

BOARD OF COUNTY COMMISSIONERS

DATE: November 18, 2014
AGENDA ITEM NO. 4a.

Consent Agenda ☐

Regular Agenda ☐

Public Hearing ☒

 **County Administrator's Signature:**

Subject:

Proposed Regular Amendment to the Countywide Plan Map

Department:

Planning and Development Services

Staff Member Responsible:

Jacob Stowers, 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 14-21, CITY OF ST. PETERSBURG.

Summary Explanation/Background:

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

Fiscal Impact/Cost/Revenue Summary:

N/A

Exhibits/Attachments Attached:

PPC memorandum and attachments

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www.pinellasplanningcouncil.org

Commissioner Karen Williams Seel, *Chair*
Mayor David O. Archie, *Vice-Chair*
Commissioner Harriet K. Crozier, *Secretary*
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Commissioner Joanne "Cookie" Kennedy
Councilmember Wengay M. Newton, Sr.
Commissioner Kevin Piccarreto
Commissioner Kenneth T. Welch

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: November 18, 2014

SUBJECT: Proposed Regular 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 14-21 AS SUBMITTED BY THE CITY OF ST. PETERSBURG.

Summary Explanation/Background:

The Countywide Planning Authority has received one case concerning a regular amendment to the Countywide Future Land Use Plan that was reviewed by the Pinellas Planning Council on October 8, 2014.

Case CW 14-21 – City of St. Petersburg:

5.1 acres more or less, located at 10901 Roosevelt Blvd. N.; proposed to change from Industrial Limited and Preservation with Activity Center Overlay to Planned Redevelopment – Commercial and Preservation with Activity Center Overlay.

This proposed amendment is submitted by the City of St. Petersburg and seeks to reclassify a 5.1 acre portion of a 13.1 acre parcel from Industrial Limited (2.4 acres) and Preservation (2.7 acres) to Planned Redevelopment – Commercial (2.4 acre) and Preservation (2.7 acres). Additionally, the entire site is covered by the Activity Center Overlay category, which recognizes the site is part of the Gateway Areawide DRI. The subject site is vacant and is proposed to be developed with a Walgreens drug store on the upland portion of the site.

The PPC, by a vote of 11-0, recommended approval of Case CW 14-21.

Fiscal Impact/Cost/Revenue Summary:

None

Exhibits/Attachments:

Proposed Ordinance
Council Documentation

PUBLIC HEARING ITEM

Case CW 14-21

City of St. Petersburg

ORDINANCE NO. 14-____

AN ORDINANCE AMENDING THE COUNTYWIDE FUTURE LAND USE PLAN OF PINELLAS COUNTY, FLORIDA, BY ACTION ON CASE NUMBER CW 14-21 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 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 St. Petersburg initiated a proposed amendment which was considered at a public hearing by the Pinellas Planning Council on October 8, 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 November 18, 2014, as follows:

Section 1. Amending the Countywide Future Land Use Plan

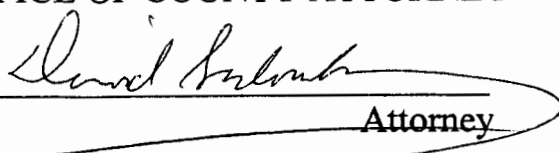
The Countywide Future Land Use Plan for Pinellas County adopted in Section 3(a) of Ordinance 89-4, as amended, is amended to reflect the changes adopted as follows:

#CW 14-21 5.1 acres m.o.l., located at 10901 Roosevelt Blvd. N., from Industrial Limited and Preservation with Activity Center Overlay to Planned Redevelopment – Commercial and Preservation with Activity Center Overlay

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

**PINELLAS PLANNING COUNCIL
AGENDA MEMORANDUM**

AGENDA ITEM: III B-1.

MEETING DATE: October 8, 2014

SUBJECT: Amendment of the Countywide Future Land Use Plan Map
FROM: Industrial Limited (IL) and Preservation (P) with Activity Center Overlay (AC)
TO: Planned Redevelopment – Commercial (PR-C) and Preservation (P) with Activity Center Overlay (AC)
AREA: 5.1 Acres m.o.l.
CASE #: CW 14-21
JURISDICTION: City of St. Petersburg
LOCATION: 10901 Roosevelt Blvd. N.

RECOMMENDATION: Council recommend to the Countywide Planning Authority that the proposed map amendment to Planned Redevelopment – Commercial and Preservation with Activity Center Overlay be approved.

