

BOARD OF COUNTY COMMISSIONERS

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

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 14-23, CITY OF CLEARWATER.

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*
Commissioner John Morroni, *Treasurer*
Mayor Sandra Bradbury
Commissioner Julie Ward Bujalski
Mayor Dave Eggers
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Councilmember Jim Kennedy
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

Michael C. Crawford, AICP
Interim Executive Director

DATE: November 18, 2014

SUBJECT: Proposed Regular 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 14-23 AS SUBMITTED BY THE CITY OF CLEARWATER.

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 14-23 – City of Clearwater:

This proposed amendment is submitted by the City of Clearwater and seeks to reclassify four parcels totaling 0.6 acres of land from Residential Urban to Institutional. The parcels are developed with three vacant single family homes. The owner of the subject area, First Baptist Church of Clearwater, a/k/a Calvary Baptist Church, intends to use the site for an athletic building and parking lot for the adjacent church/school to the north.

Over the past several years the owner, Calvary Baptist Church, has purchased adjacent properties in order to accommodate growth of the church. The PPC and Countywide Planning Authority have previously approved four amendments to Institutional over the past seven years.

The PPC, by a vote of 11-0, recommended approval of Case CW 14-23.

Fiscal Impact/Cost/Revenue Summary:

None

Exhibits/Attachments:

Proposed Ordinance
Council Documentation

PUBLIC HEARING ITEM

Case CW 14-23

City of Clearwater

ORDINANCE NO. 14-_____

AN ORDINANCE AMENDING THE COUNTYWIDE FUTURE LAND USE PLAN OF PINELLAS COUNTY, FLORIDA, BY ACTION ON CASE NUMBER CW 14-23 INITIATED BY THE CITY OF CLEARWATER 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 Clearwater 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

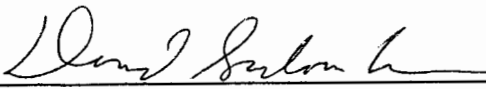
The Countywide Future Land Use Plan for Pinellas County adopted in Section 3(a) of Ordinance 89-4, as amended, is amended to reflect the changes adopted as follows:

#CW 14-23 0.6 acres m.o.l., located at 3049 & 3053 Cleveland St. and 3048 & 3054 Cherry Ln., from Residential Urban to Institutional

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-3.

MEETING DATE: October 8, 2014

SUBJECT: Amendment of the Countywide Future Land Use Plan Map
FROM: Residential Urban (RU)
TO: Institutional (I)
AREA: 0.6 Acres m.o.l.
CASE #: CW 14-23
JURISDICTION: City of Clearwater
LOCATION: 3049 & 3053 Cleveland St. and 3048 & 3054 Cherry Ln.

RECOMMENDATION: Council recommend to the Countywide Planning Authority that the proposed map amendment to Institutional be approved.

Separately and in addition, it is recommended that the City give special consideration to the improvement of the site with respect to the buffering and landscaping guidelines of the Scenic/Noncommercial Corridor Master Plan.

I. BACKGROUND

This proposed amendment is submitted by the City of Clearwater and seeks to reclassify four parcels totaling 0.6 acres of land from Residential Urban (RU) to Institutional (I). The parcels are developed with three vacant single family homes. The owner of the subject area, First Baptist Church of Clearwater, a/k/a Calvary Baptist Church, intends to use the site for an athletic building and parking lot for the adjacent church/school to the north.

