

**BOARD OF COUNTY COMMISSIONERS**

**DATE:** March 10, 2015  
**AGENDA ITEM NO.** 1b.

**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 15-4 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 Planners 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

310 Court Street • Clearwater, Florida 33756-5137  
Telephone 727.464.8250 • Fax 727.464.8212  
www.pinellasplanningcouncil.org

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Commissioner Michael Smith  
Commissioner John Tornga

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: 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 15-4 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 15-4 – Pinellas County:**

8.1 acres more or less, located at 14840 49<sup>th</sup> St. N.; proposed to change from Transportation/Utility to Institutional.

This proposed amendment is submitted by Pinellas County and seeks to reclassify an 8.1 acre parcel from Transportation/Utility to Institutional. This amendment qualifies as a Type D Subthreshold amendment, since it is proposed to be amended to a less intensive category and is within the same major classification. The subject site is owned by Pinellas County and contains the Safe Harbor homeless shelter. Pinellas County proposes to construct a health care facility on a vacant portion of the site to provide primary care, behavioral health, and dental services for homeless individuals. No changes are proposed for the homeless shelter.

***The PPC, by a vote of 13-0, recommended approval of Case CW 15-4.***

### **Fiscal Impact/Cost/Revenue Summary:**

None

### **Exhibits/Attachments:**

Proposed Ordinance  
Council Documentation

PUBLIC HEARING ITEM

Case CW 15-4

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 15-4 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 15-4     8.1 acres m.o.l., located at 14840 49<sup>th</sup> St. N., from Transportation/Utility 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-2.

**MEETING DATE:** February 11, 2015

**SUBJECT:** Amendment of the Countywide Future Lane Use Plan Map

**FROM:** Transportation/Utility (T/U)

**TO:** Institutional (I)

**AREA:** 8.1 Acres m.o.l.

**CASE #:** CW 15-4

**JURISDICTION:** Pinellas County

**LOCATION:** 14840 49<sup>th</sup> St. N.

**RECOMMENDATION:**

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

**I. BACKGROUND**

This proposed amendment is submitted by Pinellas County and seeks to reclassify an 8.1 acre parcel from Transportation/Utility to Institutional. This amendment qualifies as a Type D Subthreshold amendment, since it is proposed to be amended to a less intensive category and is within the same major classification.

The subject site is owned by Pinellas County and contains the Safe Harbor homeless shelter. Pinellas County proposes to construct a health care facility on a vacant portion of the site to provide primary care, behavioral health, and dental services for homeless individuals. No changes are proposed for the homeless shelter.

**II. FINDINGS**

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

- A. The proposed amendment qualifies as a subthreshold amendment (Type D); and
- B. The proposed amendment to Institutional recognizes the current and 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 Transportation/Utility to Institutional (vote 13-0).

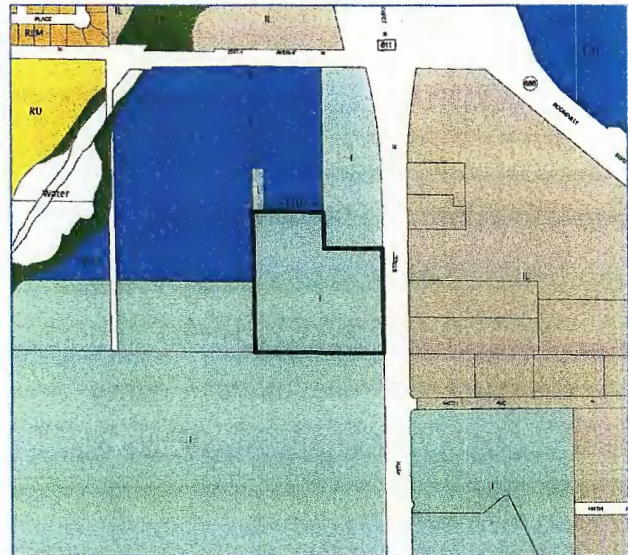
**COUNTYWIDE PLANNING AUTHORITY ACTION:**