I. BACKGROUND

This proposed amendment is submitted by City of St. Petersburg and seeks to reclassify a 5.1 acre portion of a 13.1 acre parcel from Industrial Limited (2.4 acres) and Preservation (2.7 acres) to Planned Redevelopment – Commercial (2.4 acre) and Preservation (2.7 acres). Additionally, the entire site is covered by the Activity Center Overlay category, which recognizes the site is part of the Gateway Areawide DRI. The subject site is vacant and is proposed to be developed with a Walgreens drug store on the upland portion of the site.

PINELLAS PLANNING COUNCIL ACTION:

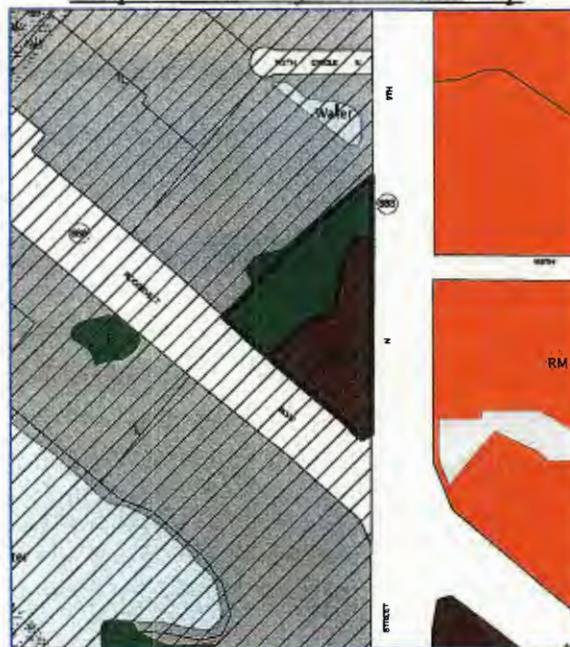
The Council recommended approval of the amendment from Industrial Limited and Preservation with Activity Center Overlay to Planned Redevelopment – Commercial and Preservation with Activity Center Overlay (vote 11-0).

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 PR-C category is consistent with the criteria for utilization of the category;
- B. The amendment involves the creation of the PR-C category and is consistent with the Countywide Rules;
- C. The amendment meets the balancing criteria for an amendment that involves a loss of industrially designated land; and
- D. 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 Planned Redevelopment – Commercial and Preservation Countywide Plan Map categories be approved.

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

III. PLANNERS ADVISORY COMMITTEE (PAC)

At their September 29, 2014 meeting, the PAC members discussed and recommended approval of staff recommendation (vote 11-0).

