

**BOARD OF COUNTY COMMISSIONERS**

**DATE:** October 7, 2014

**AGENDA ITEM NO.** /

**Consent Agenda** ☐

**Regular Agenda** ☐

**Public Hearing** ☒

 **County Administrator's Signature:**

**Subject:**

Proposed Subthreshold Amendment to the Countywide Plan Map

**Department:**

Planning and Development Services

**Staff Member Responsible:**

Jacob Stowers, Interim Executive Director

**Recommended Action:**

I RECOMMEND THE BOARD OF COUNTY COMMISSIONERS, SITTING AS THE COUNTYWIDE PLANNING AUTHORITY (CPA) CONDUCT A PUBLIC HEARING AND APPROVE CASE CW 14-20, CITY OF SEMINOLE.

**Summary Explanation/Background:**

Planning and Development Services Staff recommends approval of this amendment as outlined by the Pinellas Planning Council (PPC).

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

N/A

**Exhibits/Attachments Attached:**

PPC memorandum and attachments



## COUNCIL MEMBERS

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www.pinellasplanningcouncil.org

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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, County Administrator

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

DATE: October 7, 2014

**Subject:** Proposed Subthreshold Amendment to the Countywide Plan Map

Michael C. Crawford, AICP  
Interim Executive Director

### **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 14-20 AS SUBMITTED BY THE CITY OF SEMINOLE.

### **Summary Explanation/Background:**

The Countywide Planning Authority has received one case concerning a subthreshold amendment to the Countywide Future Land Use Plan that was reviewed by the Pinellas Planning Council on September 10, 2014.

#### **Case CW 14-20 – City of Seminole:**

2.3 acres more or less, located at 5800 Seminole Blvd., proposed to change from Commercial General to Residential Urban.

This proposed amendment is submitted by the City of Seminole and seeks to reclassify a 2.3 acre property from Commercial General to Residential Urban. This amendment qualifies as a Type C Subthreshold amendment, since it is less than five acres and is proposed to be amended to a residential classification at 7.5 units/acre or less (in this case RU is 7.5 units/acre).

The subject site is developed with a citrus sales business. The applicant proposes to combine this property with property to the west already designated Residential Urban for the development of a single family neighborhood.

***The PPC, by a vote of 10-0, recommended approval of Case CW 14-20.***

### **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 14-20 INITIATED BY THE CITY OF SEMINOLE AND TRANSMITTED TO THE BOARD IN ACCORDANCE WITH THE SPECIAL ACT; PROVIDING FOR AMENDMENT TO THE PLAN; PROVIDING FOR SEVERABILITY; PROVIDING FOR FILING OF THE ORDINANCE; PROVIDING FOR OTHER MODIFICATIONS THAT MAY ARISE FROM REVIEW OF THE ORDINANCE AT THE PUBLIC HEARINGS AND WITH RESPONSIBLE AUTHORITIES; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, a proposed amendment to the Countywide Future Land Use Plan, which is an element of the Countywide Comprehensive Plan of Pinellas County, Florida, has been presented at a public hearing to the Board of County Commissioners in their capacity as the Countywide Planning Authority; and

WHEREAS, notices of public hearings have been accomplished as required by Chapter 2012-245, Laws of Florida, as amended; and

WHEREAS, procedures of the Special Act and County Charter have been followed concerning the Pinellas Planning Council and the Countywide Planning Authority for proposed amendment to the Countywide Future Land Use Plan; and

WHEREAS, the City of Seminole initiated a proposed amendment which was considered at a public hearing by the Pinellas Planning Council on September 10, 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 October 7, 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 14-20    2.3 acres m.o.l., located at 5800 Seminole Blvd., from Commercial General to Residential Urban.

Section 2.     Severability. If any Section, Subsection, sentence, clause, phrase, or provision of this Ordinance is for any reason held invalid or unconstitutional by a Court of Competent Jurisdiction, such holding shall not be construed to render the remaining provisions of this Ordinance invalid or unconstitutional.

Section 3.     Filing of Ordinance; Effective Date. A certified copy of this ordinance shall be filed with the Secretary of State with the Ordinance and Exhibit A to be filed with the Clerk of the Circuit Court. This Ordinance shall take effect upon filing with the Department of State.

