

**BOARD OF COUNTY COMMISSIONERS**

DATE: March 10, 2015  
AGENDA ITEM NO. 2b.

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

93

**Recommended Action:**

I RECOMMEND THE BOARD OF COUNTY COMMISSIONERS, SITTING AS THE COUNTYWIDE PLANNING AUTHORITY (CPA), CONDUCT A PUBLIC HEARING AND APPROVE CASE CW 15-6 OF LARGO.

**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 12-1.

**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 Karen Williams Seel  
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 15-6, AS SUBMITTED BY THE CITY OF LARGO.

### **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 15-6 – City of Largo:

3.6 acres more or less, located at the Northwest corner of Ulmerton Rd. and 66<sup>th</sup> St. N.; proposed to change from Industrial Limited to Commercial General.

The site contains five vacant warehouses (vacant since June 2013) and an occupied rental single-family home. There are no active businesses present on the site. The applicant proposes to develop this site with multiple retail uses, including a convenience store with gas pumps, auto parts store, and fast food restaurant. Furthermore, there is a portion of right-of-way (0.5 acres of E. Rena Dr.) that is proposed to be vacated and included as part of the proposed development.

***The PPC, by a vote of 12-1, recommended approval of Case CW 15-6.***

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

None

### **Exhibits/Attachments:**

Proposed Ordinance  
Council Documentation

PUBLIC HEARING ITEM

Case CW 15-6

City of Largo

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 15-6 INITIATED BY THE CITY OF LARGO 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 Largo 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 15-6     3.6 acres m.o.l., located at the Northwest corner of Ulmerton Rd. and 66<sup>th</sup> St. N., from Industrial Limited to Commercial General

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-4.

**MEETING DATE:** February 11, 2015

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

**FROM:** Industrial Limited (IL)

**TO:** Commercial General (CG)

**AREA:** 3.6 Acres m.o.l.

**CASE #:** CW 15-6

**JURISDICTION:** City of Largo

**LOCATION:** Northwest corner of Ulmerton Rd. and 66<sup>th</sup> St. N.

**RECOMMENDATION:** Council recommend to the Countywide Planning Authority that the proposed map amendment to Commercial General be approved.

***I. BACKGROUND***

This proposed amendment is submitted by the City of Largo and seeks to reclassify eleven parcels containing 3.6 acres from Industrial Limited to Commercial General.

The site contains five vacant warehouses (vacant since June 2013) and an occupied rental single-family home. There are no active businesses present on the site. The applicant proposes to develop this site with multiple retail uses, including a convenience store with gas pumps, auto parts store, and fast food restaurant. Furthermore, there is a portion of right-of-way (0.5 acres of E. Rena Dr.) that is proposed to be vacated and included as part of the proposed development.

***II. FINDINGS***

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

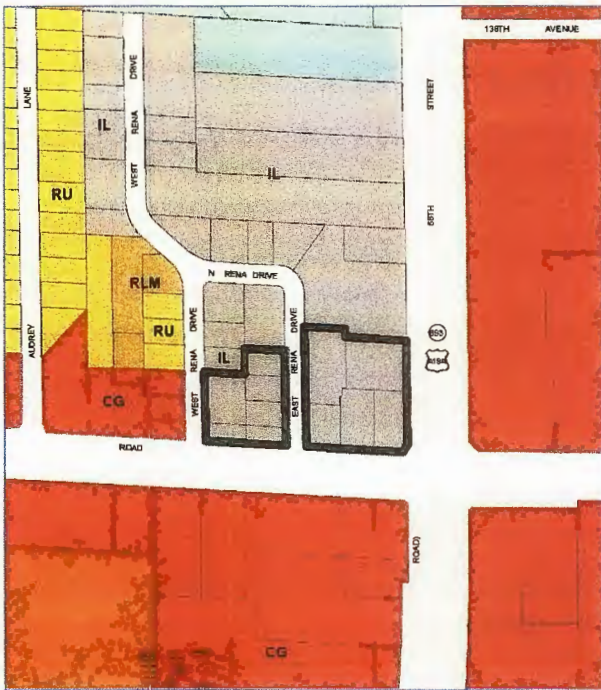
- A. The Commercial General category recognizes the proposed use of the site and is consistent with the criteria for utilization of this category;
- B. The proposed amendment meets the balancing criteria for an amendment that involves a loss of industrially designated land;
- C. The subject site is adjacent to Unincorporated Pinellas County; however, it will not affect service delivery to the area; and
- D. The proposed amendment either does not involve, or will not significantly impact, the