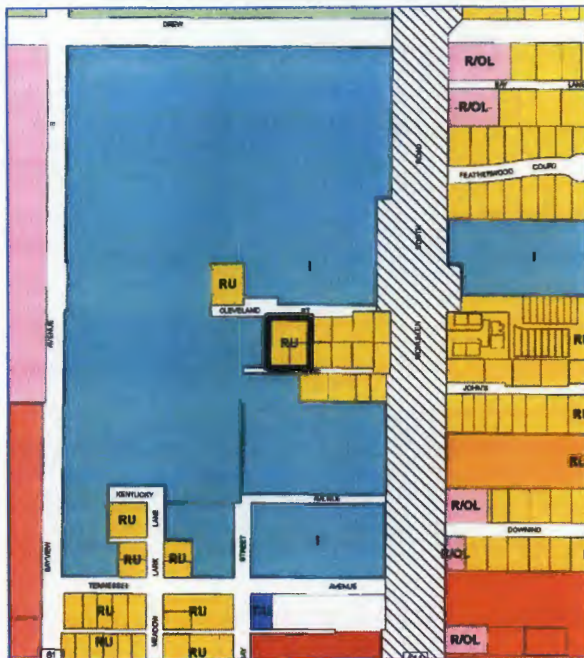
Over the past several years the owner, Calvary Baptist Church, has purchased adjacent properties in order to accommodate growth of the church. The PPC and Countywide Planning Authority have previously approved four amendments to Institutional over the past seven years.

PINELLAS PLANNING COUNCIL ACTION:

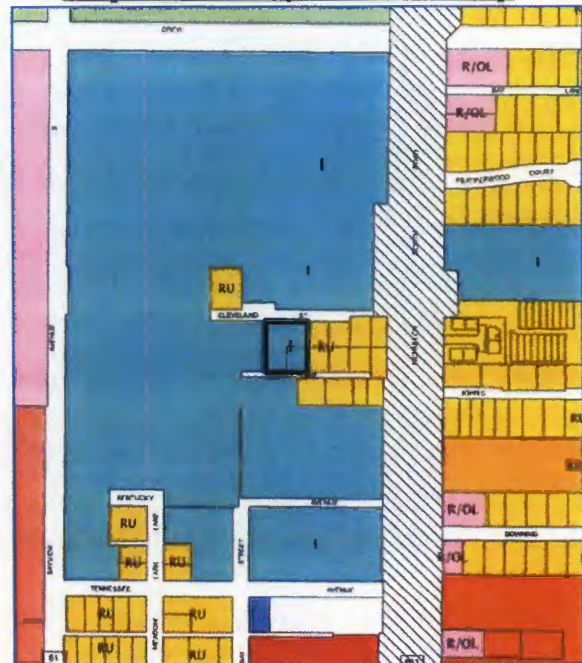
The Council recommended approval of the amendment from Residential Urban to Institutional (vote 11-0).

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 Institutional category recognizes the future use of the site and is consistent with the criteria for utilization of this category; in particular given its relationship to the existing church and school and the proposed use of the property in connection therewith;
- B. The proposed amendment is adjacent to, but will not negatively impact, a roadway with an LOS of "F";
- C. The proposed Institutional category applied to the subject site can be deemed consistent with the Residential subclassification of the adjacent Scenic/Noncommercial Corridor given the proposed use of the property;
- D. The amendment area is adjacent to unincorporated Pinellas County; however, it will not impact service delivery to this area; and
- E. The proposed Institutional category 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 Institutional 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 September 29, 2014 meeting, the PAC members discussed and recommended approval of staff recommendation (vote 11-0).

