

BOARD OF COUNTY COMMISSIONERS

DATE: March 10, 2015

AGENDA ITEM NO. 2a.

Consent Agenda ☐

Regular Agenda ☐

Public Hearing ☒

 **County Administrator's Signature:**

Subjects:

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 15-5 OF CLEARWATER.

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 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 15-5 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 February 11, 2015.

Case CW 15-5 – Pinellas County:

2.1 acres more or less, located at the Northwest corner of Jeffords St. and Druid Rd. S.; proposed to change from Residential/Office General to Institutional.

This proposed amendment is submitted by the City of Clearwater and seeks to reclassify four parcels containing 2.1 acres from Residential/Office General to Institutional. The site is developed with medical offices and parking associated with Morton Plant Hospital. The applicant proposes to include these parcels as part of an updated Master Plan for the Morton Plant Hospital medical campus. There are currently no redevelopment plans for these parcels.

The PPC, by a vote of 13-0, recommended approval of Case CW 15-5.

Fiscal Impact/Cost/Revenue Summary:

None

Exhibits/Attachments:

Proposed Ordinance
Council Documentation

PUBLIC HEARING ITEM

Case CW 15-5

City of Clearwater

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 15-5 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 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, the City of Clearwater 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

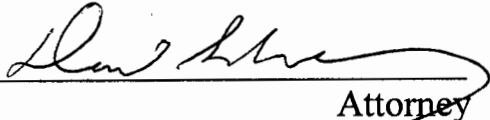
The Countywide Future Land Use Plan for Pinellas County adopted in Section 3(a) of Ordinance 89-4, as amended, is amended to reflect the changes adopted as follows:

#CW 15-5 2.1 acres m.o.l., located at the Northwest corner of Jeffords St. and
Druid Rd. S., from Residential/Office General 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: February 11, 2015

SUBJECT: Amendment of the Countywide Future Land Use Plan Map

FROM: Residential/Office General (R/OG)

TO: Institutional (I)

AREA: 2.1 Acres m.o.l.

CASE #: CW 15-5

JURISDICTION: City of Clearwater

LOCATION: Northwest corner of Jeffords St. and Druid Rd. S.

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 the City of Clearwater and seeks to reclassify four parcels containing 2.1 acres from Residential/Office General to Institutional.

The site is developed with medical offices and parking associated with Morton Plant Hospital. The applicant proposes to include these parcels as part of an updated Master Plan for the Morton Plant Hospital medical campus. There are currently no redevelopment plans for these parcels.

II. FINDINGS

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

- A. The Institutional category recognizes the proposed use of the site and is consistent with the criteria for utilization of this category; and
- B. The proposed amendment either does not involve, or will not significantly impact, the remaining relevant countywide considerations.

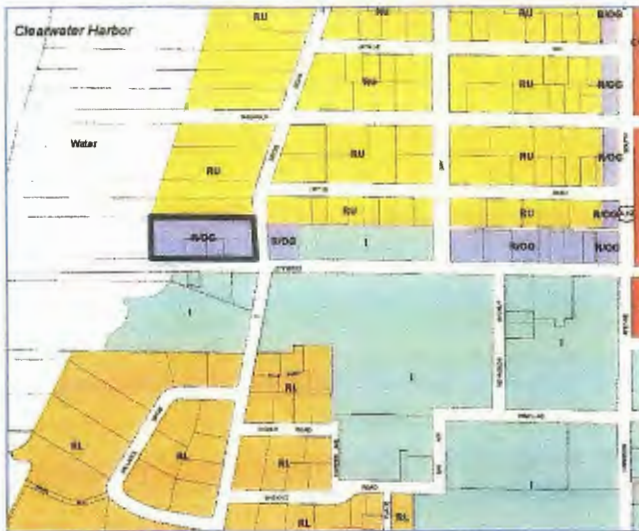
In consideration of and based upon a balanced legislative determination of the Relevant Countywide Considerations as they relate to the overall purpose and integrity of the Countywide Plan, it is recommended that the proposed Institutional Countywide Plan Map category be approved.

