

BOARD OF COUNTY COMMISSIONERS

DATE: March 10, 2015
AGENDA ITEM NO. 1a.

Consent Agenda ☐

Regular Agenda ☐

Public Hearing ☒

 **County Administrator's Signature:**

Subjects:

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 15-3 OF PINELLAS COUNTY.

Summary Explanation/Background:

Planning Department staff recommends approval of this proposed amendment as described in the Pinellas Planning Council (PPC) documentation. The Planner's Advisory Committee (PAC) recommended approval of this case by a vote of 10-0. The PPC recommended approval of this case by a vote of 13-0.

Fiscal Impact/Cost/Revenue Summary:

N/A

Exhibits/Attachments Attached:

Council Documentation



COUNCIL MEMBERS

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www.pinellasplanningcouncil.org

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Commissioner Michael Smith
Commissioner John Tornga

Michael C. Crawford, AICP
Interim Executive Director

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: March 10, 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 15-3 AS SUBMITTED BY PINELLAS COUNTY.

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 February 11, 2015.

Case CW 15-3 – Pinellas County:

2.4 acres more or less, located at 2535 Richards Rd.; proposed to change from Residential Rural to Residential Estate.

This proposed amendment is submitted by Pinellas County and seeks to reclassify a 2.4 acre parcel from Residential Rural (allows 0.5 unit per acre) to Residential Estate (allows 1.0 unit per acre). This amendment qualifies as a Type B Subthreshold amendment, since it is less than three acres in size and within the same major classification. The subject site contains a single family home. The owner of the property proposes to subdivide the parcel into two lots for construction of an additional single family home.

The PPC, by a vote of 13-0, recommended approval of Case CW 15-3.

Fiscal Impact/Cost/Revenue Summary:

None

Exhibits/Attachments:

Proposed Ordinance
Council Documentation

PUBLIC HEARING ITEM

Case CW 15-3

Pinellas County

ORDINANCE NO. 15-_____

AN ORDINANCE OF THE COUNTY OF PINELLAS, AMENDING THE COUNTYWIDE FUTURE LAND USE PLAN OF PINELLAS COUNTY, FLORIDA, BY ACTION ON CASE NUMBER CW 15-3 INITIATED BY PINELLAS COUNTY 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 acting pursuant to its countywide planning authority; and

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

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

WHEREAS, Pinellas County initiated a proposed amendment which was considered at a public hearing by the Pinellas Planning Council on February 11, 2015, 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 pursuant to its countywide planning authority, in regular meeting duly assembled on March 10, 2015, as follows:

Section 1. Amending the Countywide Future Land Use Plan

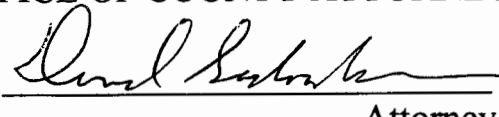
The Countywide Future Land Use Plan for Pinellas County adopted in Section 3(a) of Ordinance 89-4, as amended, is amended to reflect the changes adopted as follows:

#CW 15-3 2.4 acres m.o.l., located at 2535 Richards Rd., from Residential Rural to Residential Estate

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: February 11, 2015

SUBJECT: Amendment of the Countywide Future Lane Use Plan Map

FROM: Residential Rural (RR)

TO: Residential Estate (RE)

AREA: 2.4 Acres m.o.l.

CASE #: CW 15-3

JURISDICTION: Pinellas County

LOCATION: 2535 Richards Rd.

RECOMMENDATION:

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

I. BACKGROUND

This proposed amendment is submitted by Pinellas County and seeks to reclassify a 2.4 acre parcel from Residential Rural (allows 0.5 unit per acre) to Residential Estate (allows 1.0 unit per acre). This amendment qualifies as a Type B Subthreshold amendment, since it is less than three acres in size and within the same major classification.

The subject site contains a single family home. The owner of the property proposes to subdivide the parcel into two lots for construction of an additional single family home.

II. FINDINGS

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

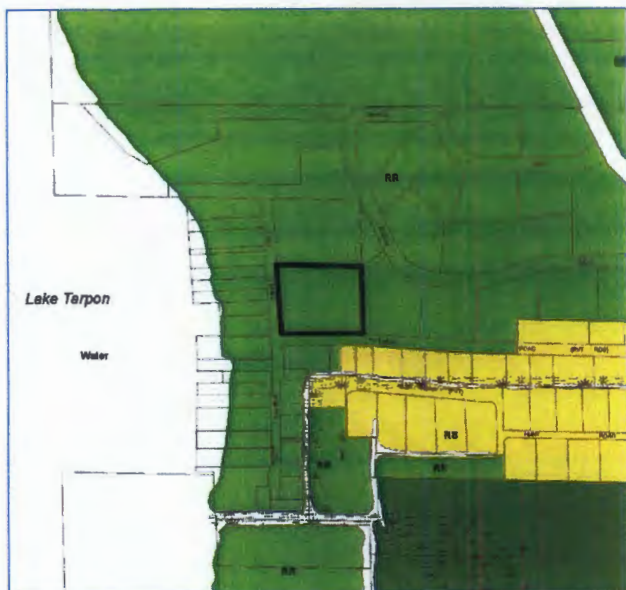
- A. The proposed amendment qualifies as a subthreshold amendment (Type B); and
- B. The proposed amendment to Residential Estate recognizes the proposed use for the site and is consistent with the criteria for utilization of this category.