APPROVED AS TO FORM  
OFFICE OF COUNTY ATTORNEY

By   
Attorney

PUBLIC HEARING ITEM

Case CW 14-20

City of Seminole

## PINELLAS PLANNING COUNCIL AGENDA MEMORANDUM

**AGENDA ITEM:** IV B-1.

**MEETING DATE:** September 10, 2014

**SUBJECT:** Amendment of the Countywide Future Land Use Plan Map  
**FROM:** Commercial General (CG)  
**TO:** Residential Urban (RU)  
**AREA:** 2.3 Acres m.o.l.  
**CASE #:** CW 14-20  
**JURISDICTION:** City of Seminole  
**LOCATION:** 5800 Seminole Blvd.

**RECOMMENDATION:**

Council recommend to the Countywide Planning Authority that the proposed map amendment to Residential Urban be approved.

**I. BACKGROUND**

This proposed amendment is submitted by the City of Seminole and seeks to reclassify a 2.3 acre property from Commercial General to Residential Urban. This amendment qualifies as a Type C Subthreshold amendment, since it is less than five acres and is proposed to be amended to a residential classification at 7.5 units/acre or less (in this case RU is 7.5 units/acre).

The subject site is developed with a citrus sales business. The applicant proposes to combine this property with property to the west already designated Residential Urban for the development of a single family neighborhood.

**PINELLAS PLANNING COUNCIL ACTION:**

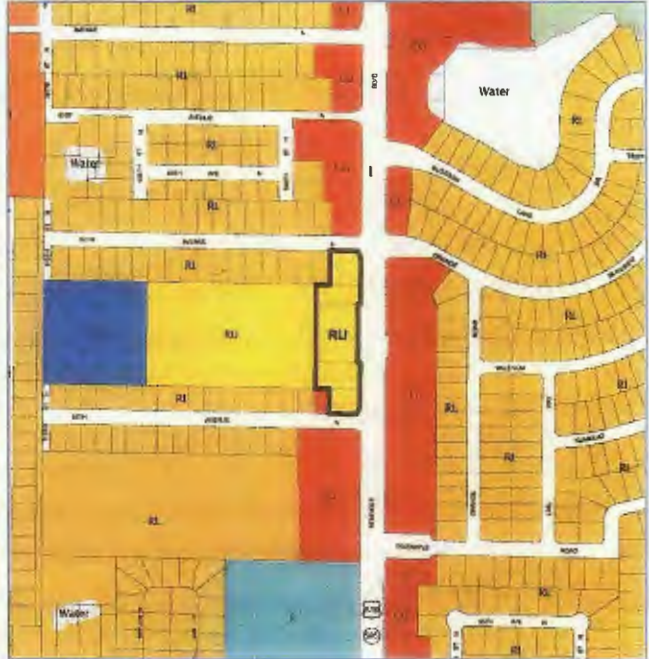
The Council recommended approval of the amendment from Commercial General to Residential Urban (vote 10-0).

**COUNTYWIDE PLANNING AUTHORITY ACTION:**

**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 C); and
- B. The proposed amendment to Residential Urban 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 Countywide Planning Authority (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 September 2, 2014 meeting, the PAC members discussed and recommended approval of staff recommendation (vote 9-0).

***SUBJECT:*** Case CW 14-20 – City of Seminole

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***IV. LIST OF MAPS & ATTACHMENTS***