PINELLAS PLANNING COUNCIL ACTION:

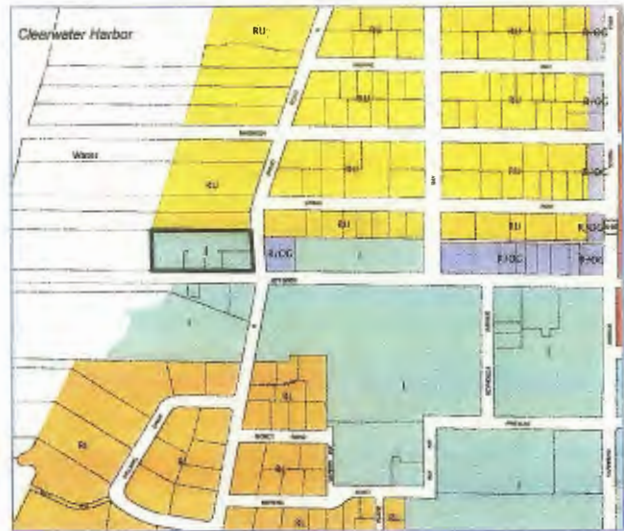
The Council recommended approval of the amendment from Residential/Office General to Institutional (vote 13-0).

COUNTYWIDE PLANNING AUTHORITY ACTION:

Current Countywide Plan Map



Proposed Countywide Plan Map



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

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 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 February Agenda and then click on corresponding case number).

- | | |
|--------------------|------------------------------|
| Support Document 1 | Disclosure of Interest Form |
| Support Document 2 | Local Government Application |