PINELLAS PLANNING COUNCIL ACTION:

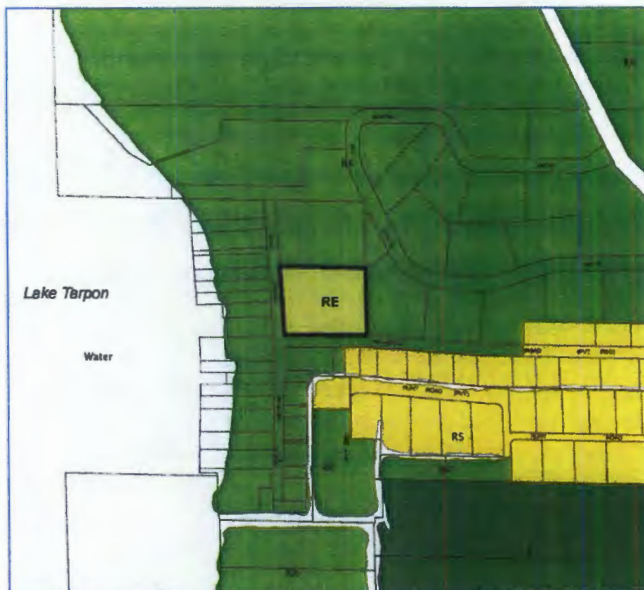
The Council recommended approval of the amendment from Residential Rural to Residential Estate (vote 13-0).

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 February 2, 2015 meeting, the PAC members discussed and recommended approval of the staff recommendation (vote 10-0).

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 February 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 Rural

TO: Residential Estate

AREA: 2.4 Acres

CASE #: CW15-3

JURISDICTION: Pinellas County



1" = 26,000'

PPC PINELLAS
PLANNING
COUNCIL

Map 4 - Current Countywide Plan Map & Jurisdictional Map

FROM: Residential Rural

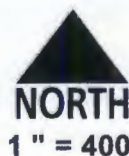
TO: Residential Estate

AREA: 2.4 Acres

CASE #: CW15-3

Jurisdictions

Jurisdiction Name

☐ Unincorporated

PINELLAS
PLANNING
COUNCIL

JURISDICTION: Pinellas County



Map 5 - Aerial

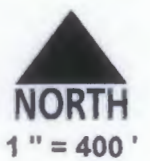
FROM: Residential Rural

TO: Residential Estate

AREA: 2.4 Acres

CASE #: CW15-3

JURISDICTION: Pinellas County



PAC AGENDA – SUMMARY AGENDA ACTION SHEET
DATE: FEBRUARY 2, 2015

| ITEM | ACTION TAKEN | VOTE |
|---|--|--------|
| I. <u>MINUTES OF REGULAR PAC MEETING OF JANUARY 5, 2015</u> | <u>Approved</u> Motion: Dean Neal Second: Danny Taylor | 10 – 0 |
| II. <u>REVIEW OF PPC AGENDA FOR FEBRUARY 11, 2015 MEETING</u> | <u>Approved</u> Motion: Dean Neal Second: Jan Norsoph | 10 – 0 |
| A. <u>Subthreshold Land Use Plan Amendments</u> | | |
| 1. Case CW 15-3 – Pinellas County | <u>Approved</u> Motion: Dean Neal Second: Jan Norsoph | 10 – 0 |
| 2. Case CW 15-4 – Pinellas County | <u>Approved</u> Motion: Dean Neal Second: Jan Norsoph | 10 – 0 |
| B. <u>Regular Land Use Plan Amendments</u> | <u>Approved</u> Motion: Dean Neal Second: Robert Klute | 10 – 0 |
| 3. Case CW 15-5 – City of Clearwater | <u>Approved</u> Motion: Dean Neal Second: Robert Klute | 10 – 0 |
| 4. Case CW 15-6 – City of Largo | <u>Approved</u> Motion: Dean Neal Second: Robert Klute | 10 – 0 |
| C. <u>CPA Actions – January 2015</u> | <u>No Action – Information Only</u> | |
| D. <u>Annexation Report – January 2015</u> | <u>No Action – Information Only</u> | |