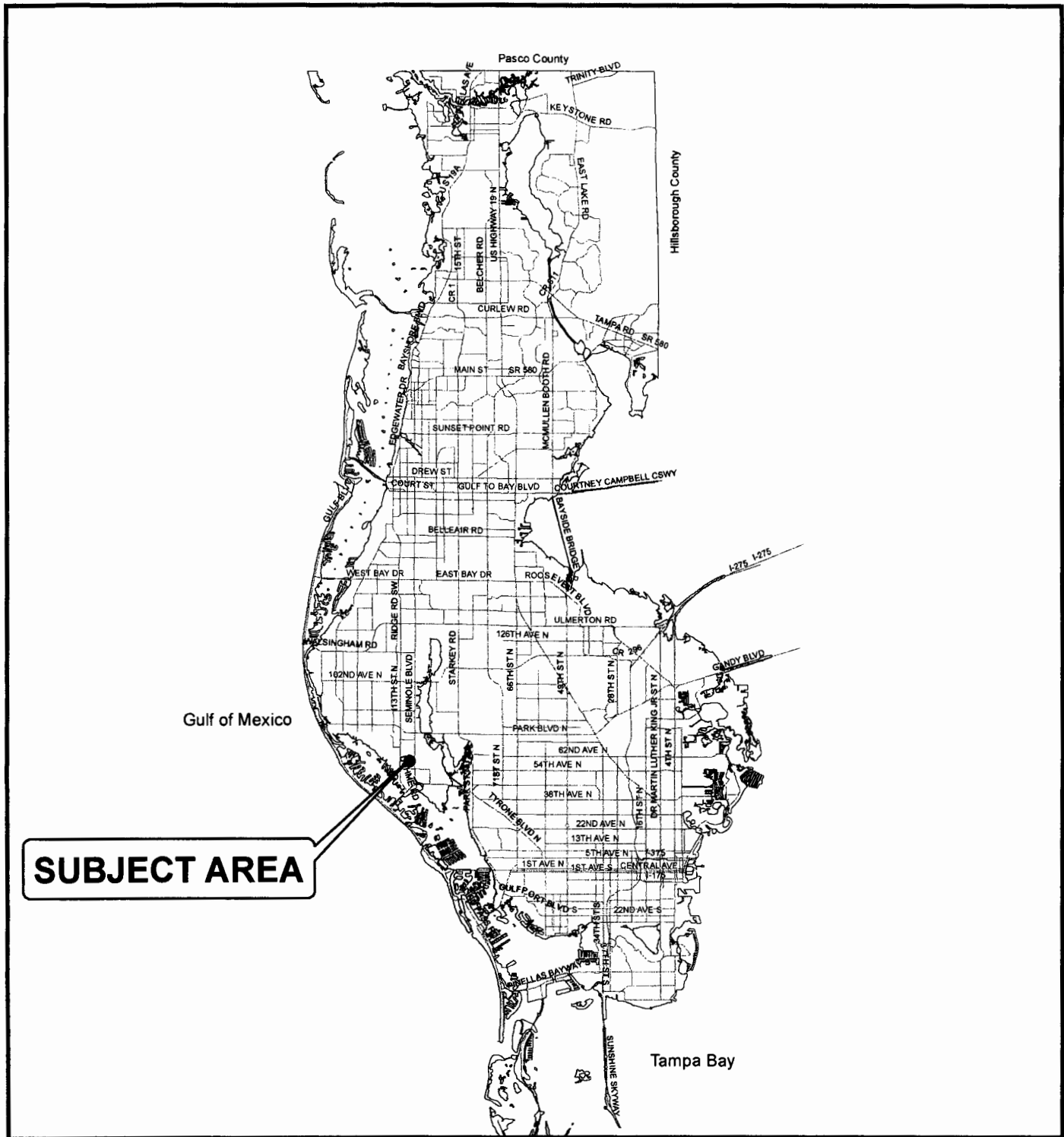
Map 1      Current Countywide Plan Map  
Map 2      Proposed Countywide Plan Map  
Map 3      Location  
Map 4      Current Countywide Plan & Jurisdiction Map  
Map 5      Aerial

Attachment 1      Draft PAC Summary Actions Sheet

***V. SUPPORT DOCUMENTS – available only at [www.pinellasplanningcouncil.org](http://www.pinellasplanningcouncil.org)  
(see September 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: Commercial General

