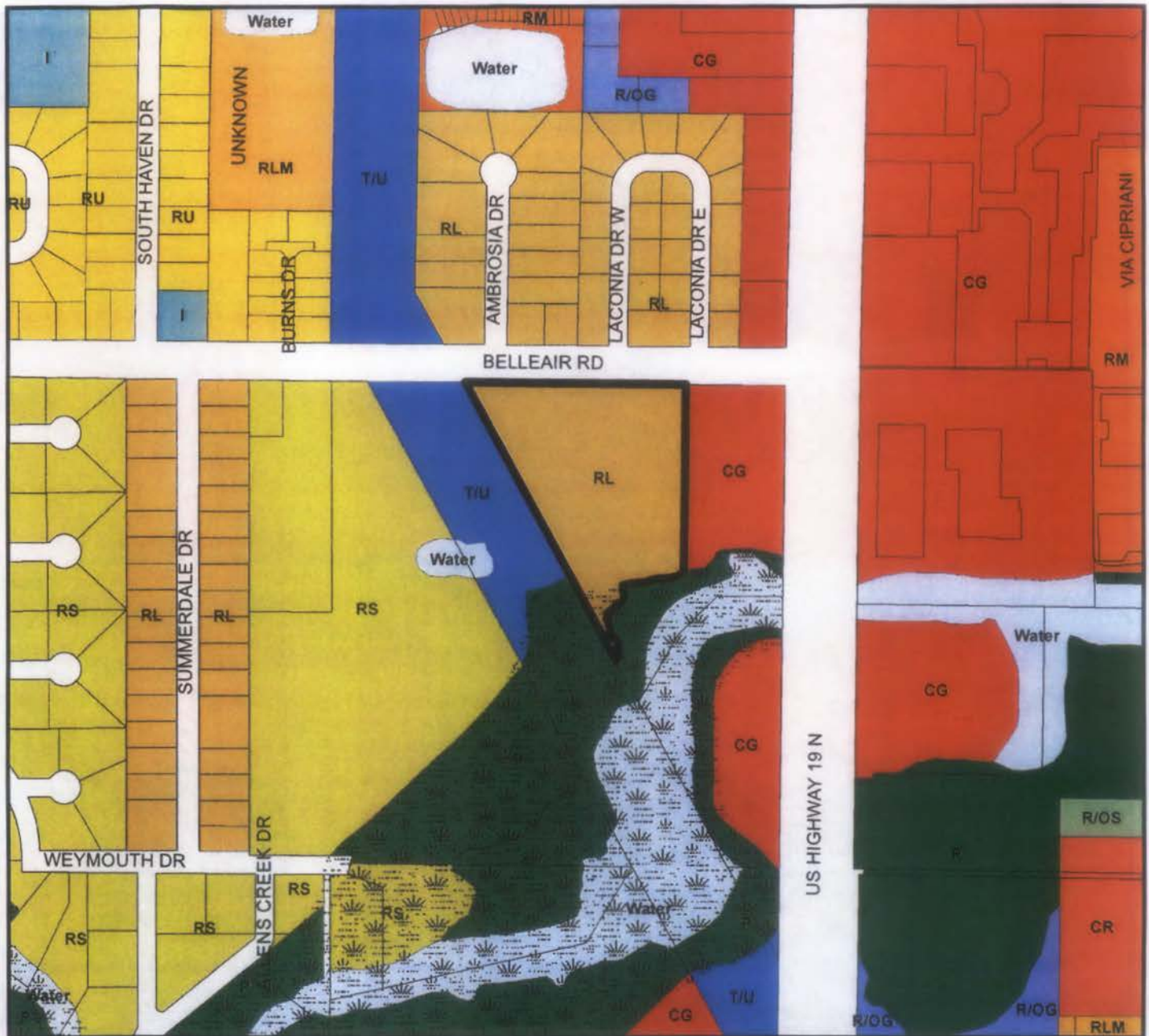
AREA: 5.6

CASE #: CW14-17

JURISDICTION: Largo



PPC PINELLAS
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Map 4 - Current Countywide Plan Map

