

BOARD OF COUNTY COMMISSIONERS

DATE: January 13, 2015
AGENDA ITEM NO. /

Consent Agenda ☐

Regular Agenda ☐

Public Hearing ☐

County Administrator's Signature:

Subject:

Proposed Subthreshold Amendment to the Countywide Plan Map

Department:

Planning

Staff Member Responsible:

Gordon Beardslee, 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 14-25, CITY OF ST. PETERSBURG.

Summary Explanation/Background:

Planning Department 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

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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 S. Woodard, County Administrator

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

Michael C. Crawford, AICP
Interim Executive Director

DATE: January 13, 2015

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 14-25 AS SUBMITTED BY THE CITY OF ST. PETERSBURG.

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 December 10, 2014.

Case CW 14-25 – City of St. Petersburg:

0.8 acres more or less, located on the southwest corner of 11th Ave. S. and 4th St. S., approximately 120 feet west of the intersection; proposed to change from Residential Medium to Planned Redevelopment – Mixed Use.

The City proposes to combine this property with property to the east already designated as Planned Redevelopment – Mixed Use for the development of a Tampa Bay Innovation Center office building.

The PPC, by a vote of 11-0, recommended approval of Case CW 14-25.

Fiscal Impact/Cost/Revenue Summary:

None

Exhibits/Attachments:

Proposed Ordinance
Council Documentation

PUBLIC HEARING ITEM

Case CW 14-25

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 14-25 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 December 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 January 13, 2015, 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 14-25 0.8 acres m.o.l., located in an area generally located on the southwest corner of 11th Ave. S. and 4th St. S., approximately 120 feet west of the intersection, from Residential Medium to Planned Redevelopment – Mixed Use

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: December 10, 2014

SUBJECT: Amendment of the Countywide Future Lane Use Plan Map

FROM: Residential Medium (RM)

TO: Planned Redevelopment – Mixed Use (PR-MU)

AREA: 0.8 Acres m.o.l.

CASE #: CW 14-25

JURISDICTION: City of St. Petersburg

LOCATION: An area generally located on the southwest corner of 11th Ave. S. and 4th St. S., approximately 120 feet west of the intersection.

RECOMMENDATION:

Council recommend to the Countywide Planning Authority that the proposed map amendment to Planned Redevelopment – Mixed Use be approved.

I. BACKGROUND

This proposed amendment is submitted by the City of St. Petersburg and seeks to reclassify a 0.8 acre portion of parcel from Residential Medium to Planned Redevelopment – Mixed Use. This amendment qualifies as a Type A Subthreshold amendment, since it is less than one acre in size.

The subject site is vacant. The owner of the property, the City of St. Petersburg, proposes to combine this property with property to the east already designated as Planned Redevelopment – Mixed Use for the development of a Tampa Bay Innovation Center office building.

II. FINDINGS

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

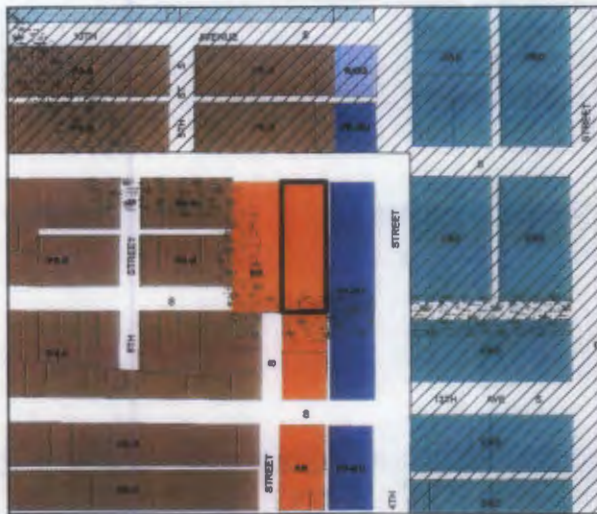
- A. The proposed amendment qualifies as a subthreshold amendment (Type A); and
- B. The proposed amendment to Planned Redevelopment – Mixed Use recognizes the proposed use for the site and is consistent with the criteria for utilization of this category.