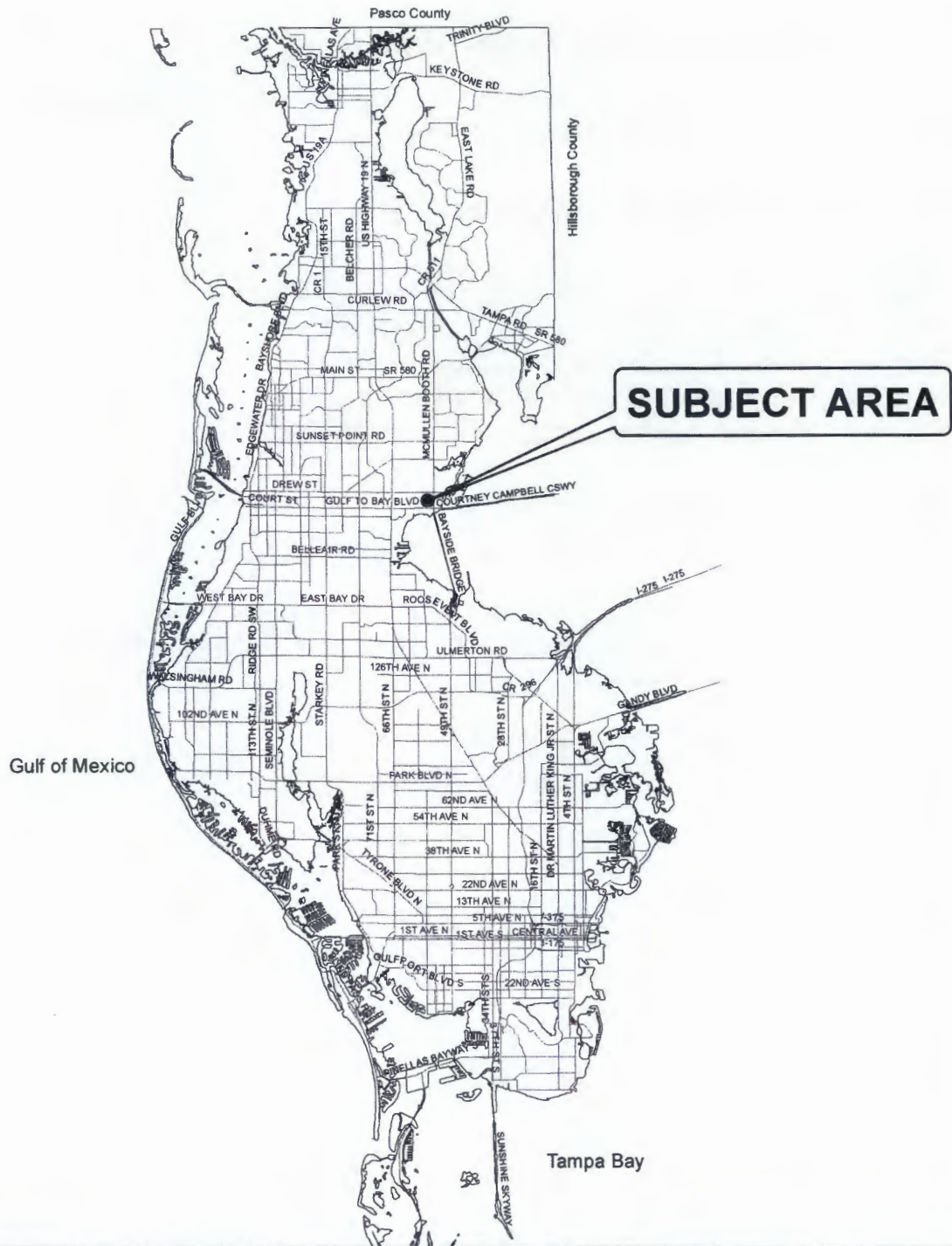
IV. LIST OF MAPS & ATTACHMENTS

- 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
- Map 6 Countywide Scenic/Noncommercial Corridors 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: Residential Urban

TO: Institutional

AREA: 0.6 Acres

CASE #: CW14-23

JURISDICTION: Clearwater



1" = 26,000'

PPC PINELLAS
PLANNING
COUNCIL



Map 2 - Current Countywide Plan Map & Jurisdictional Map

FROM: Residential Urban

TO: Institutional

AREA: 0.6 Acres

CASE #: CW14-23

Jurisdictions

Municipality Name

- Clearwater
- Unincorporated

JURISDICTION: Clearwater



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Map 3 - Aerial

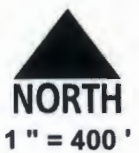
FROM: Residential Urban

TO: Institutional

AREA: 0.6

CASE #: CW14-23

JURISDICTION: Clearwater



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Legend				
Residential	Residential Medium	Resort Facilities High	Public / Semi-Public	Scenic/Noncommercial Corridor
Residential Urban	Residential Medium	Resort Facilities High	Recreation / Open Space	Scenic/Noncommercial Corridor
Residential Low Medium	Mixed Use	Commercial	Institutional	
	Residential / Office Limited	Commercial General	Transportation / Utility	