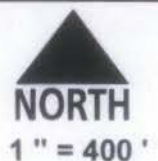
FROM: Residential Low

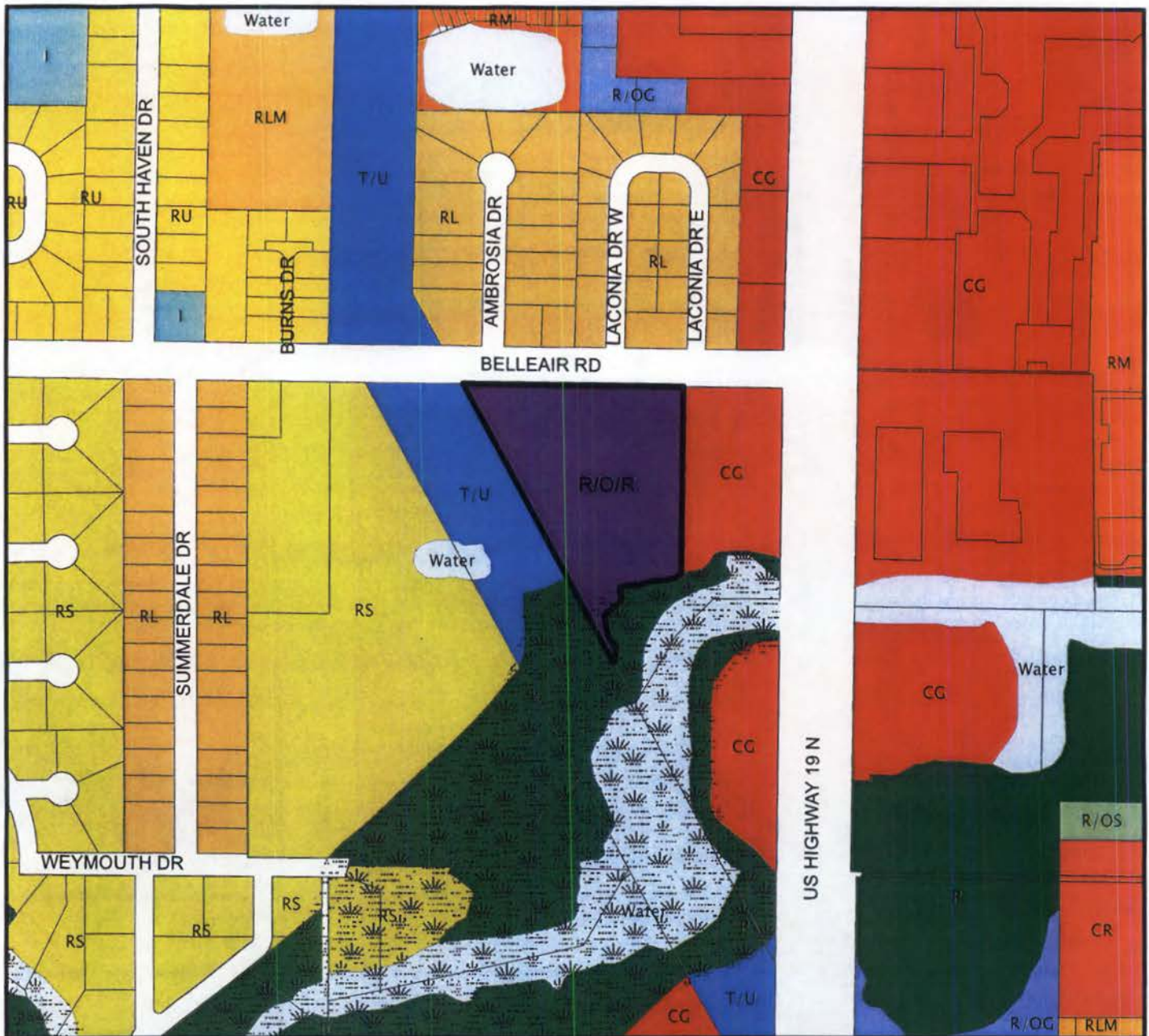
TO: Residential/Office/Retail

AREA: 5.6

CASE #: CW14-17

JURISDICTION: Largo





Legend			
Residential	Mixed Use	Public / Semi-Public	Special Designations
Residential Suburban	Residential/Office General	Preservation	Water
Residential Low	Commercial	Recreation/Open Space	Water/Drainage Feature Overlay
Residential Urban	Commercial Recreation	Institutional	
Residential Low Medium	Commercial General	Transportation/Utility	
Residential Medium	Residential/Office/Retail		