SUBJECT: Case CW 14-21 – St. Petersburg

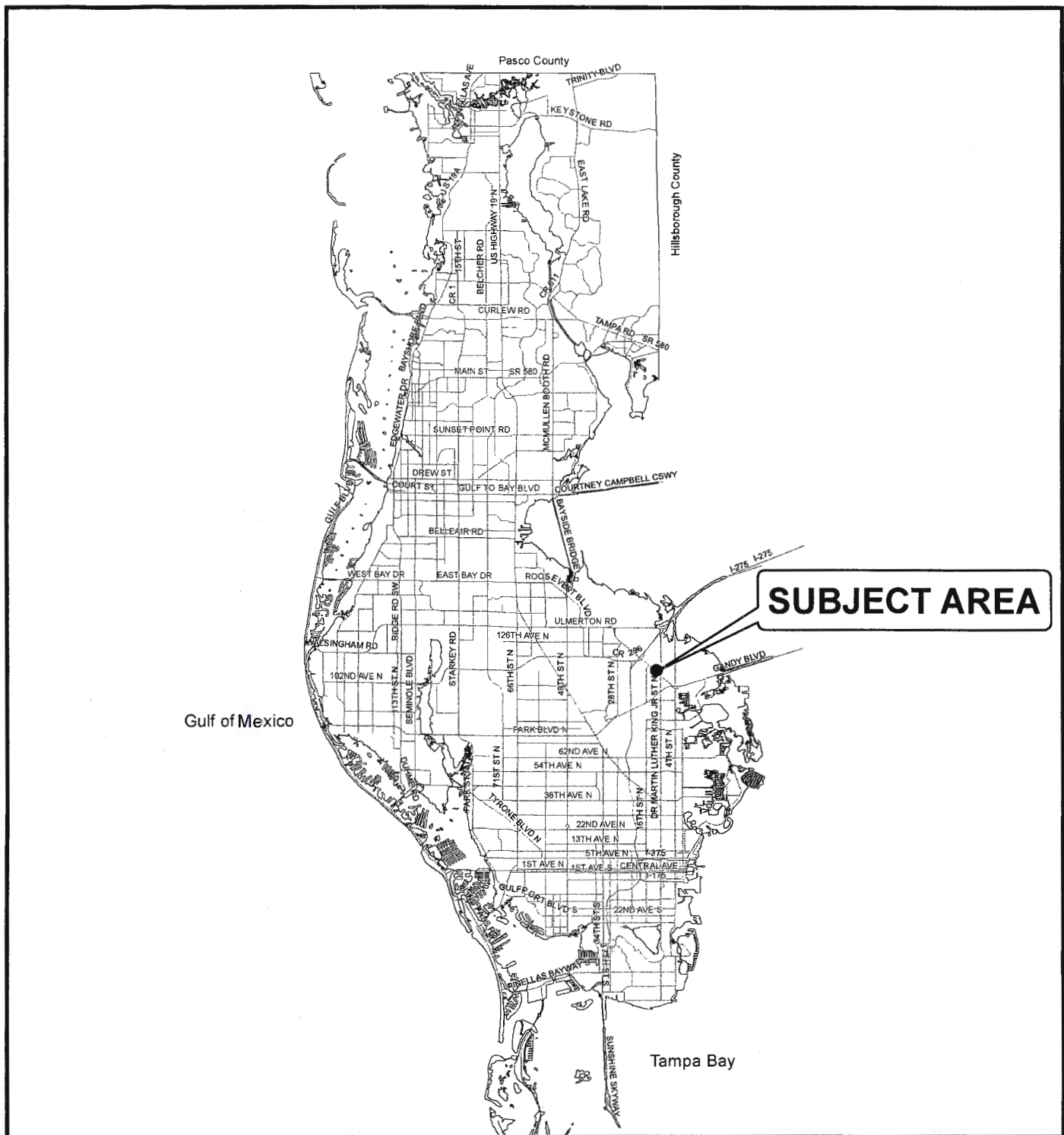
IV. LIST OF MAPS & ATTACHMENTS

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 online at
www.pinellasplanningcouncil.org *(see October 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, Preservation, Activity Center Overlay

