



COMMISSION AGENDA:

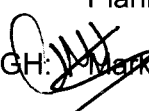
8.5.14 #2

COUNCIL MEMBERS

310 Court Street • Clearwater, Florida 33756-5137
Telephone 727.464.8250 • Fax 727.464.8212
www.pinellasplanningcouncil.org

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Mayor Sam Henderson
Councilmember Jim Kennedy
Vice Mayor Joanne "Cookie" Kennedy
Vice Mayor Jerry A. Mullins
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 

DATE: August 5, 2014

Michael C. Crawford, AICP
Interim Executive Director

Subject: Proposed Subthreshold Amendment 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 14-19 AS SUBMITTED BY THE CITY OF LARGO.

Summary Explanation/Background:

The Countywide Planning Authority has received one case concerning a subthreshold amendment to the Countywide Plan Map that was reviewed by the Pinellas Planning Council on July 9, 2014.

Case CW 14-19 – City of Largo:

.9 acres more or less, located at 15150 62nd Street, proposed to change from Residential Urban to Industrial Limited.

This proposed amendment is submitted by the City of Largo and seeks to reclassify a 0.9 acre portion of parcel of land from Residential Urban to Industrial Limited. The remaining 46 acres of the parcel is already designated Industrial Limited. This amendment qualifies as a Type A Subthreshold amendment since it is less than one acre in size. The subject site is vacant. The applicant proposes to use the site for warehousing and storage for the Pinch A Penny site to the south, which is developed on the 46 acres currently designated Industrial Limited.

The PPC, by a vote of 8-0, recommended approval of Case CW 14-19.

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 14-19 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 July 9, 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 August 5, 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 14-19 0.9 acres more or less, located at 15150 62nd Street, from Residential Urban to Industrial Limited.

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 14-19

City of Largo

PINELLAS PLANNING COUNCIL AGENDA MEMORANDUM

AGENDA ITEM: III B-1.

MEETING DATE: July 9, 2014

SUBJECT: Amendment of the *Countywide Future Land Use Plan Map*
FROM: Residential Urban (RU)
TO: Industrial Limited (IL)
AREA: 0.9 Acres m.o.l.
CASE #: CW 14-19
JURISDICTION: City of Largo
LOCATION: 15150 62nd St.

RECOMMENDATION:

Council recommend to the Countywide Planning Authority that the proposed map amendment to Industrial Limited be approved.

BACKGROUND

This proposed amendment is submitted by the City of Largo and seeks to reclassify a 0.9 acre portion of parcel of land from Residential Urban to Industrial Limited. The remaining 46 acres of the parcel is already designated Industrial Limited. This amendment qualifies as a Type A Subthreshold amendment, since it is less than 1 acre in size.

The subject site is vacant. The applicant proposes to use the site for warehousing and storage for the Pinch A Penny site to the south, which is developed on the 46 acres currently designated IL.

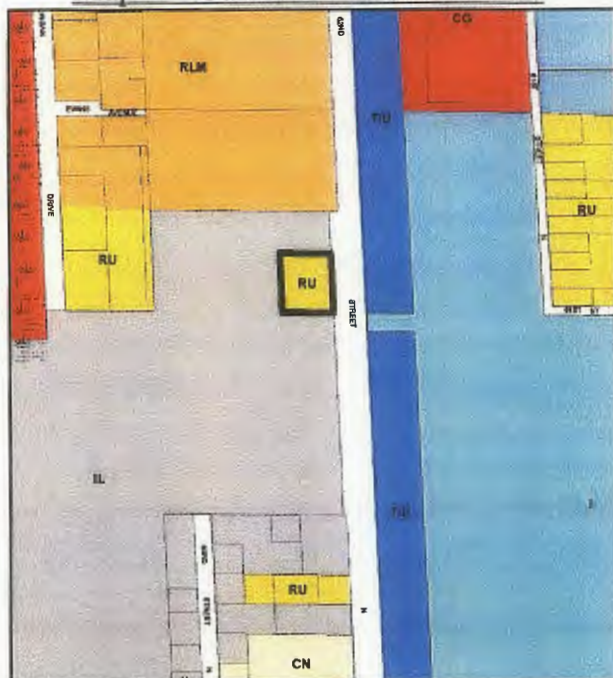
PINELLAS PLANNING COUNCIL ACTION:

The Council recommended approval of the amendment from Residential Urban to Industrial Limited (vote 8-0).

