

7.15.14 #24a-b.

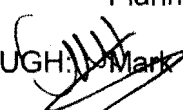



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TO: The Honorable Chair and Members of the Board of County Commissioners, in Your Capacity as the Countywide Planning Authority

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 14-18 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 14-18 1.25 acres m.o.l., located at 1260 Donegan Rd., from Industrial Limited to Transportation/Utility

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 14-18

City of Largo

PINELLAS PLANNING COUNCIL AGENDA MEMORANDUM

AGENDA ITEM: III B-2.

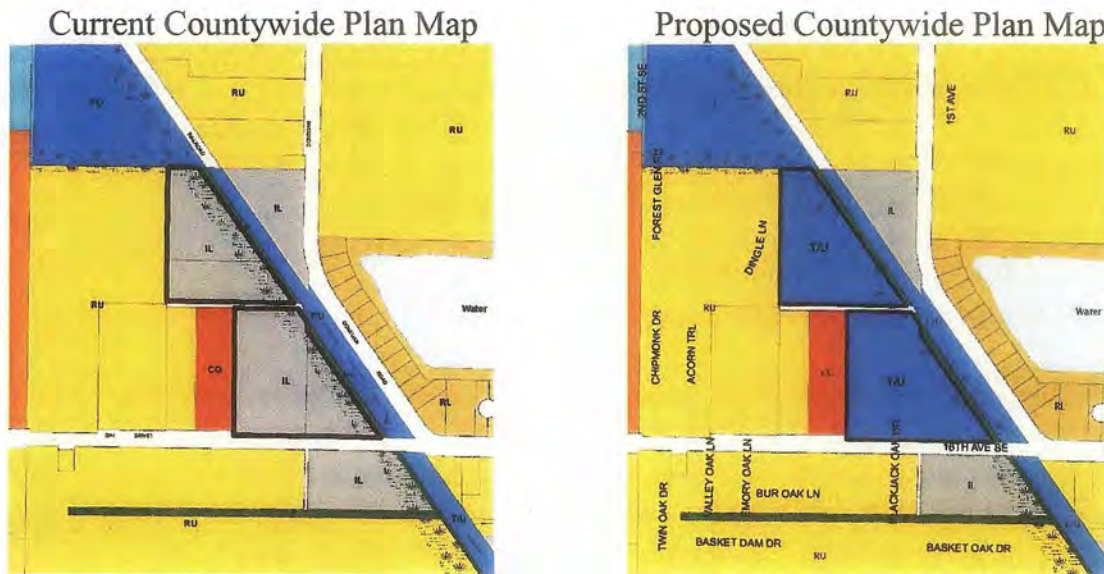
MEETING DATE: June 11, 2014

SUBJECT: Amendment of the *Countywide Future Land Use Plan Map*
FROM: Industrial Limited (IL)
TO: Transportation/Utility (T/U)
AREA: 12.5 Acres m.o.l.
CASE #: CW 14-18
JURISDICTION: City of Largo
LOCATION: 1260 Donegan Rd.

RECOMMENDATION: Council Recommend To The Countywide Planning Authority That The Proposed Map Amendment To Transportation/Utility Be Approved.

I. BACKGROUND

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.



PINELLAS PLANNING COUNCIL ACTION:

The Council recommended approval of the amendment from Industrial Limited to Transportation/Utility (vote 8-0).

COUNTYWIDE PLANNING AUTHORITY ACTION:

II. FINDINGS

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

- A. The proposed T/U category is consistent with the criteria for utilization of the category;
- B. The amendment meets the balancing criteria for an amendment that involves a loss of industrially designated land; and
- C. The 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 recommendation to the Transportation/Utility 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).