TO: Planned Redevelopment - Commercial, Preservation, Activity Center Overlay

AREA: 5.1 Acres

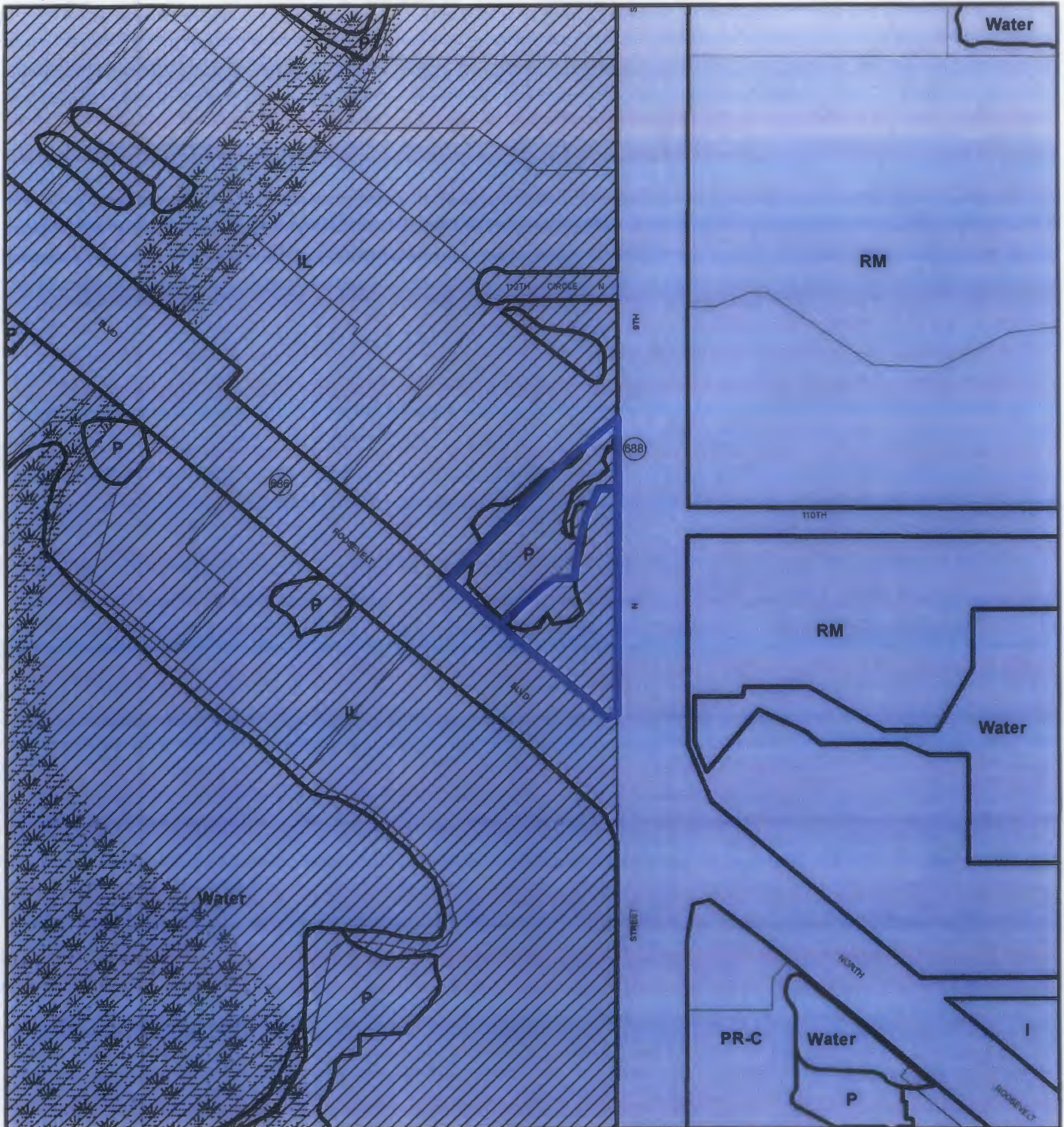
CASE #: CW14-21

JURISDICTION: St. Petersburg



1" = 26,000'