SUBJECT AREA

Gulf of Mexico

Tampa Bay

Map 1 - Location

FROM: Residential/Office General

TO: Institutional

AREA: 2.1 Acres

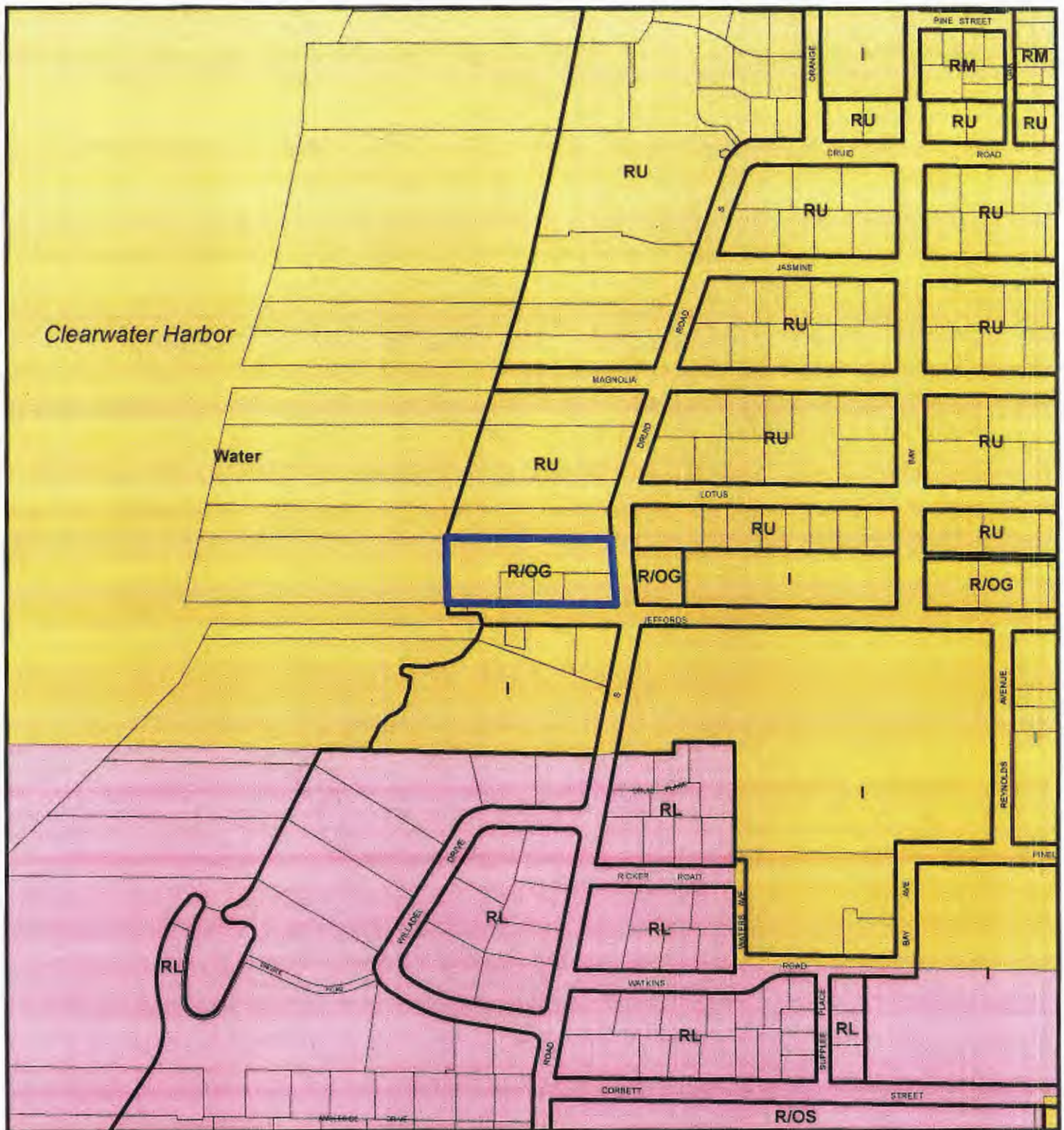
CASE #: CW15-5

JURISDICTION: City of Clearwater



1" = 26,000'





Map 2 - Current Countywide Plan Map & Jurisdictional Map

FROM: Residential/Office General

TO: Institutional

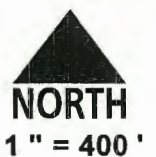
AREA: 2.1 Acres

CASE #: CW15-5

Jurisdictions

Jurisdiction Name

- Belleair
- Clearwater



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JURISDICTION: City of Clearwater