PINELLAS PLANNING COUNCIL ACTION:

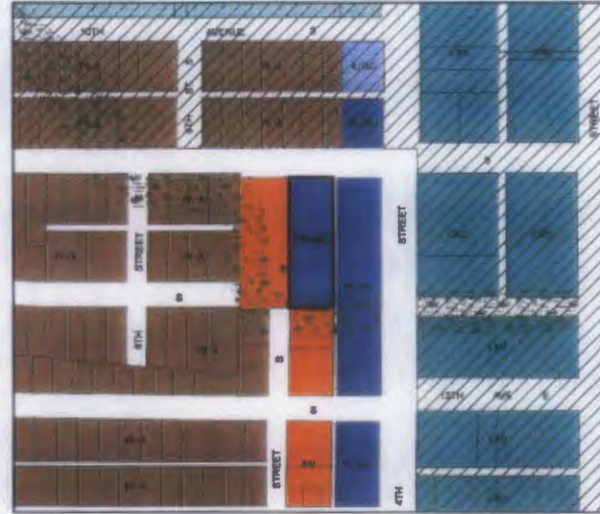
The Council recommended approval of the amendment from Residential Medium to Planned Redevelopment – Mixed Use (vote 11-0).

COUNTYWIDE PLANNING AUTHORITY ACTION:

Map 1 – Current Future Land Use



Map 2 – Proposed Future Land Use



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 December 1, 2014 meeting, the PAC members discussed and recommended approval of the staff recommendation (vote 13-0).

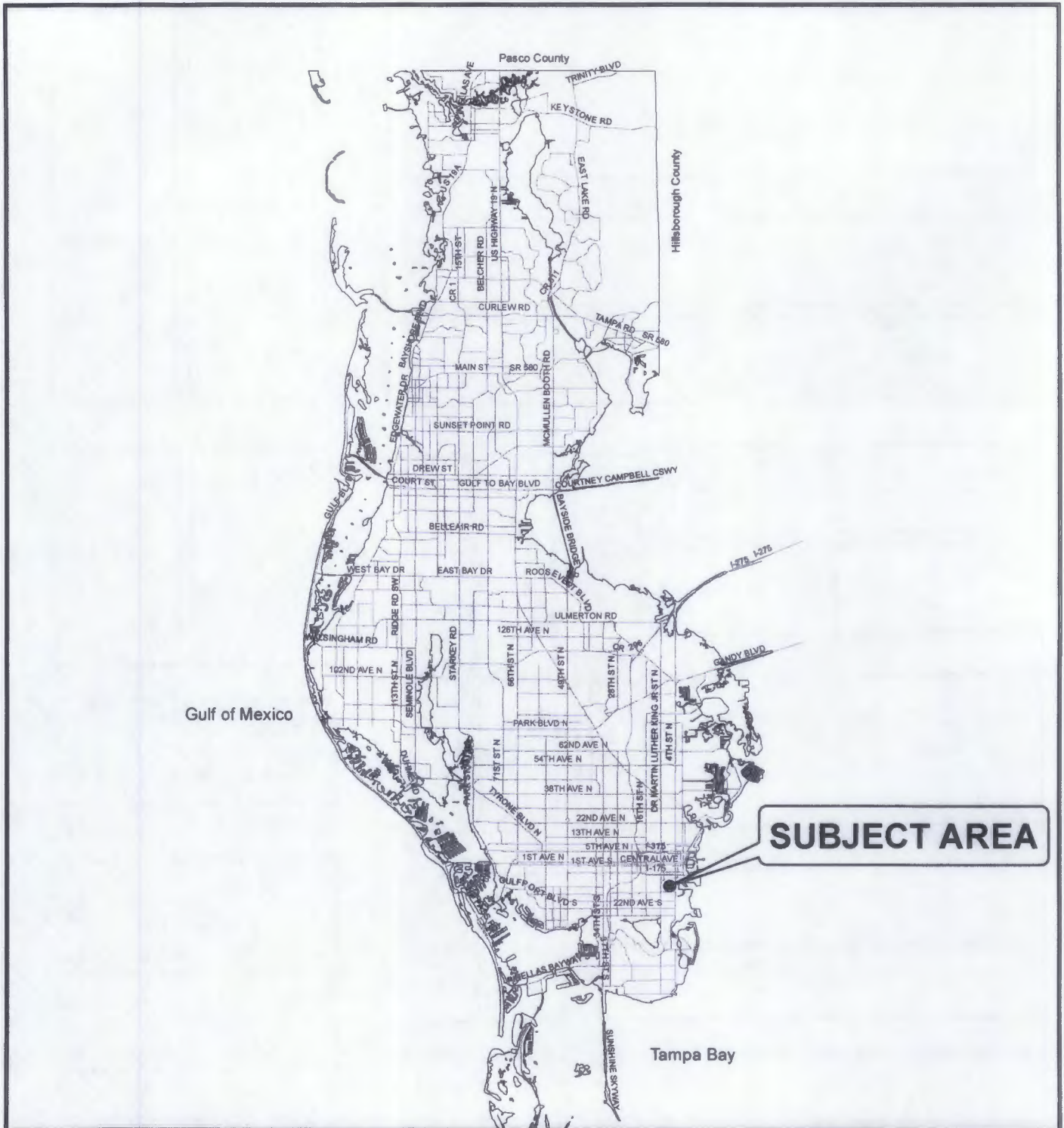
IV. LIST OF MAPS & ATTACHMENTS

- 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 December 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 Medium