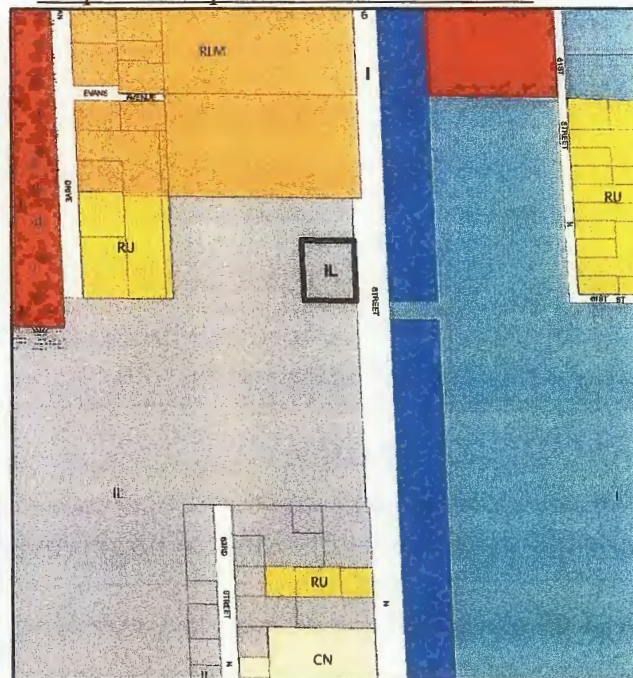
COUNTYWIDE PLANNING AUTHORITY ACTION:

SUBJECT: Case CW 14-19 – City of Largo

Map 1 – Current Future Land Use



Map 2 – Proposed Future Land Use



II. FINDINGS

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

- A. The proposed amendment qualifies as a subthreshold amendment (Type A); and
- B. The proposed amendment to Industrial Limited recognizes the proposed use for the site and is consistent with the criteria for utilization of this category.

Please see accompanying attachments and documents in explanation and support of the findings.

The Council and CPA may, upon a majority vote of members present and constituting a quorum, remove a subthreshold amendment from the subthreshold portion of the agenda for separate consideration, in which event the amendment may be discussed and acted upon at that same meeting or continued to the next available meeting with an analysis of any issues identified by the Council or CPA.

III. PLANNERS ADVISORY COMMITTEE (PAC)

At their June 30, 2014 meeting, the PAC members discussed and recommended approval of staff recommendation (vote 8-0).