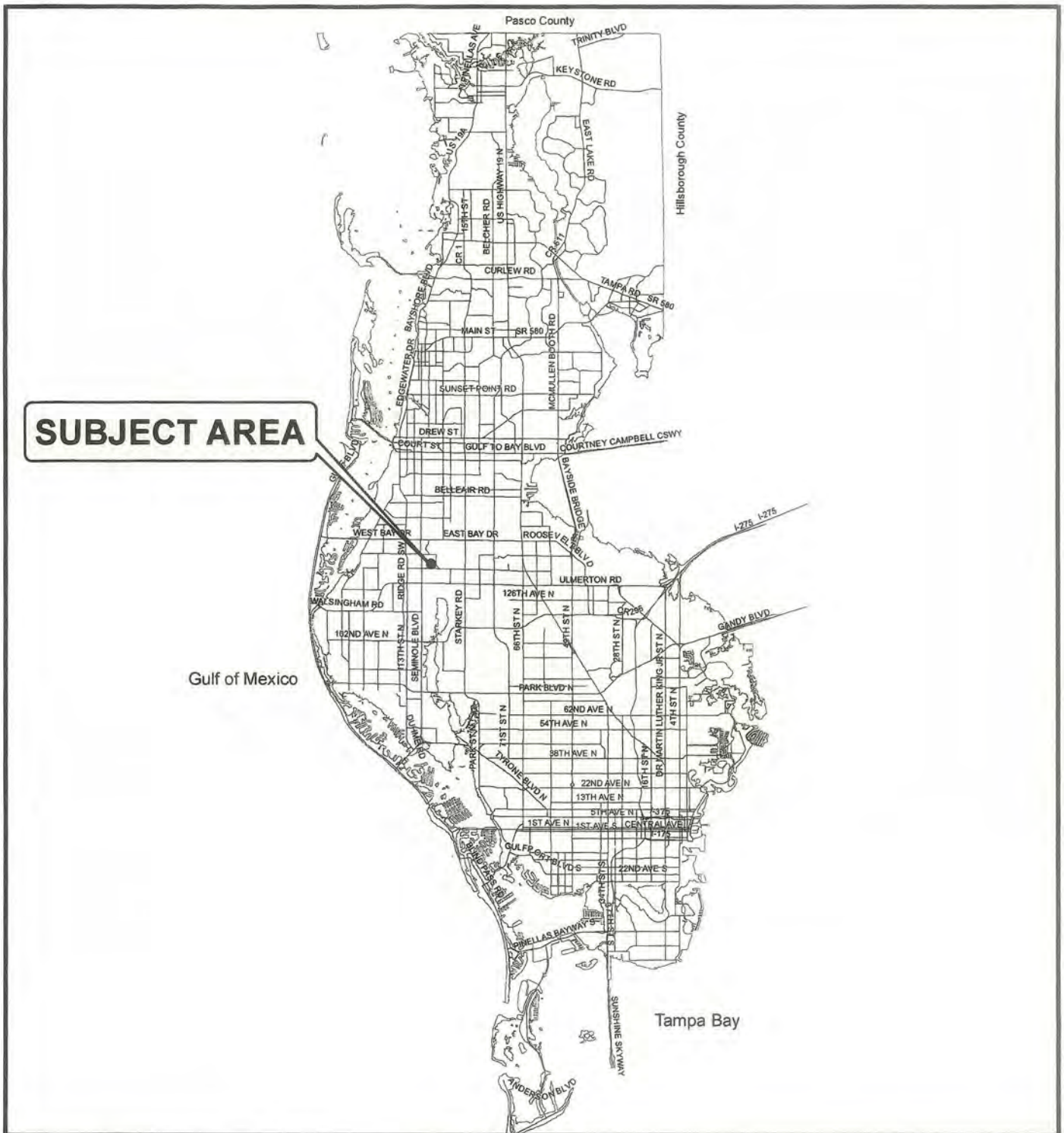
IV. LIST OF MAPS & ATTACHMENTS

| | |
|-------|--|
| Map 1 | Location |
| Map 2 | Current Countywide Plan & Jurisdiction Map |
| 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 June 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