Map 5 - Proposed Countywide Plan Map

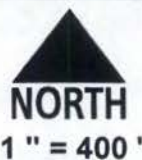
FROM: Residential Low

TO: Residential/Office/Retail

AREA: 5.6

CASE #: CW14-17

JURISDICTION: Largo



PRC PINELLAS
PLANNING
COUNCIL

**Council Staff Analysis
Case CW 14-17: City of Largo
June 11, 2014, PPC Meeting**

Relevant Countywide Considerations:

- 1) **Consistency with the Countywide Plan and Rules** – The subject site consists of a 5.6 acre portion of a parcel and is developed with an automobile dealership and is currently being used for surface parking of vehicles. Also, a small portion of the site is being leased for a cell phone tower. The applicant proposes to combine this amendment area with the remainder of the parcel (designated Commercial General) for expansion/redevelopment of the existing automobile dealership, specifically, expanded parking and the addition of a carwash facility.

The site is adjoined by single-family homes on the north (across Belleair Rd.), a Duke Energy power line corridor adjacent on the west, Allen's Creek on the south, and the remainder of the automobile dealership on the east (fronting US Highway 19 N.).

The current Residential Low (RL) category is used to depict those areas of the county that are now developed, or appropriate to be developed, in a low density residential manner (maximum of 5.0 units per acre); and to recognize such areas as primarily well-suited for residential uses that are consistent with the low density, nonintensive qualities and natural resource characteristics of such areas. The current surface parking on the site is considered an "ancillary nonresidential use" that is an allowable use in the RL category. However, the maximum allowed is 3 acres, which in this case the 5.6 acre site would trip the threshold and require an amendment.

The proposed Residential/Office/Retail (R/O/R) category is used to depict those areas of the county that are now developed, or appropriate to be developed, in residential, office and/or retail commercial use; and to recognize such areas as well-suited for mixed-use of a residential/office/retail character consistent with the surrounding uses, transportation facilities and natural resource characteristics of such areas.

Furthermore, this category is generally appropriate to locations where it would serve as a transition from an urban activity center or more intensive nonresidential use to residential, office or public/semi-public use; and in areas where the size and scale of development will accommodate true mixed residential, office and retail use. These areas are typically in proximity to and served by the arterial and major thoroughfare highway network in and adjacent to activity centers where mixed-use development

allows interaction between uses and encourages mass transit and nonvehicular trips.

This site is consistent with the Purpose of the R/O/R category in that it is contiguous to a mix of uses, including residential and non-residential uses in the surrounding area. The proposed R/O/R on the western portion of the parcel will allow for expansion by the automobile dealership currently developed on the eastern portion of the parcel (Commercial General designation).

Also, the R/O/R designation can serve as a transition from the higher intensity commercial to the east to the lower density residential to the west (with the power line corridor serving as a buffer as well). The R/O/R designation is also considered appropriate in the location as it relates to the Residential Low area north of the site across Belleair Rd. The site is also consistent with the Locational Characteristics of R/O/R in that it will have access to US Highway 19, a major arterial roadway and have access to multiple Pinellas Suncoast Transit Authority bus routes that run along US Highway 19.

Therefore, after weighing all the above considerations, staff has concluded that the proposed amendment of the site to R/O/R can be deemed consistent with this Relevant Countywide Consideration.

- 2) **Adopted Roadway Level of Service (LOS) Standard** – The amendment area will have direct access onto Belleair Rd and secondary access onto US Highway 19, both roadways operating at LOS “F.” When comparing category to category, the difference in traffic generated between the existing and the proposed categories is an increase of 1,618 vehicle trips.

However, US Highway 19 is currently under construction and when completed in 2015 the roadway is projected to have an improved Level of Service and should have adequate capacity to accommodate the anticipated project traffic. Furthermore, a traffic study has been submitted with this application which identifies only an increase of 103 vehicle trips based on the proposed use for the site. This is a minor increase and is significantly lower than the maximum build out of the R/O/R category.

Therefore, this request can be considered consistent with this Relevant Countywide Consideration.