Map 3 - Aerial

FROM: Residential/Office General

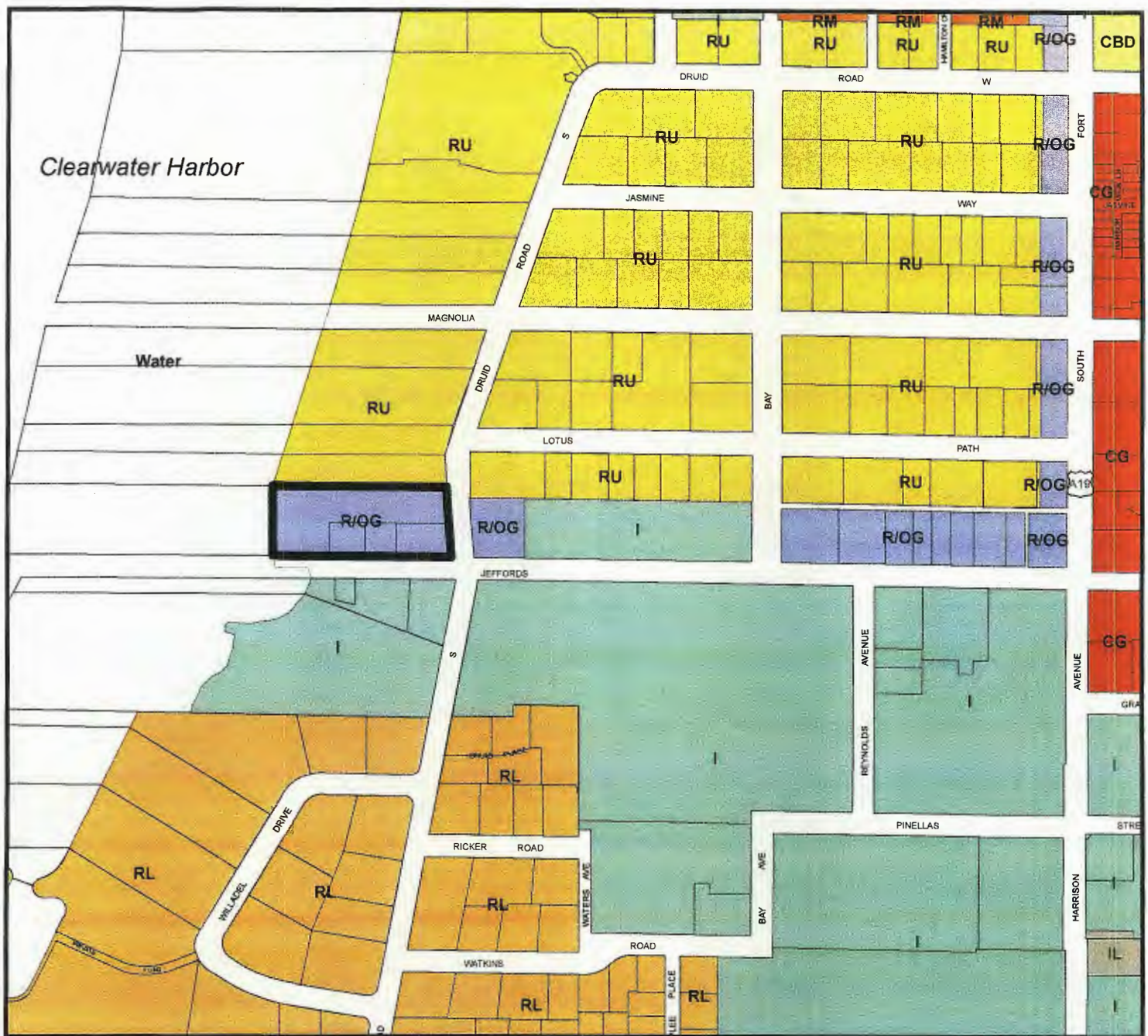
TO: Institutional

AREA: 2.1 Acres

CASE #: CW15-5

JURISDICTION: City of Clearwater





Legend

Residential

- Residential Low
- Residential Urban
- Residential Medium

Mixed Use

- Residential / Office General
- Commercial General

Industrial

- Industrial Limited
- Public / Semi-Public
- Institutional

Special Designations

- Water
- Central Business District

Map 4 - Current Countywide Plan Map

FROM: Residential/Office General

TO: Institutional

AREA: 2.1 Acres

CASE #: CW15-5

JURISDICTION: City of Clearwater



1" = 400'





Legend

Residential

- Residential Low
- Residential Urban
- Residential Medium

Mixed Use

- Residential/Office General
- Commercial**
- Commercial General

Industrial

- Industrial Limited
- Public / Semi-Public**
- Institutional

Special Designations

- Water
- Central Business District

Map 5 - Proposed Countywide Plan Map

FROM: Residential/Office General

TO: Institutional

AREA: 2.1 Acres

CASE #: CW15-5

JURISDICTION: City of Clearwater



1" = 400'

PPC PINELLAS
PLANNING
COUNCIL

**Council Staff Analysis
Case CW 15-5: City of Clearwater
February 11, 2015 PPC Meeting**

Relevant Countywide Considerations:

- 1) **Consistency with the Countywide Plan and Rules** – The subject site consists of four parcels totaling 2.1 acres. The site is developed with medical offices and parking associated with Morton Plant Hospital. The applicant proposes to include these parcels as part of an updated Master Plan for the Morton Plant Hospital medical campus. There are currently no redevelopment plans for these parcels.

The site is adjoined by a single-family home on the north, medical offices on the east (across Druid Rd.), medical offices on the south (across Jeffords St.), and Clearwater Harbor on the west.