Map 4 - Current Countywide Plan Map

FROM: Residential Urban

TO: Institutional

AREA: 0.6

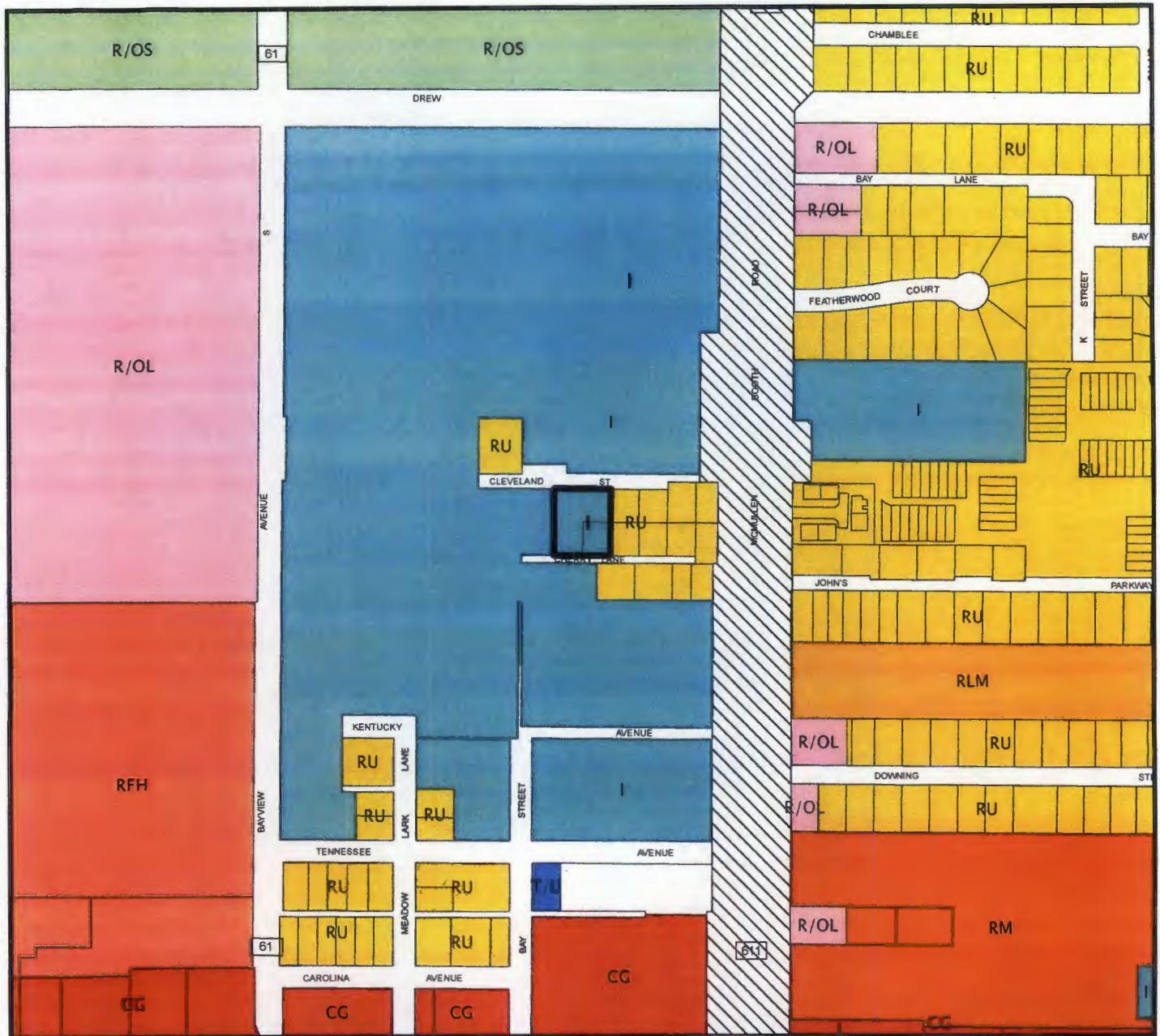
CASE #: CW14-23

JURISDICTION: Clearwater



1" = 400'