PR PINELLAS
PLANNING
COUNCIL



Map 2 - Current Countywide Plan Map & Jurisdictional Map

FROM: Industrial Limited, Preservation, Activity Center Overlay
Jurisdictions

TO: Planned Redevelopment - Commercial,
Preservation, Activity Center Overlay

Municipality Name
St Petersburg

AREA: 5.1 Acres

CASE #: CW14-21

JURISDICTION: St. Petersburg



PRC PINELLAS
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Map 3 - Aerial

FROM: Industrial Limited, Preservation, Activity Center Overlay

TO: Planned Redevelopment - Commercial, Preservation, Activity Center Overlay

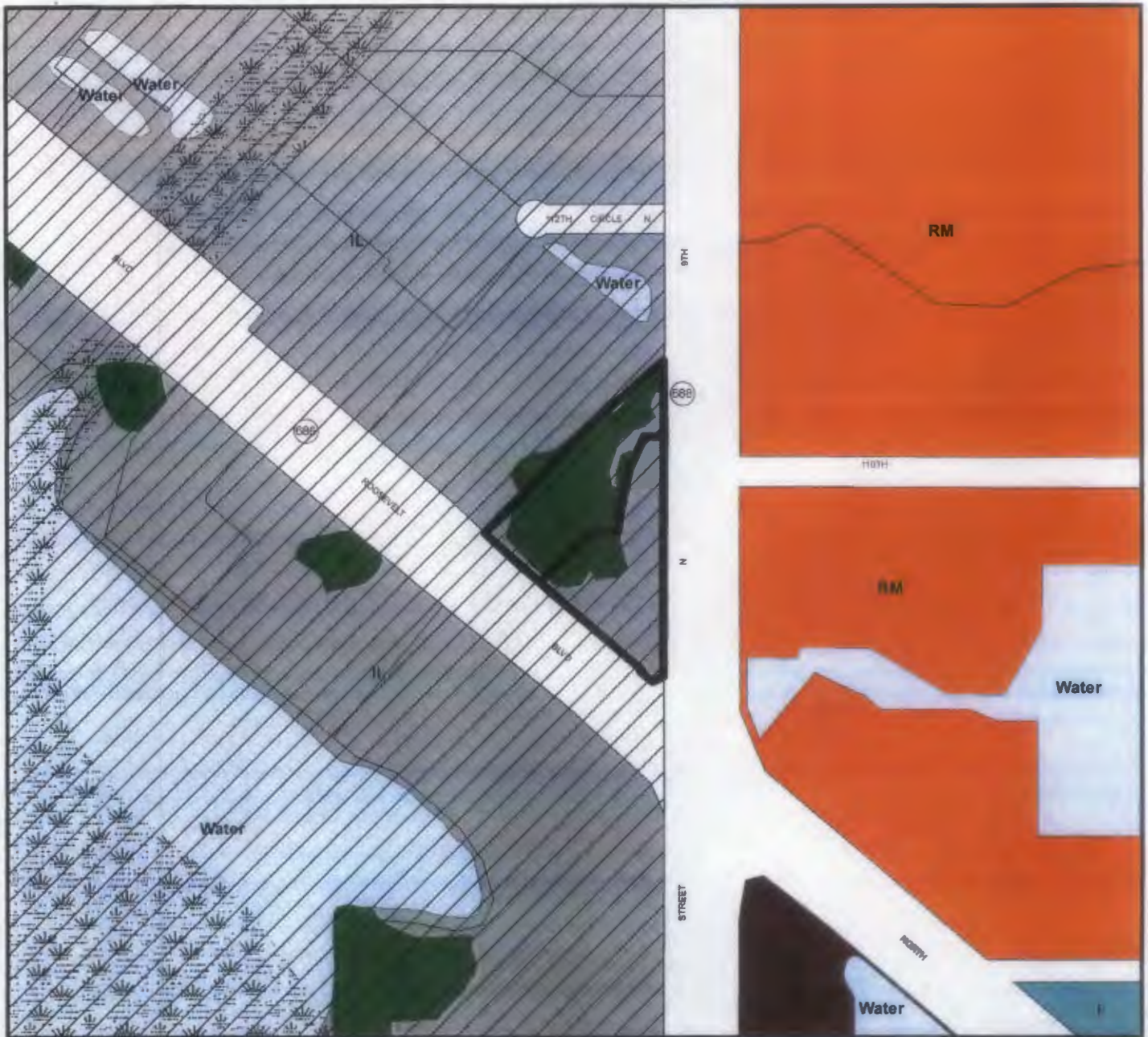
AREA: 5.1

CASE #: CW14-21

JURISDICTION: St. Petersburg



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Legend				
Residential	Industrial	Public / Semi-Public	Planned Redevelopment	 Activity Center
 Residential Medium	 Industrial Limited	 Preservation	 Planned Redevelopment Commercial	 Water/Drainage Feature Overlay
	 Institutional	Special Designations		
		 Water		