**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).

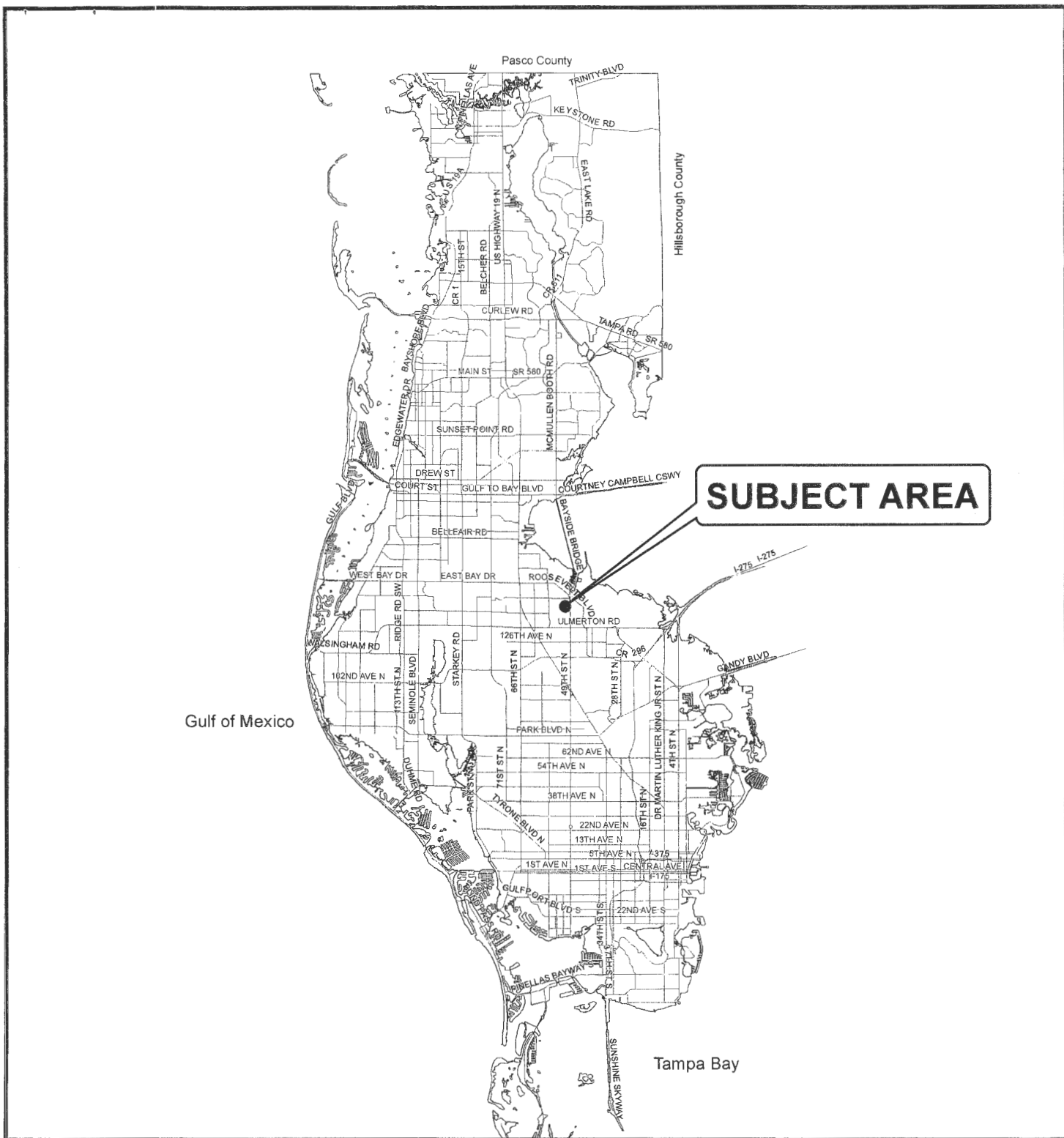
### ***IV. LIST OF MAPS & ATTACHMENTS***