SUBJECT: Case CW 14-19 – City of Largo

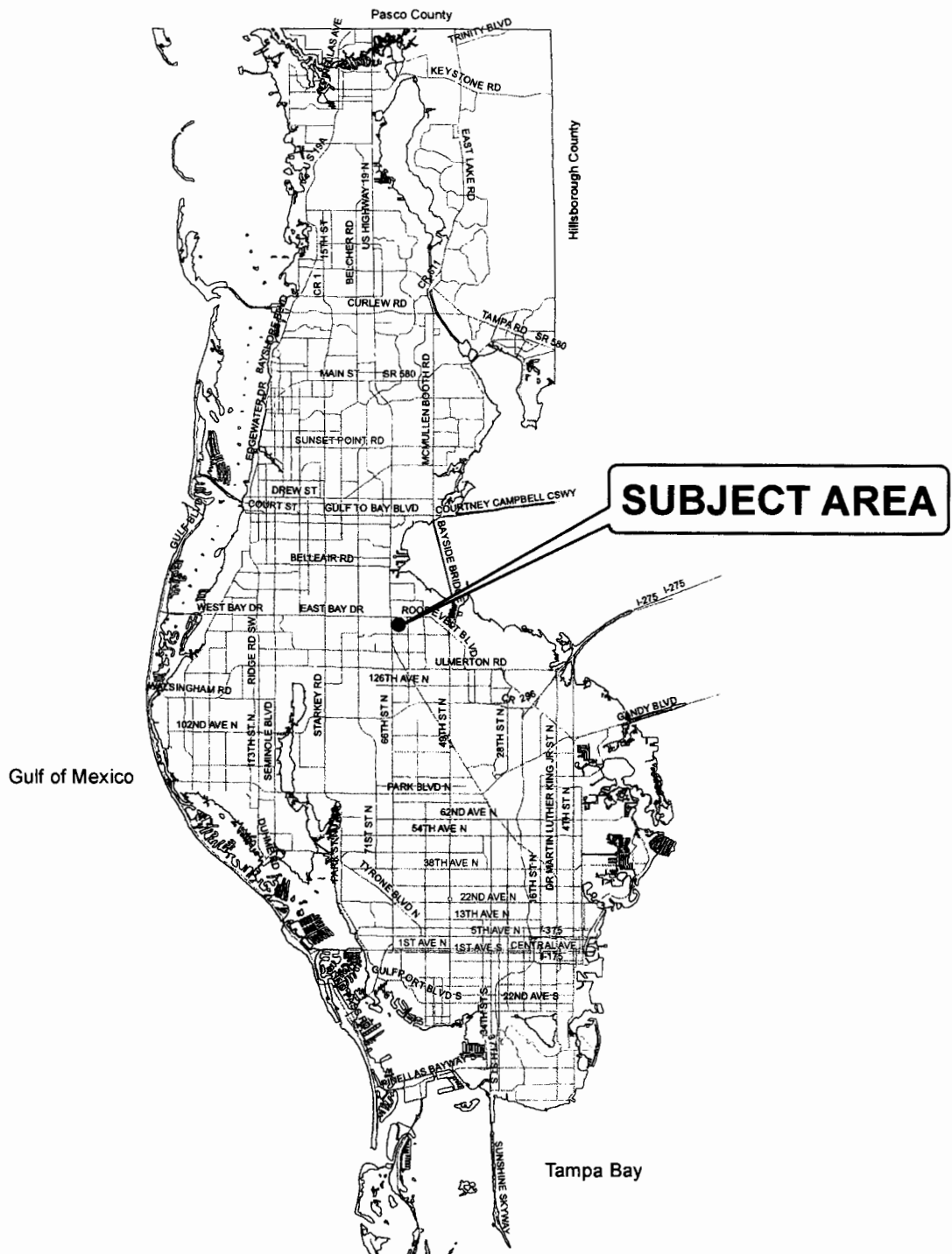
IV. LIST OF MAPS & ATTACHMENTS

Map 1 Current Countywide Plan Map
Map 2 Proposed Countywide Plan Map
Map 3 Location
Map 4 Current Countywide Plan & Jurisdiction Map
Map 5 Aerial

Attachment 1 Draft PAC Summary Actions Sheet

***V. SUPPORT DOCUMENTS – available only at www.pinellasplanningcouncil.org
(see July Agenda and then click on corresponding case number).***

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



Map 3 - Location

FROM: Residential Urban

TO: Industrial Limited

AREA: 0.9 Acres

CASE #: CW14-19

JURISDICTION: Largo



1" = 26,000'

PRC PINELLAS
PLANNING
COUNCIL



Map 5 - Aerial

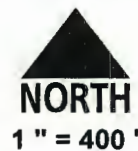
FROM: Residential Urban

TO: Industrial Limited

AREA: 0.9

CASE #: CW14-19

JURISDICTION: Largo



PRC PINELLAS
PLANNING
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PAC AGENDA – SUMMARY AGENDA ACTION SHEET
DATE: JUNE 30, 2014

