

BOARD OF COUNTY COMMISSIONERS

DATE: January 13, 2015

AGENDA ITEM NO. 2

Consent Agenda ☐

Regular Agenda ☐

Public Hearing ☒

County Administrator's Signature: 

Subject:

Proposed Regular 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 14-26, 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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Mayor David O. Archie, *Vice-Chair*
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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

DATE: January 13, 2015

Michael C. Crawford, AICP
Interim Executive Director

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 14-26 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 December 10, 2014.

Case CW 14-26 – City of St. Petersburg:

2.1 acres more or less, located at 4600 Haines Rd.; proposed to change from Institutional to Residential Medium.

The City proposes to reuse this site as a residential school facility for high school students who have become homeless. Approximately 40 students would be housed at this site. The site is owned by the Pinellas County School Board and will be operated by a non-profit organization.

The PPC, by a vote of 11-0, recommended approval of Case CW 14-24.

Fiscal Impact/Cost/Revenue Summary:

None

Exhibits/Attachments:

Proposed Ordinance
Council Documentation

PUBLIC HEARING ITEM

Case CW 14-26

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 14-26 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

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:

#CW 14-26 2.1 acres m.o.l., located at 4600 Haines Rd., from Institutional to Residential Medium

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.

By Daniel S. Spector
Attorney

**PINELLAS PLANNING COUNCIL
AGENDA MEMORANDUM**

AGENDA ITEM: III B-2.

MEETING DATE: December 10, 2014

SUBJECT: Amendment of the Countywide Future Land Use Plan Map

FROM: Institutional (I)

TO: Residential Medium (RM)

AREA: 2.1 Acres m.o.l.

CASE #: CW 14-26

JURISDICTION: City of St. Petersburg

LOCATION: 4600 Haines Rd.

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

I. BACKGROUND

This proposed amendment is submitted by the City of St. Petersburg and seeks to reclassify a 2.1 acre parcel from Institutional to Residential Medium.

The site is developed with the Harris School, a vacant public school facility. The applicant proposes to reuse this site as a residential school facility for high school students who have become homeless. Approximately 40 students would be housed at this site. The site is owned by the Pinellas County School Board and will be operated by a non-profit organization.

PINELLAS PLANNING COUNCIL ACTION:

The Council recommended approval of the amendment from Institutional to Residential Medium (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 Residential Medium category recognizes the proposed use of the site and is consistent with the criteria for utilization of this category;
- B. The proposed amendment will reopen a closed public educational facility; and
- C. The proposed 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 Residential Medium Countywide Plan Map category be approved.