- 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](http://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: Transportation/Utility

TO: Institutional

AREA: 8.1 Acres

CASE #: CW15-4

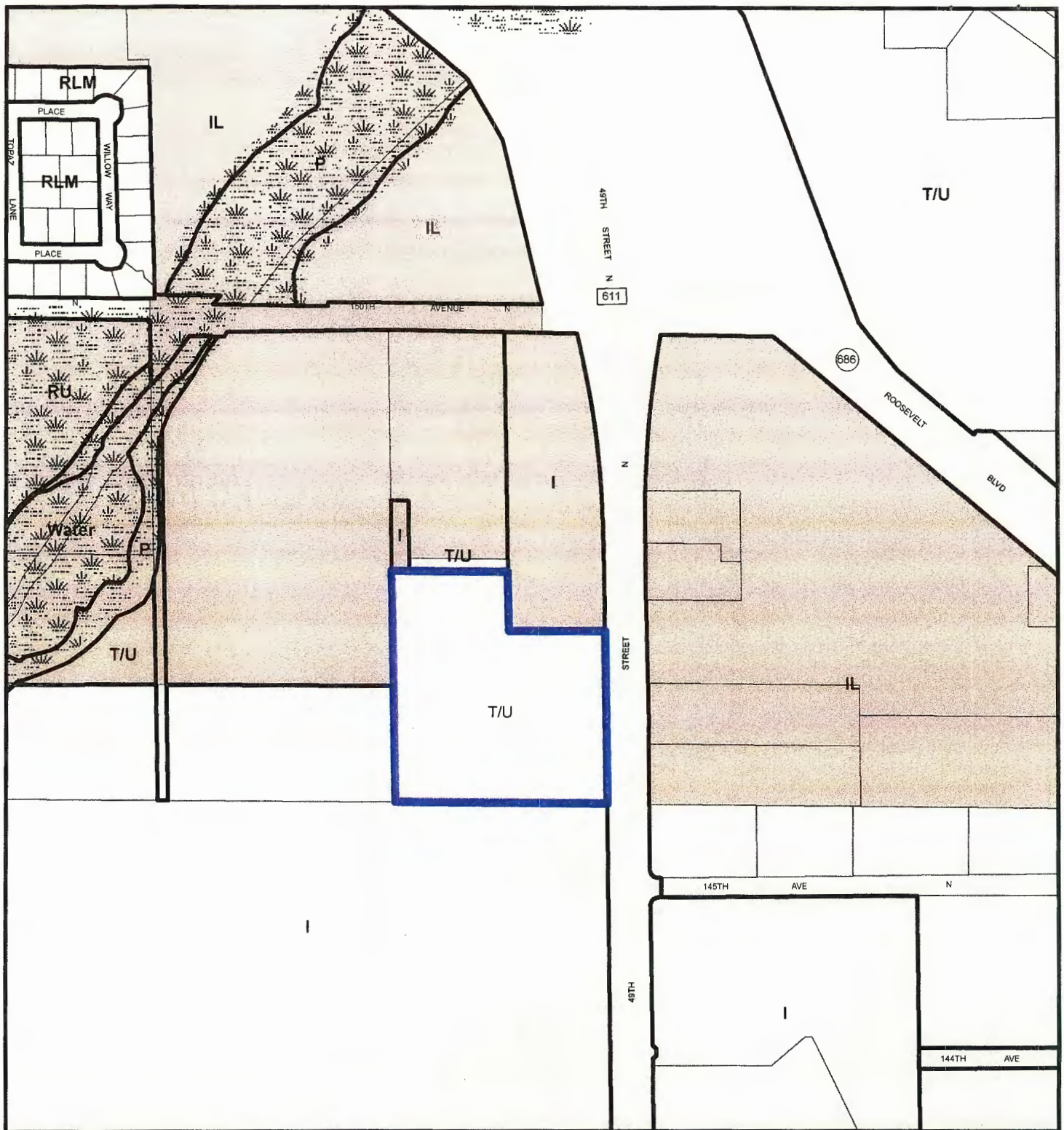
JURISDICTION: Pinellas County



1" = 26,000'