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Legend

Residential

Residential Urban

Residential Low Medium

Residential Medium

Mixed Use

Residential/Office Limited

Resort Facilities High

Commercial

Commercial General

Public / Semi-Public

Recreation/Open Space

Institutional

Transportation/Utility

Map 5 - Proposed Countywide Plan Map

FROM: Residential Urban

TO: Institutional

AREA: 0.6

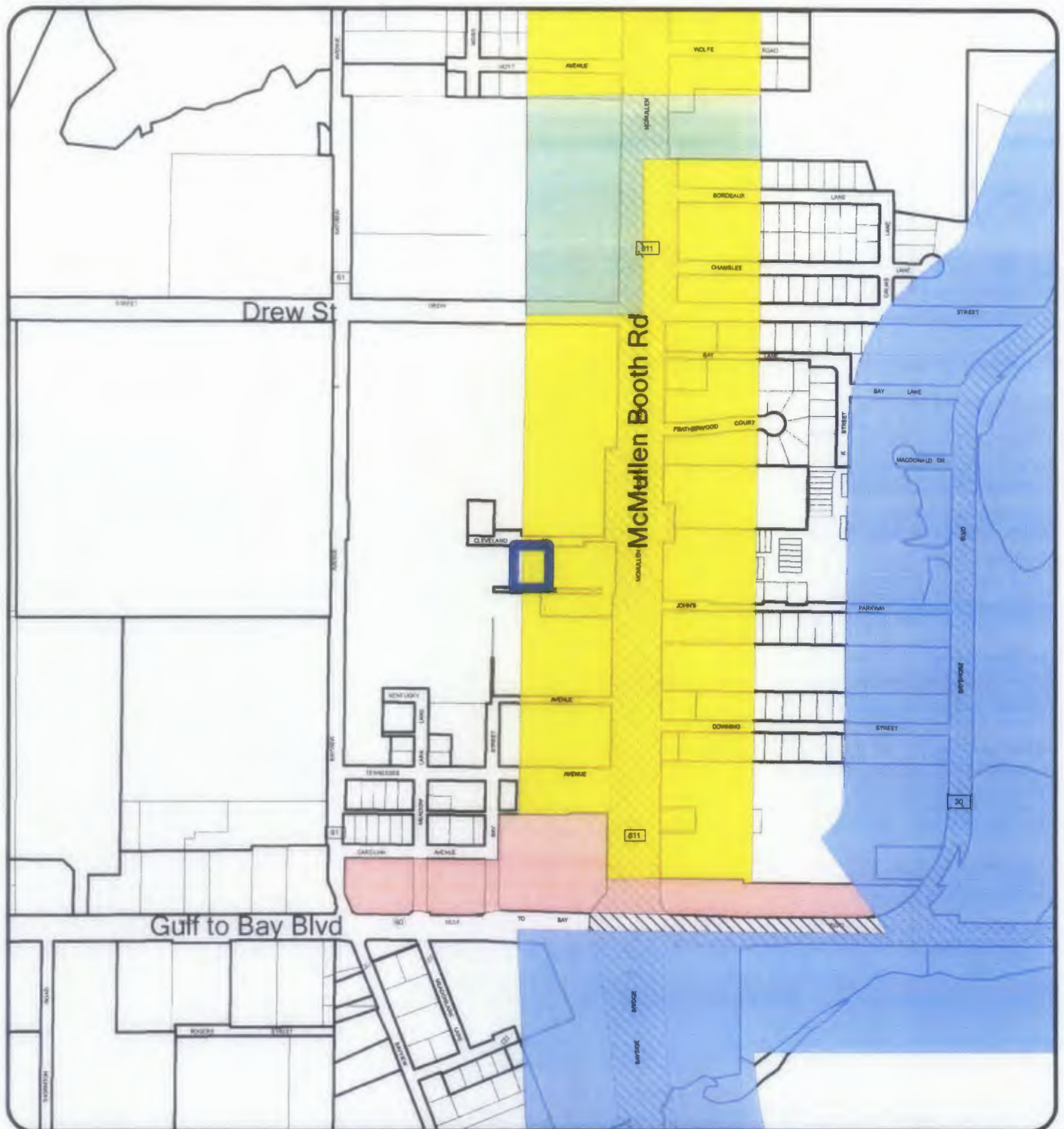
CASE #: CW14-23

JURISDICTION: Clearwater

NORTH






1" = 400'