TO: Residential Urban

AREA: 2.3 Acres

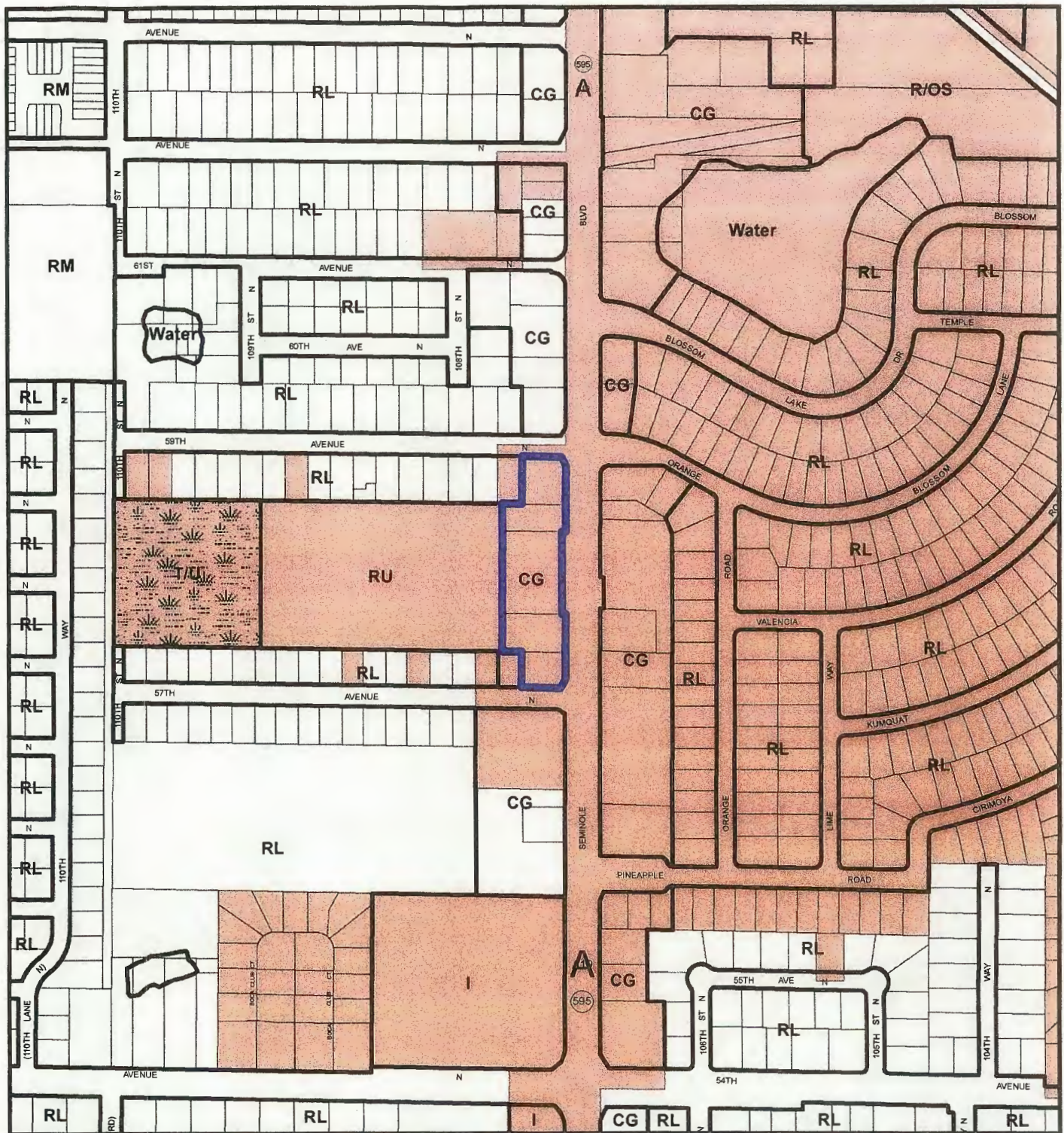
CASE #: CW14-20

JURISDICTION: Seminole



1" = 26,000'