TO: Transportation/Utility

AREA: 12.5 Acres

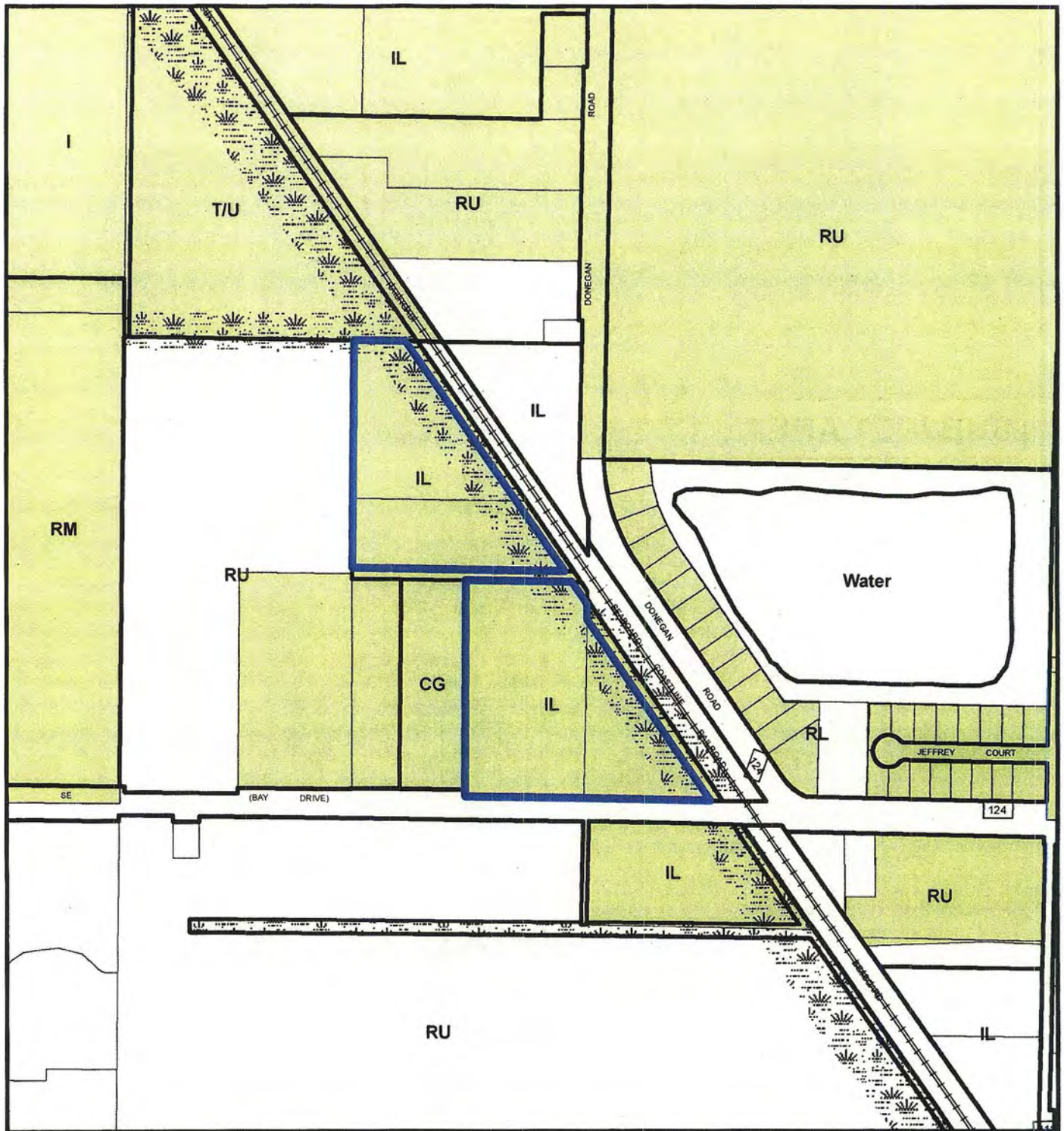
CASE #: CW14-18

JURISDICTION: Largo



1" = 26,000'