- 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)** – A small portion of the amendment area is located within the CHHA and is therefore subject to the Countywide Rules criteria regarding development in the CHHA. These criteria are used for reviewing proposed amendments that would increase density or intensity, or that would permit certain uses, within the CHHA. The Council and the Countywide Planning Authority may, at their discretion, consider approving such amendments based on a balancing of the ten criteria below:

- *Distinction Between Direct Storm Damage and Damage to Evacuation Routes* – The requested amendment is for a parcel that is included within the CHHA because of evacuation difficulties caused by projected storm damage to evacuation routes, not because of predicted storm damage to the parcel, and where it can be established that adequate evacuation routes are available.

A portion of the amendment area is included in the CHHA because it is directly susceptible to storm damage. With respect to evacuation routes, the site has direct access onto US Highway 19 N., which is a designated hurricane evacuation route.

- *Access to Emergency Shelter Space and Evacuation Routes* – The uses associated with the requested amendment will have access to adequate emergency shelter space as well as evacuation routes with adequate capacities and evacuation clearance times.

Emergency shelter space throughout Pinellas County is in a deficient condition. However, the amendment to R/O/R, with the proposed nonresidential use will eliminate any additional residential shelter need.

- *Utilization of Existing and Planned Infrastructure* – The requested amendment will result in the utilization of existing infrastructure as opposed to requiring the expenditure of public funds for the construction of new, unplanned infrastructure with the potential to be damaged by coastal storms.

The City of Largo does not anticipate that the development will require public funds for construction of new infrastructure to accommodate this proposal.

- *Utilization of Existing Disturbed Areas* – The requested amendment will result in the utilization of existing disturbed areas as opposed to natural areas that buffer existing development from coastal storms.

Development on the subject site will primarily impact disturbed land. No natural buffer areas are proposed to be disturbed.

- Maintenance of Scenic Qualities and Improvements of Public Access to Water – The requested amendment will result in the maintenance of scenic qualities, and the improvement of public access, to the Gulf of Mexico, inland waterways (such as Boca Ciega Bay), and Tampa Bay.

The proposed redevelopment will not change the scenic qualities since the site is currently developed. The proposed expansion of the automobile dealership will have no impacts to public access to Tampa Bay.

- Water Dependent Use – The requested amendment is for uses, which are water dependent.

The proposed automobile dealership expansion is not a water dependent use.

- Integral Part of Comprehensive Planning Process – The requested amendment has been initiated by the local government as an integral part of its comprehensive planning process consistent with the local government Comprehensive Plan.

The City of Largo supports the request, finding that this amendment will cause the use on the site to be considered consistent with their comprehensive plan and compatible with the surrounding area.

- Part of Community Redevelopment Plan – The requested amendment is included in a Community Redevelopment Plan as defined by Florida Statutes for a downtown or other designated redevelopment areas.

The amendment area is not included in a Community Redevelopment Plan or as part of a designated redevelopment area.

- Overall Reduction of Density and Intensity – The requested amendment would result in an increase in density or intensity on a single parcel, in concert with corollary plan amendments which result in the overall reduction of development density or intensity in the surrounding CHHA.

The City of Largo has not proposed corollary reductions in intensity or density to balance this amendment.

- Clustering of Uses – The requested amendment within the CHHA provides for the clustering of uses on a portion of the site outside the CHHA.

Only a small portion of the site is located within the CHHA. This gives the developer ample flexibility to cluster the uses outside of the CHHA.

Therefore, based on a balancing of the criteria, the requested amendment to R/O/R category will have little impact on these criteria and can be approved.

- 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 Unincorporated Pinellas County to the north across Belleair Rd. This amendment will not impact service delivery to the adjacent 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 Low to Residential/Office/Retail is deemed consistent with the Relevant Countywide Considerations found in the Countywide Rules.