**PRC** PINELLAS  
PLANNING  
COUNCIL



## Map 4 - Current Countywide Plan Map & Jurisdictional Map

FROM: Commercial General


TO: Residential Urban

AREA: 2.3

CASE #: CW14-20

Jurisdictions

Municipality Name

 Seminole

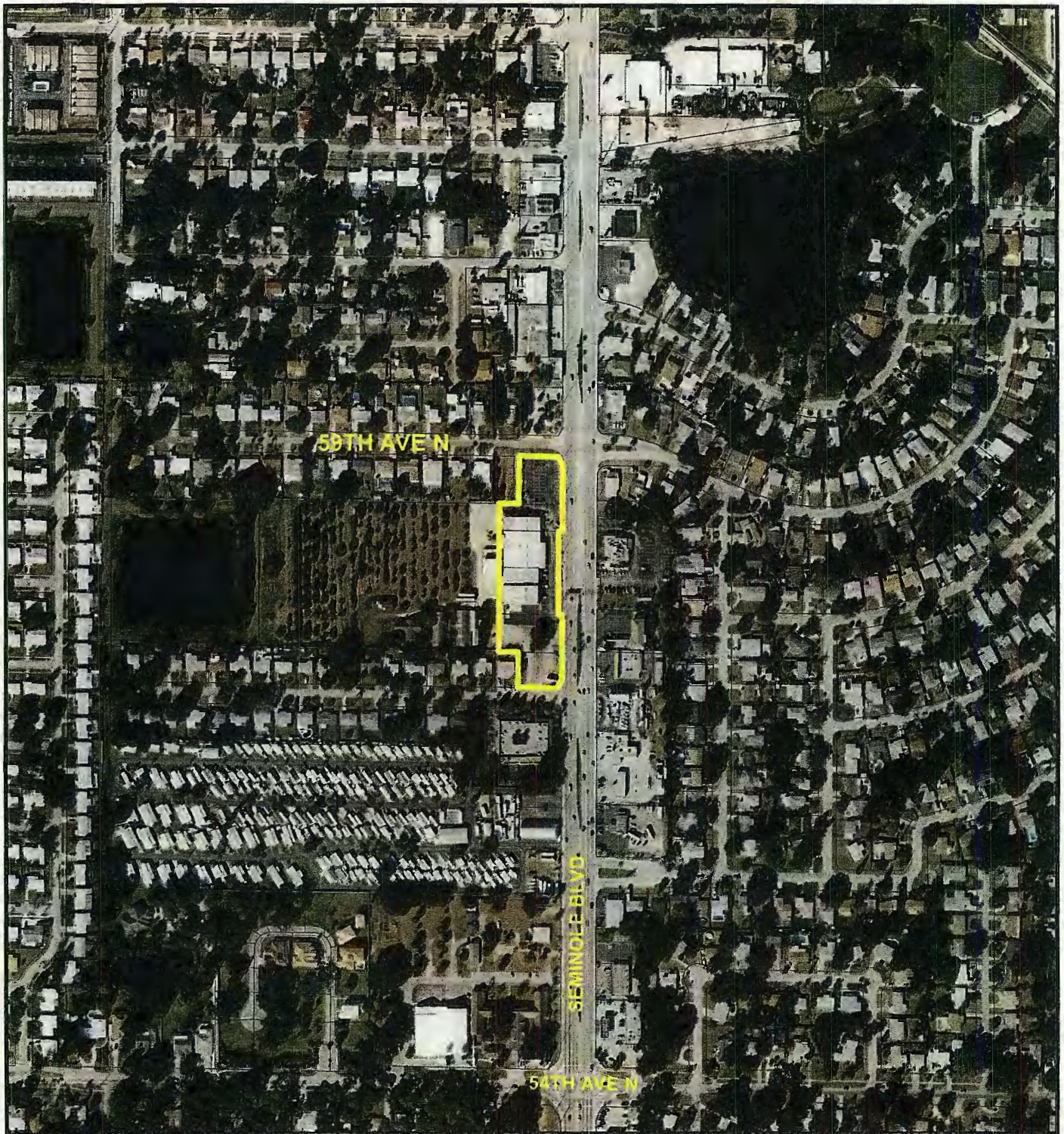
 Unincorporated



**PPC** PINELLAS  
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JURISDICTION: Seminole





### Map 5 - Aerial

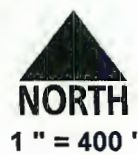
FROM: Commercial General

TO: Residential Urban

AREA: 2.3

CASE #: CW14-20

JURISDICTION: Seminole



**PPC** PINELLAS  
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**PAC AGENDA – SUMMARY AGENDA ACTION SHEET**  
**DATE: SEPTEMBER 2, 2014**