Map 4 - Current Countywide Plan Map

FROM: Industrial Limited, Preservation, Activity Center Overlay

TO: Planned Redevelopment - Commercial, Preservation, Activity Center Overlay

AREA: 5.1

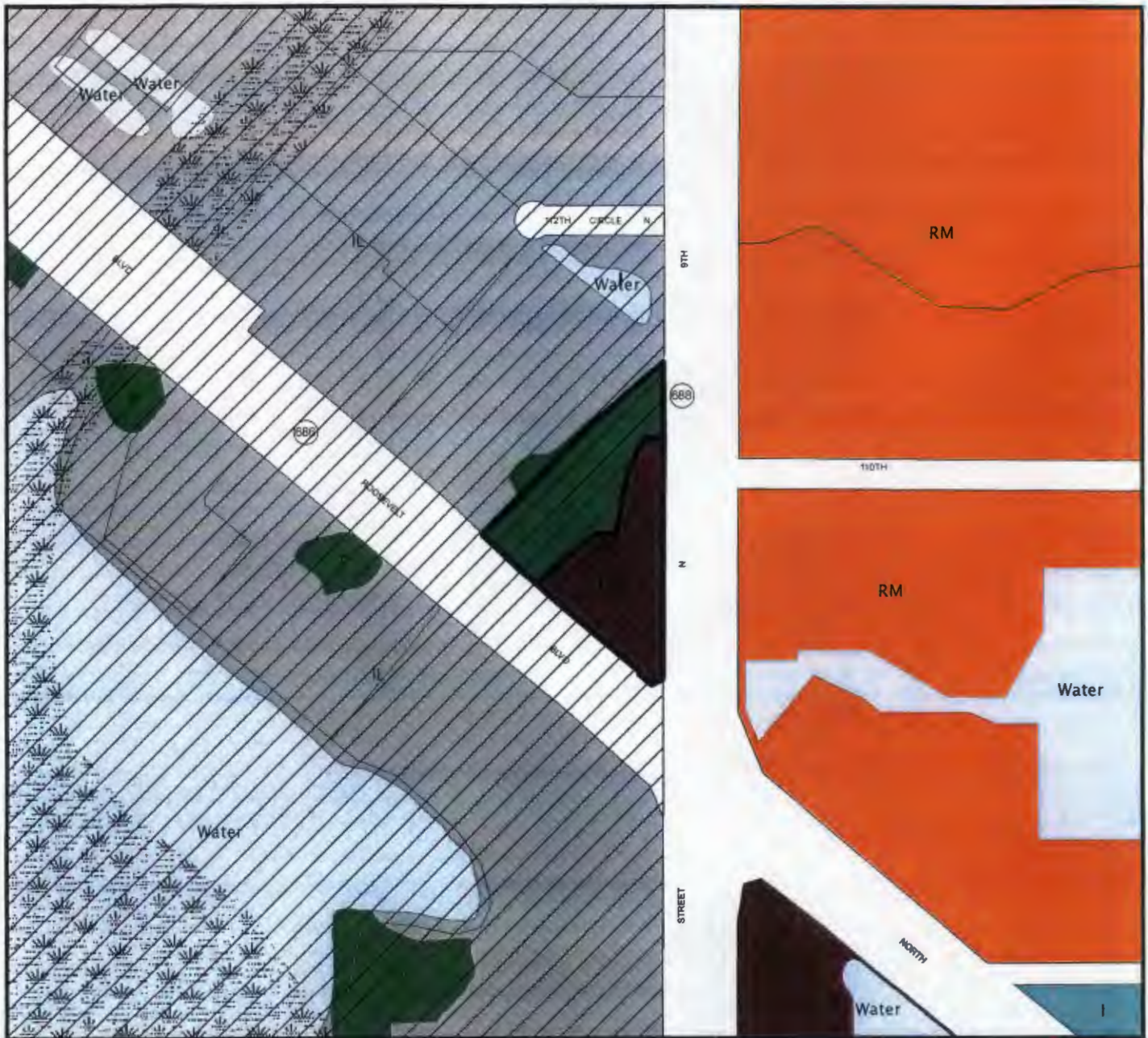
CASE #: CW14-21

JURISDICTION: St. Petersburg



1" = 400'

PRC PINELLAS
PLANNING
COUNCIL



Legend

Residential

Residential Medium

Industrial

Industrial Limited

Public / Semi-Public Planned Redevelopment

Preservation

Institutional

Planned Redevelopment Commercial

Special Designations

Water

Map 5 - Proposed Countywide Plan Map

FROM: Industrial Limited, Preservation, Activity Center Overlay

TO: Planned Redevelopment - Commercial, Preservation, Activity Center Overlay

AREA: 5.1

CASE #: CW14-21

JURISDICTION: St. Petersburg

NORTH

1" = 400'

PPC PINELLAS
PLANNING
COUNCIL

**Council Staff Analysis
Case CW 14-21: St. Petersburg
October 8, 2014, PPC Meeting**

Relevant Countywide Considerations:

- 1) **Consistency with the Countywide Plan and Rules** – The subject area totals 5.1 acres of land and contains 2.4 acres of vacant upland area and 2.7 acres of vacant wetland area. The upland portion of the site is proposed to be developed with a Walgreens drug store.

The site is adjoined by an industrial/office park on the north and west, Jabil Circuit headquarters on the south (across Roosevelt Blvd N.), and Village Lakes Condominiums on the east (across Dr. MLK St N.).

Countywide Future Land Use	Current Acreage	Proposed Acreage
Industrial Limited (IL)	2.4	-
Preservation (P)	2.7	2.7
Planned Redevelopment – Commercial (PR-C)	-	2.4
Activity Center Overlay (AC)	(5.1)	(5.1)
TOTAL	5.1	5.1

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. Additionally, this category is appropriate for retail commercial uses (which includes drug stores) up to a maximum of five acres. However, the City of St. Petersburg is more restrictive and does not have this provision in their Comprehensive Plan.

The 2.4 acres of IL on the subject site are separated by wetlands (designated Preservation) from a larger 110 acre active industrial area to the north and west. This separation hinders any integration this site could have with adjoining industrial/office uses. Additionally, the site's location at the corner of two major roadways (Dr. MLK St. N. & Roosevelt Blvd.) could make access difficult for an industrial user needing access with longer vehicles.