PAC AGENDA – SUMMARY AGENDA ACTION SHEET
DATE: JUNE 2, 2014

ITEM	ACTION TAKEN	VOTE
I. <u>MINUTES OF REGULAR PAC MEETING MAY 5, 2014</u>	<u>Approved</u> Motion: Dean Neal Second: Bob Klute	9 – 0
II. <u>REVIEW OF PPC AGENDA FOR JUNE 11, 2014</u> A. <u>Subthreshold Land Use Plan Amendments</u> 1. None	<u>No Action</u>	
B. <u>Regular Land Use Plan Amendments</u> 2. Case CW 14-17: City of Largo	<u>Approved</u> Motion: Dean Neal Second: Lauren Matske Bob Klute provided background information regarding the intended use of the parcel as a support area for the car dealership fronting on US 19.	10 – 0
3. Case CW 14-18: City of Largo	<u>Approved</u> Motion: Dean Neal Second: Renea Vincent Bob Klute spoke briefly to give details on this case, including the intended use by the city as a public works facility. He indicated that the city deemed it important to have the subject parcel improved.	10 – 0
C. <u>Amendment of the Countywide Rules Re: 60-Day Review Period and Advertising/Public Notice</u>	<u>Approved</u> Motion Jan Norsoph Second: Bob Klute Chris Mettler provided an outline of each section in the ordinance and noted upcoming hearing dates. Gordon Beardslee stated that he would like to see a draft of the amended rules that are related to the update of the Countywide Plan prior to the adoption of the new maps (not just the explanatory text) to allow time to review. Matt McLachlan asked for a timeline on the adoption of the Countywide Plan Map and Rules related to the major update; Mike Crawford responded that the hearings should take place this fall, with final approval expected by December 2014.	10 – 0

D. <u>Annexation Report – May 2014</u>	<u>No Action – Information Only</u> Michael Schoderbock gave a synopsis of the report.	
E. <u>CPA Actions May 2014</u>	<u>No Action – Information Only</u> A brief discussion of St. Petersburg's Case CW14-16 was mentioned; Mike Crawford outlined the reasons for the PPC's recommendations.	
F. <u>MPO/PPC Unification Update</u>	<u>No Action – Information Only</u> Mike Crawford indicated that the MPO/ local government interlocal agreement was pending amendment and, until that is completed, the new unified MPO/ PPC could not be seated. However, this could occur as early as July, but seating would most likely not take place until September.	
G. <u>Countywide Plan and Transportation Update</u>	<u>No Action – Information Only</u>	
H. <u>Countywide Plan Map Adjustments – Official Acceptance</u>	<u>Approved</u> Motion: Dean Neal Second: Jan Norsoph Mike Schoderbock announced that map adjustments are now being processed as needed, instead of bi-annually as before. He gave a brief synopsis of each map adjustment.	10 – 0
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>		2:21 pm

Respectfully Submitted,

PAC Chairman

Date

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

SUBMITTING GOVERNMENT ENTITY: City of Largo

PPC OR CITY/TOWN CASE NUMBER: FLUM 14-02 (Ordinance No. 2014-43)

PROPERTY OWNERS/REPRESENTATIVE:

Name:

Brian A. Barker, PE (Applicant) Phone number: 727-822-4151
(Agent for Dick Norris Pontiac GMC Inc. (Property Email: brian@deuelengineering.com Owner))
Clearwater Office:
565 S. Hercules Ave
Clearwater, FL 33764

ANY OTHER PERSONS HAVING ANY OWNERSHIP INTEREST IN THE SUBJECT PROPERTY: NONE

Interests: N/A Contingent: N/A Absolute: N/A

Name: N/A

Specific Interest Held: N/A

INDICATION AS TO WHETHER A CONTRACT EXISTS FOR SALE OF SUBJECT PROPERTY, IF SO: PROPERTY IS OWNED BY APPLICANT

Contract is: Contingent N/A Absolute N/A

All Parties To Contract:

Name: N/A

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

All Parties To Option:

Name: N/A Name: N/A

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

Attached is a copy of the Transmittal Packet sent to the State Land Planning Agency. Please use all information provided in said packet to aid you with the review of this Future Land Use Map 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) Residential Low (RL)
2. Proposed Countywide FLUP Designation(s) Residential/Office/Retail (ROR)

Local Plan Map Information

1. Local Map Amendment Case Number FLUM 14-02 (ORDINANCE NO. 2014-43)
2. Current Local Plan Designation(s) Residential Low (RL)
3. Current Local Zoning Designation(s) N/A
4. Proposed Local Plan Designation(s) Residential/Office/Retail (ROR)
5. Proposed Local Zoning Designation(s) N/A

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) 30/29/16/00000/110/0100(see attachments)
2. Location 18200 U.S. Highway 19 North
3. Acreage Total Parcel-10.13 more or less
Proposed Area-5.62 more or less
4. Existing use(s) Car Dealership and Parking
5. Existing density and/or floor area ratio Contains a car dealership and storage building;
38,763 sq. ft.(8.78% total FAR)
6. Name of project (if applicable) Dick Norris Future Land Use Map
Amendment

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. April 15, 2014
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. 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.

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