PPC PINELLAS
PLANNING
COUNCIL



MAP 6 Countywide Scenic/Noncommercial Corridors

Legend

- | | | |
|---|--|--|
|  Enhancement Connector |  Residential |  Unique/Scenic View |
|  Mixed Use |  Rural/Open Space | |



1" = 600'

CASE #: CW14-23

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PLANNING
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**Council Staff Analysis
Case CW 14-23: City of Clearwater
October 8, 2014, PPC Meeting**

Relevant Countywide Considerations:

- 1) **Consistency with the Countywide Plan and Rules** – The subject site consists of four parcels totaling 0.6 acres of land from Residential Urban (RU) to Institutional (I). The parcels are developed with three vacant single family homes. The owner of the subject area, First Baptist Church of Clearwater, a/k/a Calvary Baptist Church, intends to use the site for an athletic building and parking lot for the adjacent church/school to the north. The site is adjoined by parking for the church on the north and west, and single family homes on the south and east.

The current Residential Urban (RU) category is used to depict areas that are primarily well-suited for an urban low density residential use at a maximum density of 7.5 dwelling units per acre. This category also is appropriate for institutional uses, but up to a maximum of five acres. This parcel, combined with the adjacent Institutional designated property, exceeds this acreage threshold.

It is the purpose of the Institutional (I) category to depict those areas of the county that are now used, or appropriate to be used, for public/semi-public institutional purposes; and to recognize such areas consistent with the need, character and scale of the institutional use relative to surrounding uses, transportation facilities, and natural resource features.

The locational characteristics contained in the Countywide Rules state that the Institutional category is generally appropriate to those locations where educational, health, public safety, civic, religious and like institutional uses are required to serve the community; and to recognize the special needs of these uses relative to their relationship with surrounding uses and transportation access.

The proposed I category is used to depict areas that are primarily well-suited for educational, health, public safety, civic, religious and like institutional uses required to serve the community. Furthermore, the proposed category is appropriate for this site in that it is proposed to house a religious use, which is consistent with the surrounding residential and institutional uses.

This amendment is deemed consistent with the purpose statement and locational characteristics found in the Countywide Rules and the proposed amendment can be considered consistent with this Relevant Countywide Consideration.

- 2) **Adopted Roadway Level of Service (LOS) Standard** – The amendment is located just west of a roadway operating at an LOS of “F”, McMullen Booth Road. However, traffic generated by the proposed amendment indicates only a minor increase in daily trips and will not result in a significant impact to the existing LOS. The difference in expected traffic generated between the existing and the proposed categories is an increase of 22 vehicle trips per day. This impact can be considered to have a de minimis impact on traffic.

Therefore, the proposed amendment can be deemed consistent with this Relevant Countywide Consideration.

- 3) **Location on a Scenic/Non-Commercial Corridor (SNCC)** – The subject site is located on McMullen Booth Road, which is designated as a Primary SNCC with this portion of the corridor having a subclassification of “Residential”. The intent and purpose of the SNCC designation is to guide the preservation and enhancement of scenic qualities, to ensure the integrity of the Countywide Future Land Use Plan, and to maintain and enhance the traffic operation of these significant roadway corridors in Pinellas County. The classification extends for 500 feet from the edge of the right-of-way.

The principal objectives of SNCC designations are:

- *To preserve and enhance scenic qualities found along these corridors and to foster community awareness of the scenic nature of these corridors;*
- *To encourage superior community design and enhanced landscape treatment, both outside of and within the public right-of-way;*
- *To encourage land uses along these corridors that contribute to an integrated, well planned and visually pleasing development pattern while discouraging the proliferation of commercial, office, industrial or intense residential development beyond areas specifically designated for such uses on the Future Land Use Plan;*
- *To assist in maintaining the traffic operation of roadways within these corridors through land use type and density/intensity controls, and by conformance to access management regulations by selective transit route location, and by the development of integrated and safe pedestrian and bicycle access systems;*
- *To encourage design standards identified within the “Pinellas County Countywide Scenic/Non-Commercial Corridor Master Plan” through the adoption of local ordinances and regulations consistent with those standards set forth within the Master Plan.*

The Countywide Rules state that the requested Institutional category is considered to be potentially consistent with the “Residential” subclassification. Section 4.2.7.1.4.B.3 states that the Institutional category as applied to the site must be consistent with the character, intensity, and scale of the uses permitted, other Countywide Plan Map categories in the area, adjoining existing uses, and the need for and service area of use. The application of the Institutional category to the subject area can be deemed consistent with this section given the proposed use of the property and its relationship to adjacent Institutional property along the corridor.