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

III. PLANNERS ADVISORY COMMITTEE (PAC)

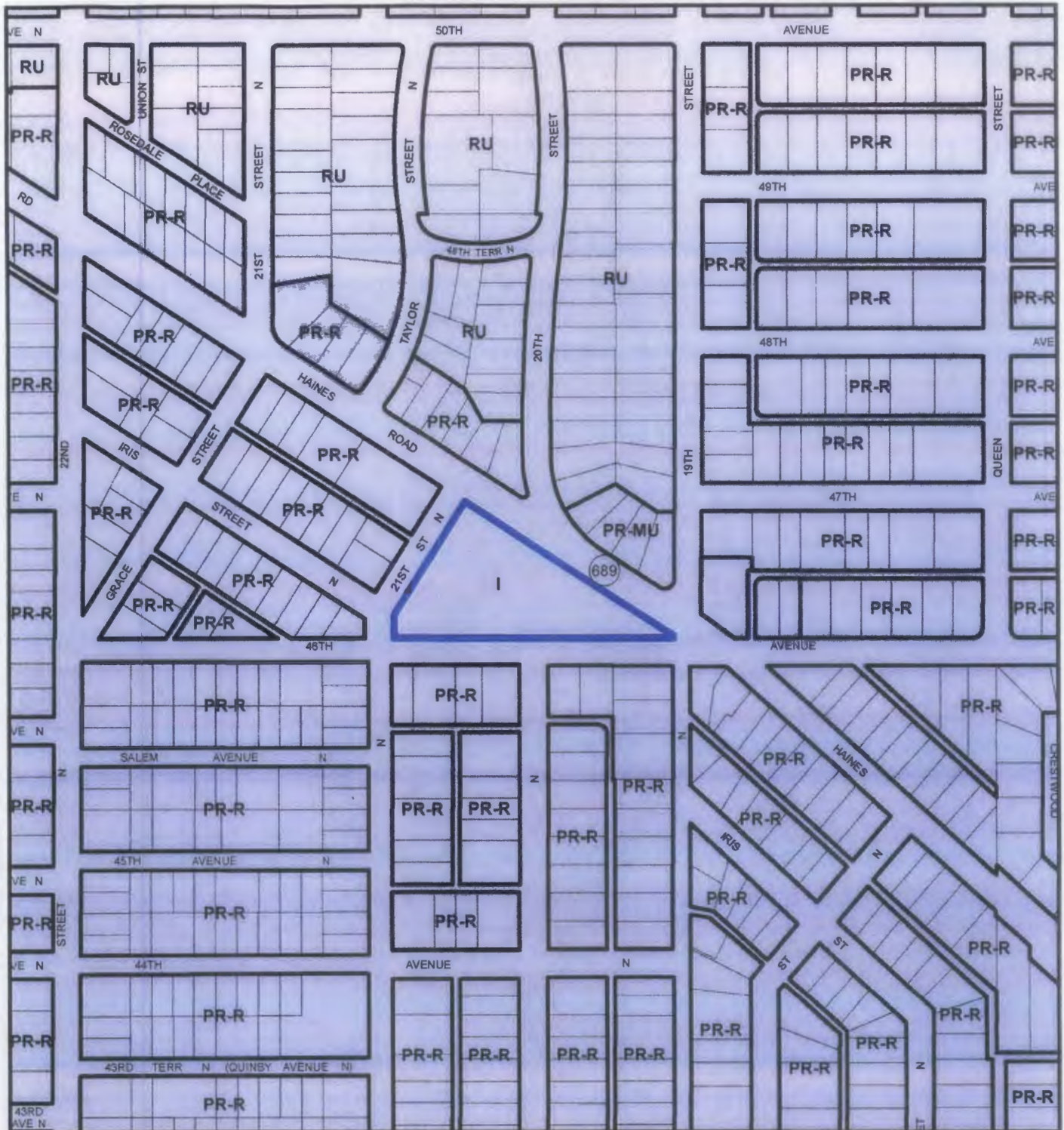
At their December 1, 2014 meeting, the PAC members discussed and recommended approval of the staff recommendation (vote 13-0).

IV. LIST OF MAPS & ATTACHMENTS

- Map 1 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 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 2 - Current Countywide Plan Map & Jurisdictional Map

FROM: Institutional

TO: Residential Medium

AREA: 2.1 Acres

CASE #: CW14-26

Jurisdictions

Municipality Name

St Petersburg



JURISDICTION: St. Petersburg



Map 3 - Aerial

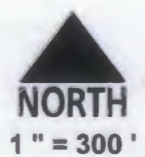
FROM: Institutional

TO: Residential Medium

AREA: 2.1 Acres

CASE #: CW14-26

JURISDICTION: St. Petersburg



PPC PINELLAS
PLANNING
COUNCIL



Legend

 Residential	 Public / Semi-Public Planned Redevelopment	 Planned Redevelopment Mixed-Use
 Residential Urban	 Institutional	 Planned Redevelopment Residential

Map 4 - Current Countywide Plan Map

FROM: Institutional

TO: Residential Medium

AREA: 2.1 Acres

CASE #: CW14-26

JURISDICTION: St. Petersburg

NORTH
1" = 300'

PPC PINELLAS
PLANNING
COUNCIL



Legend

Residential

- Residential Urban
- Residential Medium

Public / Semi-Public Planned Redevelopment

- Institutional

- Planned Redevelopment Residential

Planned Redevelopment Mixed-Use

- Planned Redevelopment Mixed-Use

Map 5 - Proposed Countywide Plan Map

FROM: Institutional

TO: Residential Medium

AREA: 2.1 Acres

CASE #: CW14-26

JURISDICTION: St. Petersburg



1" = 300'

PRC PINELLAS
PLANNING
COUNCIL

**Council Staff Analysis
Case CW 14-26: City of St. Petersburg
December 10, 2014, PPC Meeting**

Relevant Countywide Considerations:

- 1) **Consistency with the Countywide Plan and Rules** – The subject site consists of a 2.1 acre parcel developed with the Harris School, a vacant public school facility. The applicant proposes to reuse this site as a residential school facility for high school students who have become homeless. Approximately 40 students would be housed at this site. The site is owned by the Pinellas County School Board and will be operated by a non-profit organization. The site is surrounded by mostly single family neighborhoods, with a few commercial uses adjacent to the north and west.