TO: Planned Redevelopment - Mixed Use

AREA: 0.8 Acres

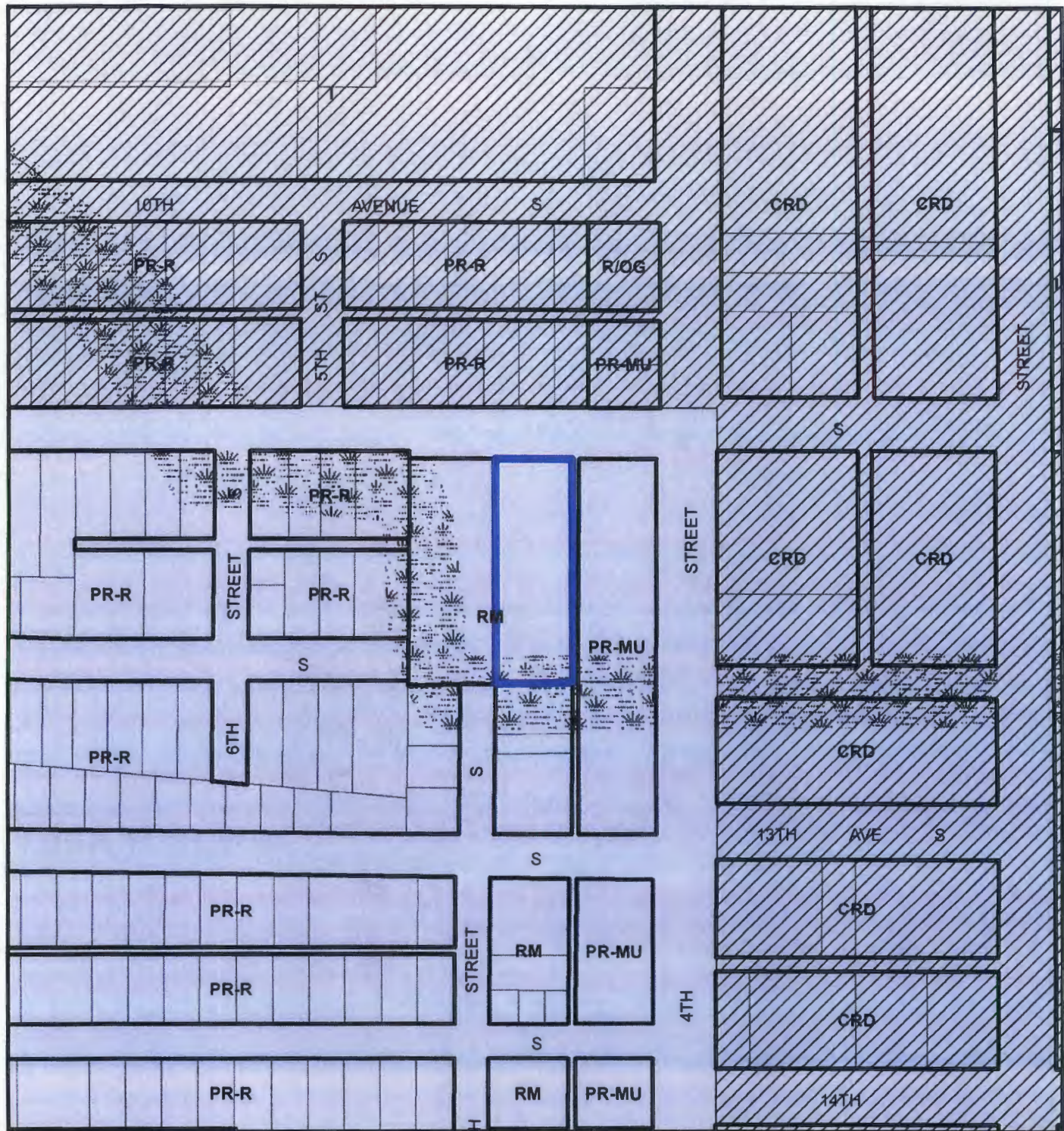
CASE #: CW14-25

JURISDICTION: St. Petersburg



1" = 26,000'