***PINELLAS PLANNING COUNCIL ACTION:***

The Council recommended approval of the amendment from Industrial Limited to Commercial General (vote 12-1).

***COUNTYWIDE PLANNING AUTHORITY ACTION:***

**Current Countywide Plan Map**



**Proposed Countywide Plan Map**



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

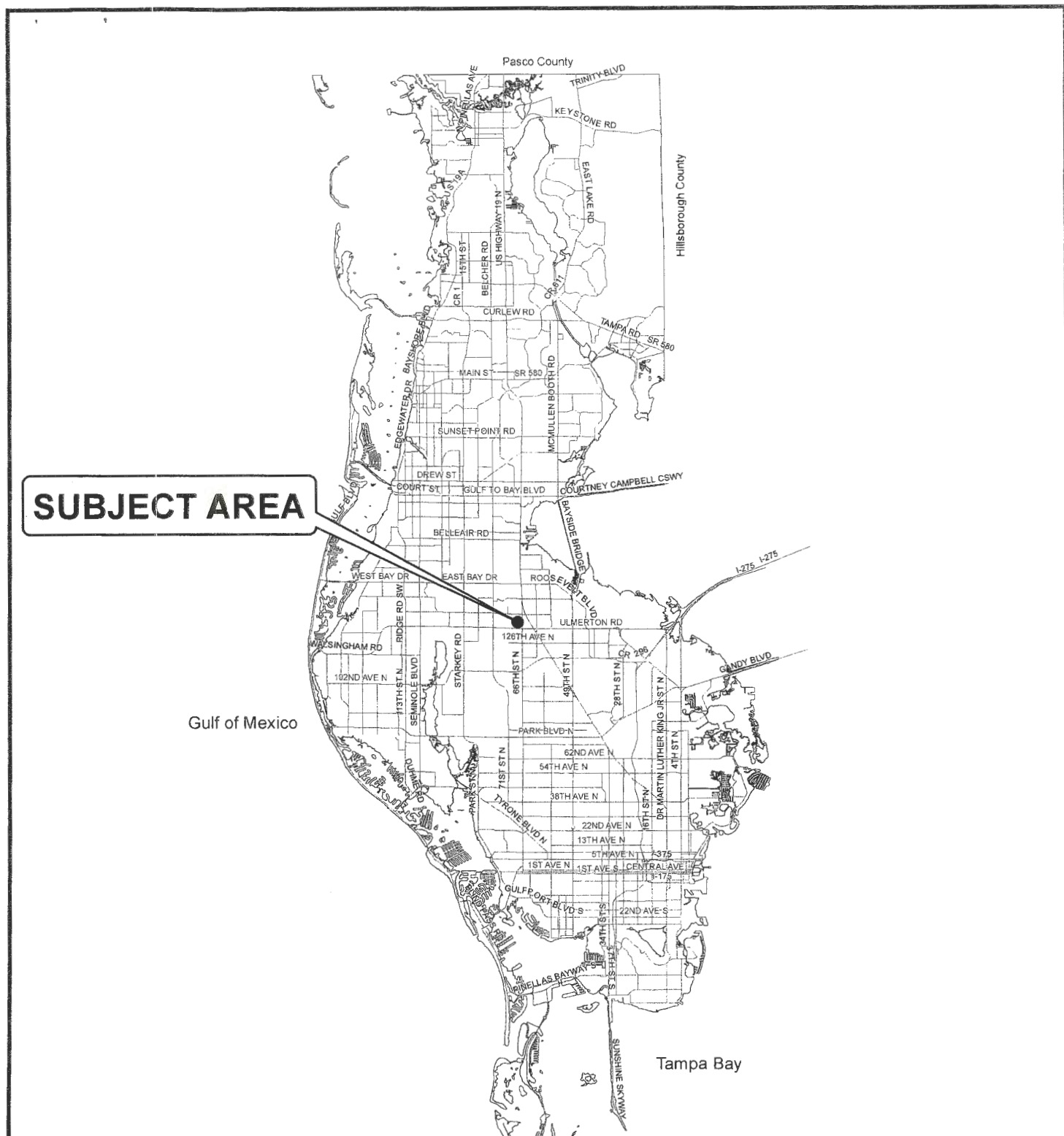
**IV. LIST OF MAPS & ATTACHMENTS**

- 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](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 1 - Location