**PPC** PINELLAS  
PLANNING  
COUNCIL





## Map 4 - Current Countywide Plan Map & Jurisdictional Map

FROM: Transportation/Utility

TO: Institutional

AREA: 8.1 Acres

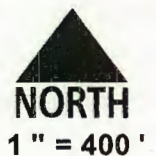
CASE #: CW15-4

### Jurisdictions

Jurisdiction Name

 Largo

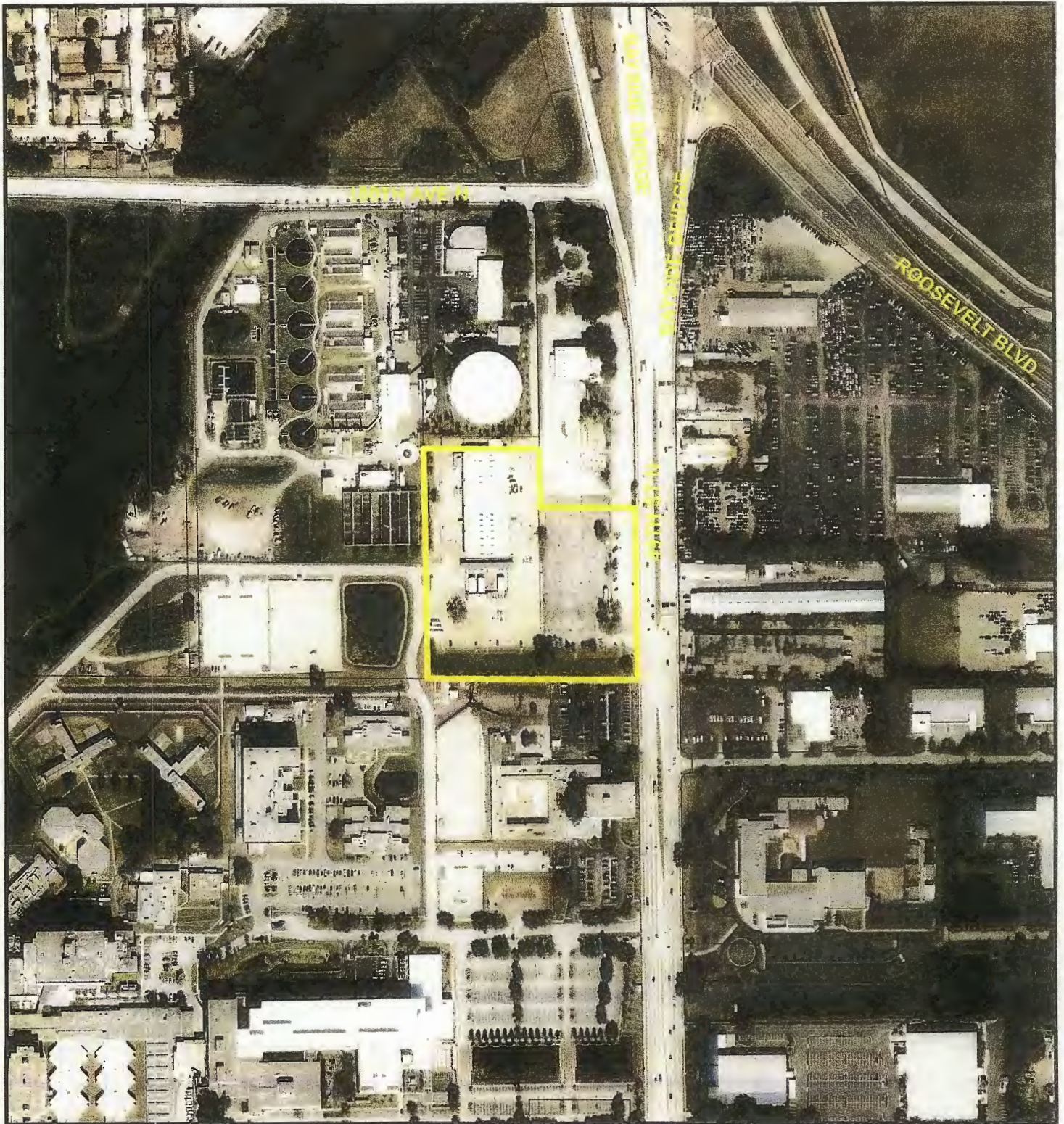
 Unincorporated



**PPC** PINELLAS  
PLANNING  
COUNCIL

JURISDICTION: Pinellas County





### Map 5 - Aerial

FROM: Transportation/Utility

TO: Institutional

AREA: 8.1 Acres

CASE #: CW15-4

JURISDICTION: Pinellas County



**PRC** PINELLAS  
PLANNING  
COUNCIL



**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"> <li>1. Countywide Plan Strategies – Draft Amendments</li> <li>2. Countywide Rules – Draft Amendments</li> <li>3. Countywide Plan Map – Draft Amendments</li> </ol>	<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 20<sup>th</sup>; 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 8<sup>th</sup> 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.
DANIEL TAILOR	IPB
Lauren Matzke	Clearwater
Margaret Stenmark	Safety Harbor
DEREK KILBORN	St. Petersburg
RICK MACAULAY	"
Christine McLachlan	Largo
<del>BOB</del> KLUTE	LARGO
IAN Norsoph	Seminole
Fred Metcalf	Gulfport
Gordon Beardslee	Pinellas Co.
GREG RICE	DUNEDIN
Marshall Touchton	Pinellas Schools
Nancy Dauphinais	D/Isman
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-10-6-14

PROPERTY OWNER(S):

Name: Pinellas County

Name: \_\_\_\_\_

Address: 315 Court Street  
Clearwater, FL 33756

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:

Health Care Facility for homeless individuals.

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>Transportation/Utility</u> |