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

The PR-C category is intended for areas that are in need of redevelopment or for infill, allowing the full range of commercial and mixed use retail, office, service and high density residential uses not to exceed a floor area ratio (FAR) of 1.25 and a net residential density of 55 dwelling units per acre. However, along with the future land use amendment, the City proposes to rezone the property to a zoning category Corridor Commercial Suburban-2 (CCS-2) that would restrict the maximum FAR to 1.12, limiting the intensity on the site.

The proposed PR-C can be considered an appropriate designation for the amendment in that the characteristics of the location are more suited for an infill development of commercial and/or mixed use development. According to the City's Special Area Plan 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-2 zoning category proposed for the site allows for target employment and other limited industrial uses. Furthermore, there are multiple Pinellas Suncoast Transit Authority bus routes that operate on the adjacent roadways, providing transit access to the site.

Additionally, the subject site has the Activity Center (AC) Overlay designation on it. The AC Overlay category is used to depict areas appropriate to be developed in a concentrated and cohesive pattern to facilitate mixed-use development as focal points of commerce, employment and housing of countywide significance; and to provide a mechanism whereby separate standards for density/intensity of use are employed. This overlay recognizes the Gateway Areawide Development of Regional Impact and will remain in place.

The Preservation category is used to depict natural areas worthy of preservation. Part of the amendment proposes to amend 0.4 acres of P to PR-C and amend 0.4 acres of IL to P. This was based on an environmental analysis of the site to recognize wetlands and natural areas on the site worthy of preservation. The amendment from the P 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 amendment designating the PR-C plan category meets 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-C category as implemented in St. Petersburg's Vision 2020 Special Area Plan and the proposed CCS-2 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.

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-C designation.

- **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 vacant has never been developed with a target employment use.

The developable portion of the subject site (2.4 acres) is odd-shaped and may limit location of certain target employment uses. Additionally, the site is isolated by wetlands, precluding integration with any adjacent development. The site does have direct access to two major roadways; however, the location is right at a major intersection, with limited frontage, making site access for larger vehicles and loading difficult.

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 110 acre area designated Industrial Limited with active industrial and office uses. Many uses within both the current IL category as well as the proposed PR-C 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. The site user could benefit from having residential areas nearby that could house their employees.

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.

The site has direct frontage on two major roadways that are a part of Pinellas County's thoroughfare network. However, access to the site will be limited due to its location at the intersection of these roadways. The site also has no access to a railroad line. Since the site has never been developed, there are no infrastructure and services currently available.

Furthermore, both Dr. MLK Jr. St. and Roosevelt Blvd. currently have an active transit presence, and both are proposed transit corridors 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.

- *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-C 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.

Conclusion:

On balance, it can be concluded that the requested amendment from Industrial Limited and Preservation to Planned Redevelopment-Commercial and Preservation is deemed consistent with the Relevant Countywide Considerations found in the Countywide Rules.

PAC AGENDA – SUMMARY AGENDA ACTION SHEET
DATE: SEPTEMBER 29, 2014

ITEM	ACTION TAKEN	VOTE
I. <u>MINUTES OF REGULAR PAC MEETING OF SEPTEMBER 2, 2014</u>	<u>Approved</u> Motion: Dean Neal Second: Michelle Orton	10 – 0
II. <u>REVIEW OF PPC AGENDA FOR OCTOBER 8, 2014 MEETING</u> A. <u>Subthreshold Land Use Plan Amendments</u> None	N/A	
B. <u>Regular Land Use Plan Amendments</u> 1. Case CW 14-21 – City of St. Petersburg	<u>Approved</u> Motion: Jan Norsoph Second: Dean Neal	11 – 0
2. Case CW 14-22 – Pinellas County	<u>Approved</u> Motion: Dean Neal Second: Bob Klute Gordon Beardslee provided a brief description of the amendment.	11 – 0
3. Case CW 14-23 – City of Clearwater	<u>Approved</u> Motion: Dean Neal Second: Chelsey Welden Katie See enumerated a few details of the case and announced the city's recommendation for approval of the amendment. Mike Schoderbock noted that the Calvary Baptist Church has been adding to their property over the past seven years and this action was in keeping with such acquisition of property.	11 – 0
4. <u>Proposed Substantive Plan Change CW 07-10 (SAP Change No. 6-2014) – City of St. Petersburg</u>	<u>Recommended for Approval</u> Motion: Dean Neal Second: Jan Norsoph Derek Kilborn provided a description of the proposed plan change, noting that currently the property has RC-2 zoning and that this amendment involves the creation of a Retail 3 Commercial category in the city. Mike Crawford gave further explanation, noting that approval was based on the development of regional impact.	11 – 0