FROM: Industrial Limited

TO: Commercial General

AREA: 3.6 Acres

CASE #: CW15-6

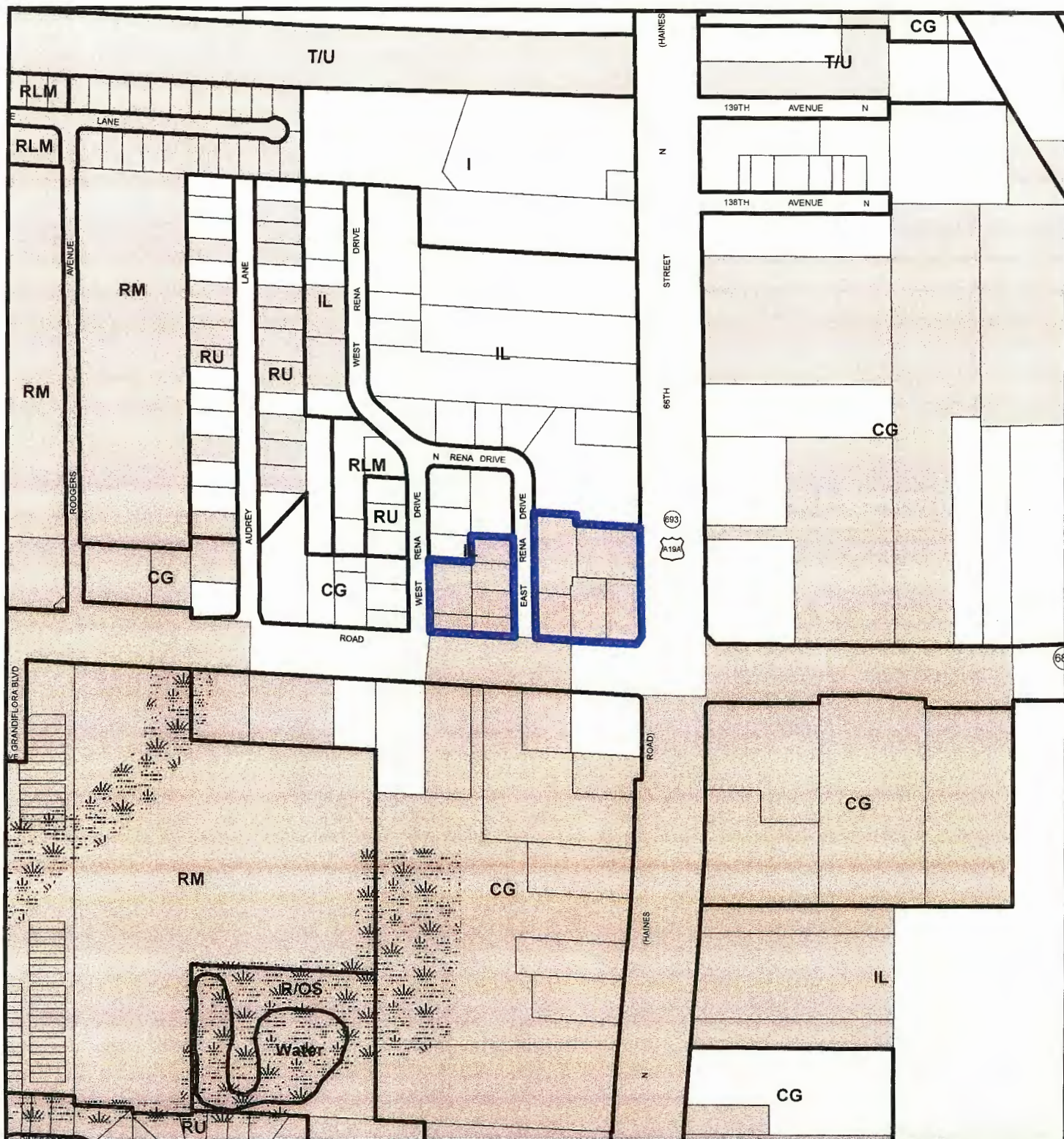
JURISDICTION: City of Largo



1" = 26,000'