ITEM	ACTION TAKEN	VOTE
I. <u>MINUTES OF REGULAR PAC MEETING</u> <u>JUNE 30, 2014</u>	<u>Approved</u> Motion: Dean Neal Second: Mark Ely	9 – 0
II. <u>REVIEW OF PPC AGENDA FOR</u> <u>SEPTEMBER 10, 2014</u> A. <u>Subthreshold Land Use Plan</u> <u>Amendments</u> 1. Case CW 14-20: City of Seminole	<u>Approved</u> Motion: Dean Neal Second: Gordon Beardslee  Mark Ely provided a brief description of the amendment and noted that 53 single family homes were planned to be built on the site.	9 – 0
B. <u>Regular Land Use Plan Amendments</u> None	N/A	
C. <u>Proposed Minor Plan Change: Case CW</u> <u>11-06 (SAP Change No. 1-2014) – City</u> <u>of Treasure Island</u>	<u>Recommended Receive and Accept for</u> <u>transmittal to the Countywide Planning</u> <u>Authority for Receipt and Acceptance</u> Motion: Dean Neal Second: Bob Klute Michelle Orton provided a description of the proposed plan change.	9 – 0
D. <u>Substantive Plan Change: CW 09-16</u> <u>(SAP Change No. 1-2014) – City of</u> <u>Madeira Beach</u>	<u>Recommended for Approval</u> Motion: Mark Ely Second: Dean Neal  Lynn Rosetti gave a synopsis of the report. If approved, the change will allow revitalization of the town center. A question was raised regarding the apparent overlap of acreage amounts; Chris Mettler indicated that this is addressed in the Countywide Rules. A neighborhood meeting may be required before the plan change can be approved; if so, the developer will coordinate this effort.	10 – 0
E. <u>Annexation Reports – July and August</u> <u>2014</u>	<u>No Action – Information Only</u> Mike Schoderbock presented the reports, indicating that over 200 annexation applications had been received, 14 of these were from Largo.	

F. <u>CPA Actions July and August 2014</u>	<u>No Action – Information Only</u>	
G. <u>Countywide Plan and Transportation Update</u> 1. Countywide Rules – Preliminary Draft Amendments 2. Countywide Plan Strategies – Preliminary Draft Amendments 3. Countywide Plan Map – Comments	<u>No Action – Information Only</u> (1) Chris Mettler provided details on changes and updates made to each article of the Rules. Bob Klute verified the assumption that an ongoing discussion will take place at a later date, since not all comments had been received. Mike Crawford confirmed that comments on the Rules could be submitted at least two weeks prior to the next PAC meeting. (2) Linda Fisher stated that a third component had been created regarding the Countywide Plan (Plan) Strategies. (3) Chris Mettler indicated that comments received regarding the Countywide Plan Map would be posted online and that the question of whether or not Submap #1 was needed would be researched. He stated that the changes to the Rules and Map may possibly be finalized by this October.	
H. <u>PAC Membership (Verbal)</u>	<u>No Action – Information Only</u> Mike Crawford noted changes to the PAC membership based on the new Special Act.	
I. <u>MPO/PPC Unification Update (Verbal)</u>	<u>No Action – Information Only</u> Mike Crawford identified the outgoing and incoming PPC members and stated the first meeting with those new members would be held on September 10, 2014.	
III. <u>OLD BUSINESS</u>	None	
IV. <u>OTHER PAC BUSINESS/PAC DISCUSSION AND UPCOMING AGENDA</u>	None	
V. <u>ADJOURNMENT</u>	The meeting was adjourned at 2:50 pm.	

Respectfully Submitted,

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

\_\_\_\_\_  
Date



APPLICATION FOR COUNTYWIDE FUTURE LAND USE PLAN AMENDMENT

Please include all information below to ensure the application for Countywide Plan Map amendment can be processed. If additional space is needed, please number and attach additional sheets.

Countywide Plan Map Information

1. Current Countywide FLUP Designation(s)
2. Proposed Countywide FLUP Designation(s)

CG

RU

Local Plan Map Information

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

LU/2 2014-1

CG

CG

RU

RU

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)

See Attached

2. Location

5800 Seminole Blvd.

3. Acreage

2.34

4. Existing use(s)

Commercial

5. Existing density and/or floor area ratio

N/A

6. Name of project (if applicable)

Seminole Groves

Local Action

1. Date local ordinance was considered at public hearing and authorized by an affirmative vote of the governing body for transmittal of, and concurrence with, the local government future land use plan map amendment.
2. If the local government chooses to submit a development agreement in support of this application, the date the agreement was approved at public hearing by the legislative body. Any development agreement submitted as part of an application for Countywide Plan Map amendment may become a condition of approval of the amendment and will be subject to the provisions of Section 5.1.4 of the Countywide Rules.

22 July 14

N/A

Other Items to Include

1. Cover letter or email to the Executive Director indicating the request for Countywide Plan Map amendment, including ordinance number, ordinance status, and local action to date.
2. Copy of local ordinance.
3. If applicable, a copy of the development agreement approved by the legislative body and executed by the applicant property owner and other private party(ies) to the agreement.
4. Disclosure of Interest Statement.
5. Staff report.
6. Local plan and zoning maps showing amendment area.
7. If applicable, proposed demarcation line for environmentally sensitive areas.