PPC PINELLAS
PLANNING
COUNCIL



Map 4 - Current Countywide Plan Map & Jurisdictional Map

FROM: Residential Medium


TO: Planned Redevelopment - Mixed Use

AREA: 0.8 Acres

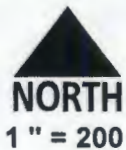
CASE #: CW14-25

Jurisdictions

Municipality Name

 St Petersburg

JURISDICTION: St. Petersburg





Map 5 - Aerial

FROM: Residential Medium

TO: Planned Redevelopment - Mixed Use

AREA: 0.8 Acres

CASE #: CW14-25

JURISDICTION: St. Petersburg



PPC PINELLAS
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PAC AGENDA – SUMMARY AGENDA ACTION SHEET
DATE: DECEMBER 1, 2014

ITEM	ACTION TAKEN	VOTE
I. <u>MINUTES OF REGULAR PAC MEETING OF NOVEMBER 3, 2014</u>	<u>Approved</u> Motion: Dean Neal Second: Bob Klute	13-0
II. <u>REVIEW OF PPC AGENDA FOR DECEMBER 10, 2014 MEETING</u> A. <u>Subthreshold Land Use Plan Amendments</u> 1. Case CW 14-25 – City of St. Petersburg	<u>Approved</u> Motion: Dean Second: Lauren Matzke Plan change from Residential Medium to Plan Redevelopment Mixed Use. Rick MacAulay explained that the amendment is needed to build “Tampa Bay Innovation Center”. Land is being leased to the Tampa Bay Innovation Center and will be owned by the City of St Petersburg at the end of the lease.	13-0
B. <u>Regular Land Use Plan Amendments</u> 2. Case CW 14-26 – City of St. Petersburg	<u>Approved</u> Motion: Dean Neal Second: Bob Klute Plan change from Institutional to Residential Medium. Rick MacAulay explained that the property is owned by the Pinellas County School Board and will be leased to a group called “Starting Right Now”, an agency that will provide housing for homeless teens.	13-0
C. <u>CPA Actions – November 2014</u>	<u>No Action – Information Only</u>	
D. <u>Annexation Report – November 2014</u>	<u>No Action – Information Only</u>	
E. <u>Countywide Plan Update</u> 1. Countywide Plan Strategies – Preliminary Draft Amendments 2. Countywide Rules – Preliminary Draft Amendments 3. Countywide Plan Map – Preliminary Draft Amendments	<u>No Action – Information Only</u> Linda Fisher discussed the progress on the Countywide Plan Update, including changes in response to local government comments and due to the failed funding referendum for Green Light Pinellas.	

**DISCLOSURE OF INTEREST STATEMENT
PPC COUNTYWIDE MAP AMENDMENT**

SUBMITTING GOVERNMENT ENTITY: City of St Petersburg

PPC * & CITY/TOWN CASE NUMBER: City File: FLUM-22-A

PROPERTY OWNERS/REPRESENTATIVE:

Owner: City of St. Petersburg
Attention: Real Estate & Property Management
P.O. Box 2842
St. Petersburg, FL 33731

Representative Name: N/A

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

Interests: Contingent Absolute

Name: N/A

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: N/A

Name:

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

All Parties to Option: N/A

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) Residential Medium
2. Proposed Countywide FLUP Designation(s) Planned Redevelopment – Mixed Use

Local Plan Map Information

1. Local Map Amendment Case Number FLUM-22-A
2. Current Local Plan Designation(s) Residential Medium
3. Current Local Zoning Designation(s) NSM-1 (Neighborhood Suburban Multifamily)
4. Proposed Local Plan Designation(s) Planned Redevelopment-Mixed Use
5. Proposed Local Zoning Designation(s) CCT-1 (Corridor Commercial Traditional)

Site and Parcel Information

1. Parcel number(s) of area(s) proposed to be amended Portion of 30-31-17-77418-000-0010
2. Location Generally, the southwest corner of 11th Avenue South and 4th Street South
3. Acreage 0.80 acres
4. Existing use(s) Vacant
5. Existing density and/or floor area ratio N/A
6. Name of project (if applicable) Tampa Bay Innovation Center

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. November 24, 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.