The current Residential/Office General (R/OG) category is used to depict areas that are primarily well-suited for an office and/or medium density residential use at a maximum density of 15 dwelling units per acre. This category also is appropriate for institutional uses, but up to a maximum of five acres. This site, combined with the adjacent Institutional designated properties, 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 contains a medical office use, which is consistent with the surrounding residential and institutional uses. Additionally, this site is proposed to become part of an updated Master Plan for the Morton Plant Hospital medical campus, recently submitted for amendment at the city level. The original Master Plan was approved in 1995. This update will recognize a new Planned Medical Campus use in the City of

Clearwater's Community Development Code. The Countywide Rules allow for an increased intensity when a hospital site develops as part of a master plan. However, the city has indicated that the standard 0.65 floor area ratio (FAR) will be used for any redevelopment of this site, instead of the bonus FAR.

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 not located on a roadway operating at an LOS below “D”.
- 3) **Location on a Scenic/Non-Commercial Corridor (SNCC)** – The subject site is not located on a SNCC, so these policies are not applicable.
- 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 not adjacent to, nor will it impact, an adjoining jurisdiction.

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/Office General to Institutional is deemed consistent with the Relevant Countywide Considerations found in the Countywide Rules.

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> 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> 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.
DANNY TAYLOR	IPB
Lauren Matzke	Clearwater
Margie Stenmark	Safety Harbor
DEREK KILBORN	St. Petersburg
RICK MACAULAY	"
CHRISTOPHER MURPHY	Largo
BOB KLUGE	LARGO
IAN NORRIS	SEMINOLE
Fred Metcalf	Gulfport
Gordon Beardlee	Pinellas Co.
GREG RICE	DUNEDIN
Marshall Touchton	Pinellas Schools
Marie 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: CITY OF CLEARWATER

PPC OR CITY/TOWN CASE NUMBER: LUP2014-09003

PROPERTY OWNERS: Morton Plant Hospital Association, Inc.

REPRESENTATIVE: E.D. Armstrong / Katherine E. Cole, Hill Ward
Henderson, P.A.

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

Interests: NONE Contingent: _____ Absolute: _____
Name: _____
Specific Interest Held: _____

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

Contract is: _____ Contingent _____ Absolute

All Parties To Contract:

Name: _____

**INDICATION AS TO WHETHER THERE ARE ANY OPTIONS TO PURCHASE SUBJECT
PROPERTY, IF SO: NO OPTIONS EXIST**

All Parties To Option:

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

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/Office General (R/OG)</u> |
| 2. Proposed Countywide FLUP Designation(s) | <u>Institutional (I)</u> |

Local Plan Map Information

- | | |
|---|---|
| 1. Local Map Amendment Case Number | <u>LUP2014-09003</u> |
| 2. Current Local Plan Designation(s) | <u>Residential/Office General (R/OG)</u> |
| 3. Current Local Zoning Designation(s) | <u>Low Density Residential (LDR), Office (O) and Commercial (C)</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 - Sec/Twp/Rng/Sub/Blk/Lot
(and/or legal description, as necessary)
From R/OG to I | <u>16-29-15-09432-000-0300</u>
<u>16-29-15-09432-000-0301</u>
<u>16-29-15-09432-000-0303</u>
<u>16-29-15-09432-000-0302</u>

A portion of:
<u>21-29-15-00000-120-1200</u> |
| 2. Location | <u>206 and 210 Jeffords Street</u>
<u>1106 and 1112 Druid Road South</u>
<u>1240 South Ft. Harrison Avenue (Portion of)</u> |
| 3. Acreage | <u>2.12 acres</u> |
| 4. Existing use(s) | <u>Morton Plant Hospital medical clinics and parking</u> |
| 5. Existing density and/or floor area ratio | <u>Unknown</u> |
| 6. Name of project (if applicable) | <u>Morton Plant Hospital</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. January 15, 2015 (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