| 2. Proposed Countywide FLUP Designation | <u>Institutional</u>          |

**II. SITE DESCRIPTION**

- |  |   |
|--|---|
| 1. Parcel Number(s) of area(s) proposed to be amended<br>(Include Section/Twp/Rng/Sub/Blk/Lot) | <u>04/30/16/70902/100/0401</u>  |
| 2. Acreage   | <u>8</u>  |
| 3. Location  | <u>West side of 49<sup>th</sup> St. N., 840<br/>ft. south of 150<sup>th</sup> Ave. N.</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<br>requesting amendment to the FLUP                        | _____ |
| 2. Local Ordinance  | _____ |
| 3. Disclosure of interest statement containing the names,<br>addresses of applicant/representative and property owner | _____ |
| 4. Map clearly indicating the amendment's location  | _____ |
| 5. Legal description  | _____ |

31a

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

#31a Resolution No. 14-113 adopted approving the application of the Pinellas County Planning Director for a change of zoning from M-1, Light Manufacturing and Industry, and C-2, General Retail Commercial and Limited Services, to P/SP, Public/Semi-Public, and Ordinance No. 14-53 adopted approving a change in land use designation from Transportation/Utility to Institutional (Z/LU-10-6-14), re approximately eight acres located in the unincorporated area of Pinellas County on the west side of 49th Street North, 840 feet south of 150th Avenue North (street address: 14840 49th Street North, unincorporated Clearwater). The Local Planning Agency recommended approval of the application based on the staff report. No correspondence has been received. No citizens appeared to be heard.

Motion	-	Commissioner Morroni
Second	-	Commissioner Gerard
Vote	-	7 - 0

Affidavit of Publication