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

FROM: Industrial Limited


TO: Transportation/Utility

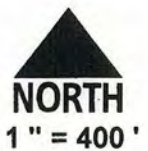
AREA: 12.5

CASE #: CW14-18

Jurisdictions

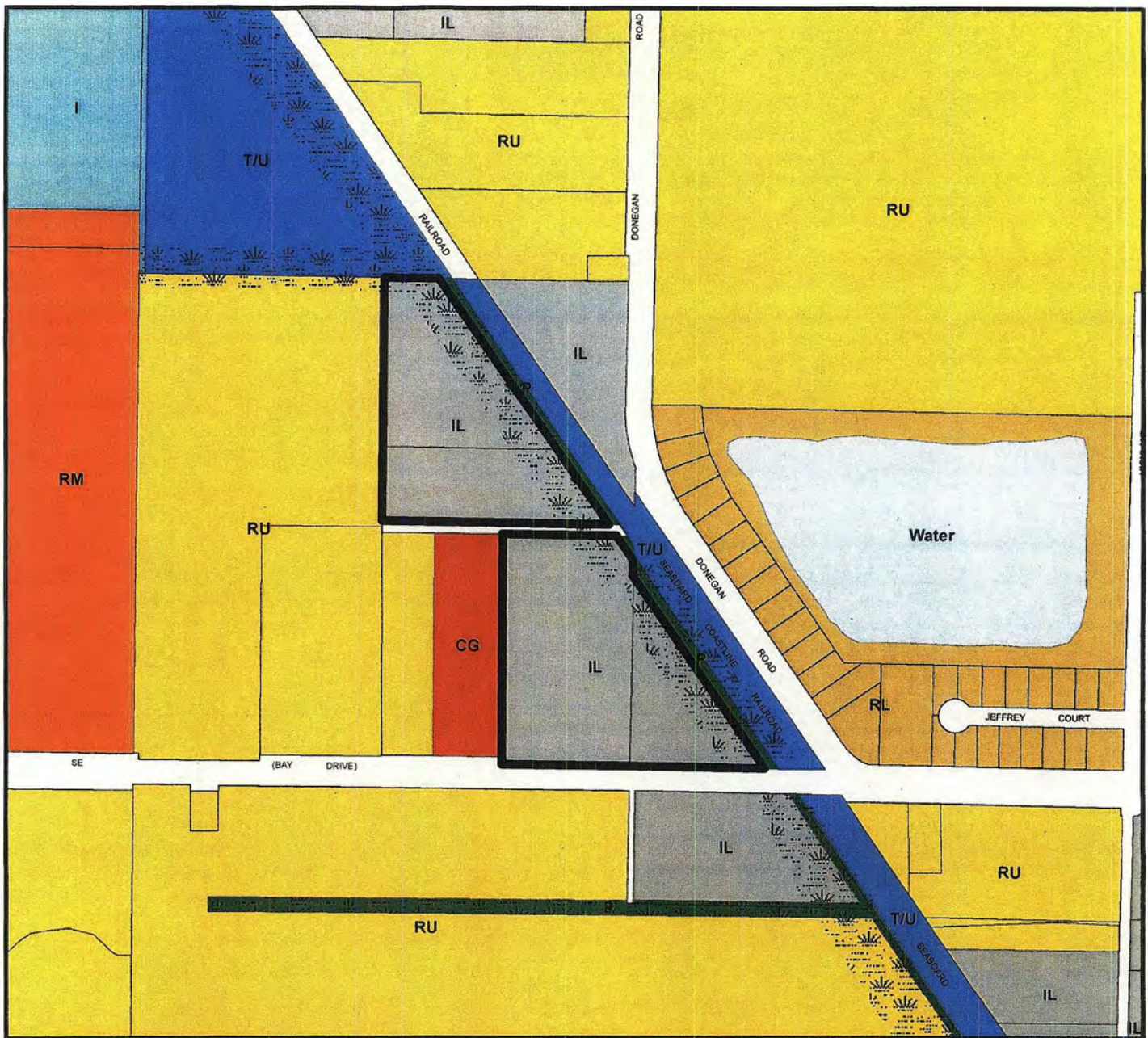
 LARGO

 UNINCORPORATED



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JURISDICTION: Largo



Legend

Residential

- Residential Low
- Residential Urban
- Residential Medium

Commercial

- Commercial General

Industrial

- Industrial Limited

Public / Semi-Public

- Preservation
- Institutional
- Transportation / Utility

Special Designations

- Water
- Water/Drainage Feature Overlay

Map 4 - Current Countywide Plan Map

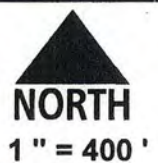
FROM: Industrial Limited

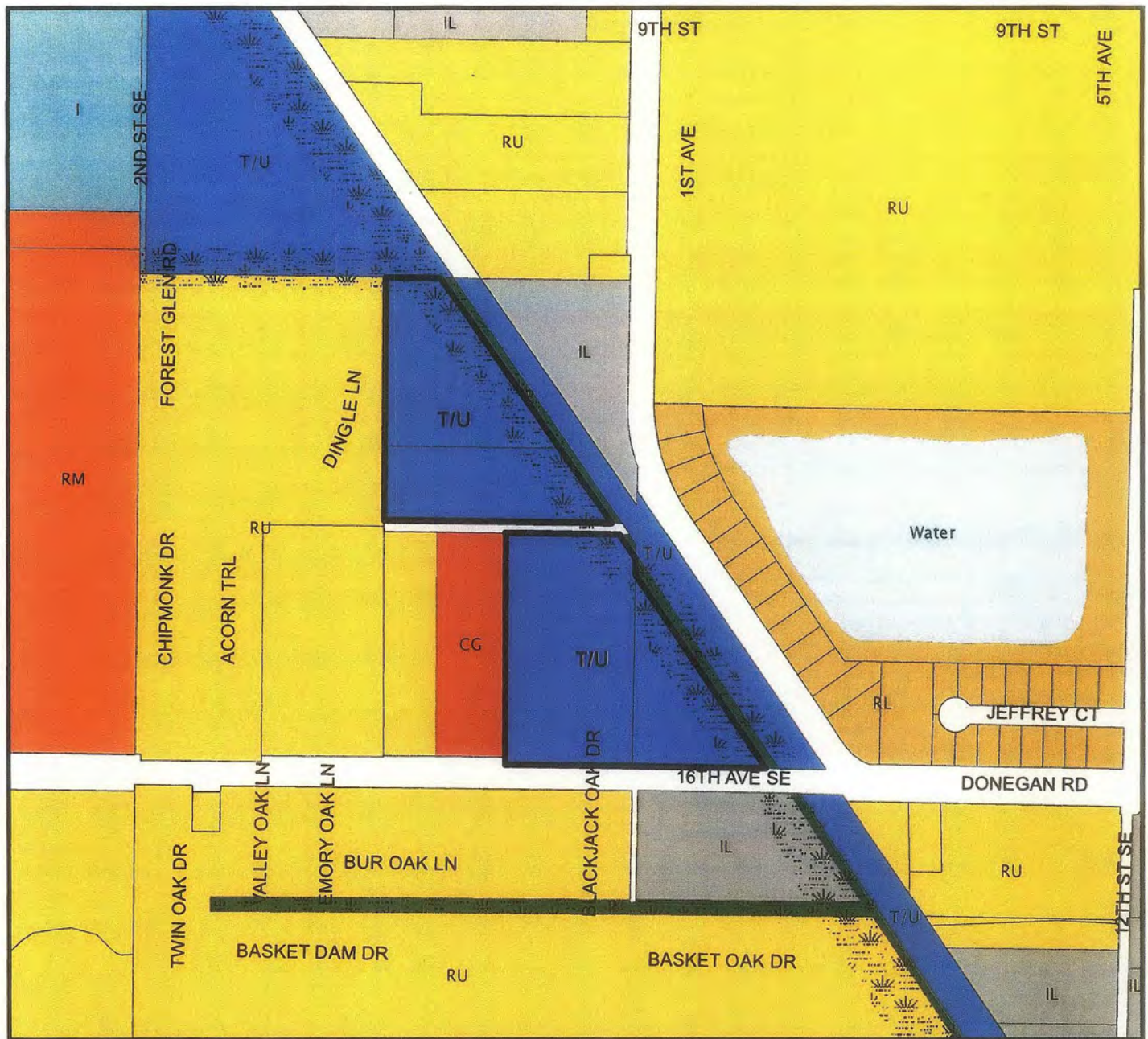
TO: Transportation/Utility

AREA: 12.5

CASE #: CW14-18

JURISDICTION: Largo





| Residential | | Commercial | | Public / Semi-Public | | Special Designations | |
|-------------|--------------------|------------|--------------------|----------------------|------------------------|----------------------|--------------------------------|
| | Residential Low | | Commercial General | | Preservation | | Water |
| | Residential Urban | | Industrial Limited | | Institutional | | Water/Drainage Feature Overlay |
| | Residential Medium | | | | Transportation/Utility | | |

Map 5 - Proposed Countywide Plan Map

FROM: Industrial Limited

TO: Transportation/Utility

AREA: 12.5

CASE #: CW14-18

JURISDICTION: Largo

NORTH
1" = 400'

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**Council Staff Analysis
Case CW 14-18: Largo
June 11, 2014, PPC Meeting**

Relevant Countywide Considerations:

- 1) **Consistency with the Countywide Plan and Rules** – The subject area consists of four parcels totaling 12.5 acres of land. 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 site is adjoined by a City of Largo public works facility on the north, a mobile home park and Elk's Lodge on the south (across 16th St. SE), a mobile home park and vacant commercial land on the west, and CSX railroad on the east, with single-family homes and vacant industrial land east of the railroad.

| Countywide Future Land Use | Current Acreage | Proposed Acreage |
|-----------------------------------|------------------------|-------------------------|
| Industrial Limited (IL) | 12.5 | - |
| Transportation/Utility (T/U) | - | 12.5 |
| TOTAL | 12.5 | 12.5 |

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 12.5 acre subject site is of sufficient size to support an industrial/mixed use development, including a target employer. Additionally, the site abuts an active railroad, which could benefit various uses associated with the IL category. However, the site access to an arterial road (Seminole Blvd.) is from a local, mostly residential serving roadway. Also, the site's isolated location makes it difficult to be developed in a way that integrates with surrounding industrially designated properties.