It should also be noted that with the parcel being owned and proposed for development by Calvary Baptist Church, it is expected that a uniform landscape design, minimal driveway access, and consistent architectural treatment will be employed for the subject area.

- 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 amendment area is not located in, nor does it impact, designated development or redevelopment areas.
- 6) **Adjacent to or Impacting an Adjoining Jurisdiction or Public Educational Facility** – The amendment is adjacent to small enclaves of unincorporated Pinellas County to the south and east. The proposed Institutional category is not anticipated to negatively impact the County’s ability to provide services to their jurisdictional 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 Urban to Institutional 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
PINELLAS COUNTY PLANNING COUNCIL CASE NUMBER *

SUBMITTING GOVERNMENT ENTITY: CITY OF CLEARWATER

PPC OR CITY/TOWN CASE NUMBER: LUP2014-0401

PROPERTY OWNERS: FIRST BAPTIST CHURCH OF CLEARWATER
A/K/A CALVARY BAPTIST CHURCH

REPRESENTATIVE: BRIAN AUNGST, JR., MACFARLENE
FERGUSON & MCMULLEN, P.A.

**ANY OTHER PERSONS HAVING ANY OWNERSHIP INTEREST IN THE SUBJECT
PROPERTY:** No.

Interests:

Contingent:

Absolute:

Name:

Specific Interest Held:

**INDICATION AS TO WHETHER A CONTRACT EXISTS FOR SALE OF SUBJECT
PROPERTY, IF SO:** No.

Contract is:

Contingent:

Absolute:

All Parties To Contract:

Name:

**INDICATION AS TO WHETHER THERE ARE ANY OPTIONS TO PURCHASE SUBJECT
PROPERTY, IF SO:** None.

Name:

Name:

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

*** NUMBER TO BE ASSIGNED BY PLANNING COUNCIL STAFF**

*S:\Planning Department\C D B\Land Use Amendments\Active Cases\Cleveland St 3049-3053 LUP2014-04001 - First Baptist Church Of Clearwater Inc Aka
Calvary Baptist\PPC\LUP2014-04001 PPC Disclosure Statement.Docx*

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>Institutional (I)</u> |

Local Plan Map Information

- | | |
|---|--|
| 1. Local Map Amendment Case Number | <u>LUP2014-04001</u> |
| 2. Current Local Plan Designation(s) | <u>Residential Urban (RU)</u> |
| 3. Current Local Zoning Designation(s) | <u>Low Medium Density Residential (LMDR)</u> |
| 4. Proposed Local Plan Designation(s) | <u>Institutional (I)</u> |
| 5. Proposed Local Zoning Designation(s) | <u>Institutional (I)</u> |

Site and Parcel Information

- | | |
|---|---|
| 1. Parcel number(s) of area(s) proposed to be amended -
(and/or legal description, as necessary) | Sec/Twp/Rng/Sub/Blk/Lot
16-29-16-00000-220-2000
16-29-16-00000-220-2200
16-29-16-00000-220-2300
16-29-16-00000-220-1900 |
| 2. Location | <u>3049 and 3053 Cleveland Street</u>
<u>3048 and 3054 Cherry Lane</u> |
| 3. Acreage | <u>0.62 acres</u> |
| 4. Existing use(s) | <u>Residential/Vacant</u> |
| 5. Existing density and/or floor area ratio | <u>6.4 UPA (7.5 UPA Allowed)</u> |
| 6. Name of project (if applicable) | <u>Calvary Baptist Church</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. September 4, 2014 (Adopted)
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