| ITEM | ACTION TAKEN | VOTE |
|--|--|--------------|
| <p>E. <u>Countywide Plan Update – Request for Public Hearing</u></p> <ol style="list-style-type: none"> 1. Countywide Plan Strategies – Draft Amendments 2. Countywide Rules – Draft Amendments 3. Countywide Plan Map – Draft Amendments | <p><u>Approved</u></p> <p>Motion: Robert Klute Second: Gordon Beardslee</p> <p>Following Linda Fisher’s presentation, several members said that they needed additional time to review the proposed changes. It was explained that many of the changes were simply sections being moved to a different location within the documents. Bob Klute stated that if the best practices should be developed by the communities; Mike Crawford noted that best practices were guidelines, not requirements and that they were presented almost two years ago and reviewed by the Transportation and Land Use Working Group. Further discussion led to consensus that PAC members will forward comments to PPC staff by February 20th; staff will post all comments and the PPC responses on the website. A motion was made and seconded that the public hearing for the Countywide Plan Update be held at the April 8th PPC meeting, as opposed to the March meeting. The motion carried 7–2, with two dissenting votes (Greg Rice, Dunedin, and Marie Dauphinais, Oldsmar).</p> | <p>7 – 2</p> |
| <p>III. <u>OLD BUSINESS</u></p> | <p>None</p> | |
| <p>IV. <u>OTHER PAC BUSINESS/PAC DISCUSSION AND UPCOMING AGENDA</u></p> | <p>None</p> | |
| <p>V. <u>ADJOURNMENT</u></p> | <p>The meeting was adjourned at 3:33 pm.</p> | |

Respectfully Submitted,

PAC Chairman

Date

PAC MEETING

DATE: MONDAY, FEBRUARY 2, 2015

TIME: 1:30 PM

LOCATION: 310 COURT STREET, CLEARWATER, FL 33756

ATTENDANCE SHEET

NAME (Please Print)

REPRESENTING

| | |
|----------------------|------------------|
| Dean Neal | Pinellas - Park. |
| DAN KIM TAILOR | IPB |
| Lauren Matzke | Clearwater |
| Margie Stenmark | Safety Harbor |
| DEREK KILBORN | St. Petersburg |
| RICK MACAULAY | " |
| Gregorio Macachian | Largo |
| Bob KLUTE | LARGO |
| Sam Norsoph | Seminole |
| Fred Metcalf | Gulfport |
| Gordon Beardlee | Pinellas Co. |
| GREG RICE | DUNEDIN |
| Marshall Touchton | Pinellas Schools |
| Nancy Dauphinais | Odessa |
| CHELSEA FAUERO | mpo |
| ANNE FUNICELLO | mpo |

Respectfully Submitted,

PAC Chairman

Date

DISCLOSURE OF INTEREST STATEMENT
PINELLAS COUNTY PLANNING COUNCIL CASE NUMBER

SUBMITTING GOVERNMENT ENTITY: PINELLAS COUNTY

PPC OR CITY/TOWN CASE NUMBER: Z/LU-25-11-14

PROPERTY OWNER(S):

Name: Erma P. Huffman

Name: _____

Address: 2535 Richards Road
Tarpon Springs, FL 34688

Address: _____

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

Interest:

Contingent:

Absolute:

Name: N/A

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:

Name: N/A

Name: _____

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

All Parties to Option:

Name: 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

SUB-THRESHOLD PLAN AMENDMENTS
APPLICATION FOR COUNTYWIDE FUTURE LAND USE PLAN AMENDMENTS

Please complete ALL the information below as accurate as possible, to ensure that the application for sub-threshold land use plan amendment can be processed efficiently. Processing will not be started and the application will not be officially accepted until this form has been completed. If additional space needed, please number and attach additional sheets.

I. COUNTYWIDE FLUP AMENDMENT INFORMATION

- | | | |
|----|--------------------------------------|---------------------------|
| 1. | Existing Countywide FLUP Designation | <u>Residential Rural</u> |
| 2. | Proposed Countywide FLUP Designation | <u>Residential Estate</u> |

II. SITE DESCRIPTION

- | | | |
|----|---|---|
| 1. | Parcel Number(s) of area(s) proposed to be amended (Include Section/Twp/Rng/Sub/Blk/Lot) | <u>16/27/16/00000/230/0200</u> |
| 2. | Acreage | <u>2.4</u> |
| 3. | Location | <u>NE corner of Richards Road and George St. S.</u> |

Please check the items below to ensure the requested information is included in the application package.

III. OTHER PERTINENT INFORMATION

- | | | |
|----|--|-------|
| 1. | Submittal letter from the local jurisdiction to the PPC requesting amendment to the FLUP | _____ |
| 2. | Local Ordinance | _____ |
| 3. | Disclosure of interest statement containing the names, addresses of applicant/representative and property owner | _____ |
| 4. | Map clearly indicating the amendment's location | _____ |
| 5. | Legal description | _____ |

316

No. _____
BCC 12-16-14
2:02 P.M. Filson/Futch/SCHMIDT

#31b Resolution No. 14-114 adopted approving the application of Erma P. Huffman through John and Melissa Pace, Representatives, for a change of zoning from A-E, Agricultural Estate Residential, to E-1, Estate Residential, and Ordinance No. 14-54 adopted approving a change in land use designation from Residential Rural to Residential Estate (Z/LU-25-11-14), re approximately 2.4 acres located at the northeast corner of Richards Road and George Street South in unincorporated East Lake Tarpon. The Local Planning Agency recommended approval of the application based on the staff report. One letter with four signatures in opposition to the application has been received. No citizens appeared to be heard.

| | | |
|--------|---|---------------------|
| Motion | - | Commissioner Gerard |
| Second | - | Commissioner Welch |
| Vote | - | 7 – 0 |

Affidavit of Publication