The current Institutional (I) category is used 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. Additionally, the category allows up to 12.5 dwelling units per acre to be developed on a site. Per the Countywide Rules, this category is appropriate for the proposed use on the site. However, the City of St. Petersburg requires a zoning change along with the proposed land use amendment in order to accommodate the housing component of the requested use.

The proposed Residential Medium (RM) category is used to depict areas that are primarily well-suited at a moderately intensive residential manner at a maximum density of 15.0 dwelling units per acre. This category also is appropriate for public educational facilities. Per the Rules, this 2.1 acre site could accommodate up to 95 residential equivalent units (beds). Furthermore, the proposed RM category is compatible with the development characteristics of the surrounding area.

This amendment is deemed consistent with the purpose statement and locational characteristics found in the Countywide Rules for the RM category, and the proposed amendment can be considered 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.
- 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 area is not located to any other jurisdictions.

Additionally, the amendment area is owned by the Pinellas County school board and is to be developed as a public educational facility. Since the facility will house and be used by students already accounted for, there will be no negative impacts to the school system.

Therefore, this request can be considered consistent with this Relevant Countywide Consideration.

Conclusion:

On balance, it can be concluded that the requested amendment from Institutional to Residential Medium is deemed consistent with the Relevant Countywide Considerations found in the Countywide Rules.

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.	

F. <u>MPO/PPC Unification Update (Verbal)</u>	<u>No Action – Information Only</u> Michael Crawford provided information relative to PPC/MPO support agreement.	
III. <u>OLD BUSINESS</u>	Marshall Touchton thanked the members for their efforts to submit residential building permit information.	
IV. <u>OTHER PAC BUSINESS/PAC DISCUSSION AND UPCOMING AGENDA</u> 1. 2015 PAC Membership Roster/ Election of Officers for 2015	<u>Chair – Michelle Orton</u> <u>Approved</u> Motion: Fred Metcalf Second: Marie Dauphinais <u>Vice-Chair – Marcie Stenmark</u> <u>Approved</u> Motion: Dean Neal Second: Lauren Matzke	13-0 13-0
V. <u>ADJOURNMENT</u>	The meeting was adjourned at 2:46 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 - 21-A

PROPERTY OWNERS/REPRESENTATIVE:

Owner: **Pinellas County Schools**
Administration Building
301 4th Street SW
Largo, FL 33770

Representative Name: **Lori Matway, Associate Superintendent**
Student & Community Services
Administration Building
301 4th Street SW
Largo, FL 33770

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: N/A

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

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>Institutional</u> |
| 2. | Proposed Countywide FLUP Designation(s) | <u>Residential Medium</u> |

Local Plan Map Information

- | | | |
|----|--------------------------------------|--|
| 1. | Local Map Amendment Case Number | <u>FLUM-21-A</u> |
| 2. | Current Local Plan Designation(s) | <u>Institutional</u> |
| 3. | Current Local Zoning Designation(s) | <u>NT-1 (Neighborhood Traditional)</u> |
| 4. | Proposed Local Plan Designation(s) | <u>Residential Medium</u> |
| 5. | Proposed Local Zoning Designation(s) | <u>NSM-1 (Neighborhood Suburban Multifamily)</u> |

Site and Parcel Information

- | | | |
|----|--|--------------------------------|
| 1. | Parcel number(s) of area(s) proposed to be amended | <u>01-31-16-37080-001-0010</u> |
| 2. | Location | <u>4600 Haines Road</u> |
| 3. | Acreage | <u>2.1 acres</u> |
| 4. | Existing use(s) | <u>Harris School (Closed)</u> |
| 5. | Existing density and/or floor area ratio | <u>Unknown</u> |
| 6. | Name of project (if applicable) | <u>Starting Right, Now</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. 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.