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 adjacent to the single family uses to the west can be consistent with these surrounding uses when appropriate limitations are put in place to ensure compatibility.

The Countywide Rules state that the proposed T/U category is generally appropriate to those air and sea transport terminals, utility installations, major transmission lines, refuse disposal, and public works facilities serving the county; and to reflect the unique siting requirements and consideration to adjoining uses required in the placement of these facilities. Furthermore, this category is used to depict those areas of the county that are now used, or appropriate to be used, for transport and public/private utility services.

The amendment area, which is currently being used by the City of Largo as a public works facility serving the surrounding areas, is consistent with the proposed T/U category. This proposed category will allow the City of Largo to continue to provide services to city residents and businesses as well as provide flexibility for any future redevelopment of the City's public works operations. Additionally, it will align the designation on the subject area with the T/U designation that is already in place on the City's public works facility adjacent on the north.

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 amendment area is not located in a redevelopment area, so these policies are not applicable.
- 6) **Adjacent To or Impacting An Adjoining Jurisdiction or Public Educational Facility** – The amendment area is adjacent to unincorporated Pinellas County on the west and east. This amendment will not impact delivery of services to these unincorporated areas.

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 T/U category does not directly provide for target employment uses. The category does allow for airports or seaports, which both could support target employers. However, the property size and location would prohibit either an airport or seaport.

The current IL designation offers a wide range of allowable target employment uses.

- **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 is owned by the City of Largo and used for public works and public safety services uses that service the surrounding area, including residential and non-residential uses in the city.

While the site's size, 12.5 acres, is large enough to support a target employment use and is adjacent to an active railroad line, the site is

located at the dead-end of a residential, local street (16th St SE), removed from an arterial roadway (Seminole Blvd.).

No unique and high-priority functions are 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 amendment site is part of a larger City of Largo public works complex. Surrounding the amendment site is a mixture of residential, institutional, utility uses, and vacant land. Many uses within the proposed T/U category can be considered compatible with the surrounding uses.

No unique and high-priority functions are 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.

The site is accessed by a two lane undivided local street that dead-ends just to the east of the site. The site does not have good access to the arterial and thoroughfare roadway network. Essentially, a site of this size to be used by industrial uses, benefits from having access to major transportation facilities. The area surrounding this amendment does not exhibit such beneficial transportation infrastructure.

The surrounding area would not benefit from an industrial use locating on the site. The site has poor access to the county's arterial roadway network, there is no transit near the site, and the site is being used by

City of Largo for public works function, with no plans for any private redevelopment.

The site also fronts on an active CSX railroad lane, which runs along the eastern border of the site and could serve an industrial user. However, without good access to an arterial roadway the benefit to railway access would be diminished. The site has city infrastructure and services available to 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 T/U category is not part of a community redevelopment plan or special area plan. The amendment area is owned by the City of Largo and is proposed to be used for City public works functions consistent with the T/U category.

Conclusion:

On balance, it can be concluded that the requested amendment from Industrial Limited to Transportation/Utility 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 14-03 (Ordinance No. 2014-44)

PROPERTY OWNERS/REPRESENTATIVE:

Name:

Property Owner and Applicant
City of Largo, Public Works Department
Brian Usher, Public Works Director
1000 2nd Street SE
Largo, Florida 33771

Phone number: 727-587-6741

Email: busher@largo.com

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) Industrial Limited (IL)
2. Proposed Countywide FLUP Designation(s) Transportation/Utility (T/U)

Local Plan Map Information

1. Local Map Amendment Case Number FLUM 14-03 (ORDINANCE NO. 2014-44)
2. Current Local Plan Designation(s) Industrial Limited (IL)
3. Current Local Zoning Designation(s) N/A
4. Proposed Local Plan Designation(s) Transportation Utility (T/U)
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) 03/30/15/47970/100/1800,
03/30/15/47970/100/1801,
02/30/15/47952/200/2400, and
03/30/15/47970/100/2500,(see attachments)
2. Location 1260 Donegan Road, 751 16th Avenue SE,
including two northern vacant parcels
3. Acreage 12.56 more or less
4. Existing use(s) City of Largo Public Works Department
Outdoor Storage and Fire Tower
5. Existing density and/or floor area ratio Contains a fire tower that is approximately 40'
in height and 858 square feet in area, 2 one-
story wood structures
6. Name of project (if applicable) Public Works 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