C. <u>Annexation Report – September 2014</u>	<u>No Action – Information Only</u> Mike Schoderbock gave a short description of the report, noting that there were seven annexations in the month of September.	
D. <u>CPA Actions – None</u>	N/A	
E. <u>Countywide Plan 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> Chris Mettler noted additional comments and further revisions that had been made since the last meeting. He noted that most of the responses were in regard to legacy entitlements. Linda Fisher explained that the Vision Map had been added to the Appendix. Mike Crawford explained that by creating four residential categories, legacy entitlements could be eliminated. He stated that local government comments followed seven major topics and that all were able to be addressed through changes included as back-up to the PAC memorandum. Mike Crawford advised that, due to the extent of the changes, the update may require additional time for final approval.	
F. <u>Annexation Report – Semi-Annual Update FY14</u>	<u>No Action – Information Only</u> Mike Schoderbock presented this report and noted that trends tend to rise and fall with the economy.	
G. <u>MPO/PPC Unification Update</u>	<u>No Action – Information Only</u> Mike Crawford reported that there were only a few minor glitches at the first unified Board meeting held on September 10, 2014. There had been confusion regarding the roles of the MPO and PPC, but all questions were answered. Mike also gave a brief overview of the 9/29/14 MPO/PPC planning meeting.	
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 2:24 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 -20

PROPERTY OWNERS/REPRESENTATIVE:

Owners: **Denholtz Associates**
 14 Cliffwood Avenue, Suite 200
 Matawan, New Jersey 07747

Ferber Company – Roosevelt, LLC
 100 2nd Avenue South, Suite 705-S
 St. Petersburg, Florida 33701

Representative Name: **David Singer**
 Singer & O'Donniley, P.A.
 712 South Oregon Avenue, Suite 200
 Tampa, Florida 33606

ANY OTHER PERSONS HAVING ANY OWNERSHIP INTEREST IN THE SUBJECT PROPERTY:

Interests: ____ Contingent ____ Absolute

Name:

Specific Interest Held:

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

Contract is: ____ Contingent ____ Absolute

All Parties to Contract:

Name:

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

All Parties to Option:

Name:

ANY OTHER PERTINENT INFORMATION WHICH APPLICANT MAY WISH TO SUBMIT PERTAINING TO REQUESTED PLAN 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>Industrial Limited (Activity Center)</u> |
| | Proposed Countywide FLUP Designation(s) | <u>Planned Redevelopment Commercial (Activity Center)</u> |
| 2. | Current Countywide FLUP Designation(s) | <u>Industrial Limited (Activity Center)</u> |
| | Proposed Countywide FLUP Designation(s) | <u>Preservation</u> |
| 3. | Current Countywide FLUP Designation(s) | <u>Preservation</u> |
| | Proposed Countywide FLUP Designation(s) | <u>Planned Redevelopment Commercial (Activity Center)</u> |

Local Plan Map Information

- | | | |
|----|--------------------------------------|--|
| 1. | Local Map Amendment Case Number | <u>FLUM-20</u> |
| 2. | Current Local Plan Designation(s) | <u>Industrial Limited (Activity Center) and Preservation</u> |
| 3. | Current Local Zoning Designation(s) | <u>EC (Employment Center) and PRES (Preservation)</u> |
| 4. | Proposed Local Plan Designation(s) | <u>Planned Redevelopment Commercial (Activity Center) and Preservation</u> |
| 5. | Proposed Local Zoning Designation(s) | <u>CCS-2 (Corridor Commercial Suburban) and PRES (Preservation)</u> |

Site and Parcel Information

- | | | |
|----|--|--|
| 1. | Parcel number(s) of area(s) proposed to be amended | <u>13-30-16-76532-001-0010</u> |
| 2. | Location | <u>10901 Roosevelt Boulevard North</u> |
| 3. | Acreage | <u>5.1 acres total</u> |
| 4. | Existing use(s) | <u>Employment Center</u> |
| 5. | Existing density and/or floor area ratio | <u>Vacant</u> |
| 6. | Name of project (if applicable) | <u>No name; vacant land</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>August 7, 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.
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.