ITEM	ACTION TAKEN	VOTE
I. <u>MINUTES OF REGULAR PAC MEETING JUNE 2, 2014</u>	<u>Approved</u> Motion: Dean Neal Second: Gordon Beardslee	8 – 0
II. <u>REVIEW OF PPC AGENDA FOR JULY 9, 2014</u> A. <u>Subthreshold Land Use Plan Amendments</u> 1. Case CW 14-19: City of Largo	<u>Approved</u> Motion: Dean Neal Second: Matt McLachlan Bob Klute gave a brief synopsis of this case.	8 – 0
B. <u>Regular Land Use Plan Amendments</u> None	N/A	
C. <u>Annexation Report – June 2014</u>	<u>No Action – Information Only</u> Chris Mettler gave a synopsis of the report.	
D. <u>CPA Actions June 2014</u>	<u>No Action – Information Only</u> Chris Mettler reported that, at their June 3 rd meeting, the CPA approved the amendments for Case CW 14-14 (Pinellas County), CW 14-15 (Seminole) and CW 14-16 (St. Petersburg).	
E. <u>MPO/PPC Unification Update</u>	<u>No Action – Information Only</u> Chris Mettler reported that there were no new developments. As of this date, we are waiting for the details of the Interlocal Agreement to be resolved.	
F. <u>Countywide Plan and Transportation Update</u>	<u>No Action – Information Only</u> Chris Mettler offered the PAC members a choice of discussing the proposed amendments to the Countywide Rules at a special meeting in August or receiving a draft amendment prior to the September meeting. Members agreed that they preferred to receive a draft update two weeks prior to the 9/02/14 PAC meeting.	

III. <u>OLD BUSINESS –</u>	A new ordinance was drafted regarding the Amendment of the Countywide Rules Re: 60-Day Review Period and Advertising/Public Notice. Chris Mettler notified the members that the CPA held the first of two meetings regarding the amendment to the Countywide Rules on June 24 th and that the second meeting is scheduled for July 15, 2014.	
IV. <u>OTHER PAC BUSINESS/PAC DISCUSSION AND UPCOMING AGENDA</u>	<u>None</u>	
V. <u>ADJOURNMENT</u>		1:49 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 14-04 (Ordinance No. 2014-42)

PROPERTY OWNERS/REPRESENTATIVE:

Name:

Property Owner and Applicant
The CEPOT Corporation
Mr. James P. Eisch
P.O. Box 6025
Clearwater, FL 33758

Phone number: 727-531-8913
Email: jeisch@pinchapenny.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:

This is being sent separately from the transmittal packet, which was mailed on May 30, 2014. 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) | <u>Residential Urban (RU)</u> |
| 2. Proposed Countywide FLUP Designation(s) | <u>Industrial Limited (IL)</u> |

Local Plan Map Information

- | | |
|---|---|
| 1. Local Map Amendment Case Number | <u>FLUM 14-04 (ORDINANCE NO. 2014-42)</u> |
| 2. Current Local Plan Designation(s) | <u>Residential Urban (RU)</u> |
| 3. Current Local Zoning Designation(s) | <u>N/A</u> |
| 4. Proposed Local Plan Designation(s) | <u>Industrial Limited (IL)</u> |
| 5. Proposed Local Zoning Designation(s) | <u>N/A</u> |

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) | <u>32/29/16/14345/000/0010 (see attachments)</u> |
| 2. Location | <u>15150 62nd St. northeast section of parcel</u> |
| 3. Acreage | <u>0.925 acres more or less</u> |
| 4. Existing use(s) | <u>Vacant</u> |
| 5. Existing density and/or floor area ratio | <u>Vacant</u> |
| 6. Name of project (if applicable) | <u>Pinch A Penny Phase II Amendment</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>May 20, 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.

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.