**PPC** PINELLAS  
PLANNING  
COUNCIL





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

FROM: Industrial Limited


TO: Commercial General

AREA: 3.6 Acres

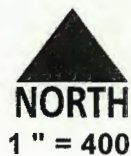
CASE #: CW15-6

### Jurisdictions

Jurisdiction Name

 Largo

 Unincorporated



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JURISDICTION: City of Largo





### Map 3 - Aerial

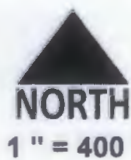
FROM: Industrial Limited

TO: Commercial General

AREA: 3.6 Acres

CASE #: CW15-6

JURISDICTION: City of Largo



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### Legend

#### Residential

- Residential Urban
- Residential Low Medium
- Residential Medium

#### Commercial

- Commercial General
- Industrial Limited

#### Public / Semi-Public

- Recreation / Open Space
- Institutional
- Transportation / Utility

#### Special Designations

- Water
- Water/Drainage Feature Overlay

## Map 4 - Current Countywide Plan Map

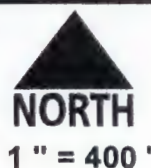
FROM: Industrial Limited

TO: Commercial General

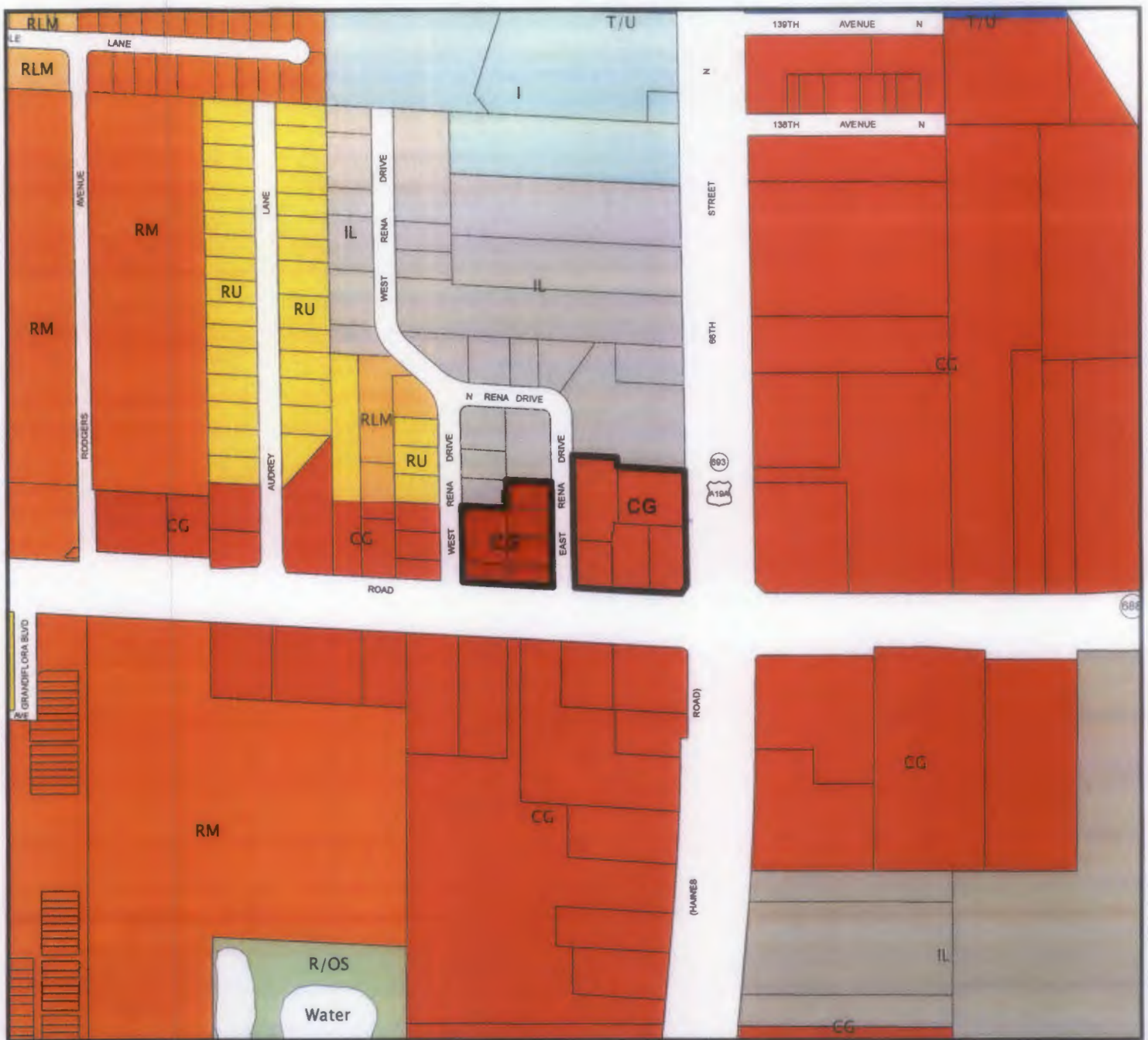
AREA: 3.6 Acres

CASE #: CW15-6

JURISDICTION: City of Largo



**PPC** PINELLAS  
PLANNING  
COUNCIL



### Legend

#### Residential

- Residential Urban
- Residential Low Medium
- Residential Medium

#### Commercial

- Commercial General
- Industrial Limited

#### Industrial

#### Public / Semi-Public

- Recreation/Open Space
- Institutional
- Transportation/Utility

#### Special Designations

- Water

## Map 5 - Proposed Countywide Plan Map

FROM: Industrial Limited

TO: Commercial General

AREA: 3.6 Acres

CASE #: CW15-6

JURISDICTION: City of Largo



**PRC** PINELLAS  
PLANNING  
COUNCIL



**Council Staff Analysis  
Case CW 15-6: City of Largo  
February 11, 2015 PPC Meeting**

**Relevant Countywide Considerations:**

- 1) **Consistency with the Countywide Plan and Rules** – The subject area totals 3.6 acres and consists of eleven parcels. The site contains five vacant warehouses (vacant since June 2013) and an occupied rental single-family home. There are no active businesses present on the site. The applicant proposes to develop this site with multiple retail uses, including a convenience store with gas pumps, auto parts store, and fast food restaurant. Furthermore, there is a portion of right-of-way (0.5 acres of E. Rena Dr.) that is proposed to be vacated and included as part of the development.

The site is adjoined by a U-Haul Truck Rental and Storage Facility on the north, a residential single-family home and duplex on the northwest, a bank on the east (across 66<sup>th</sup> St. N.), a fast food restaurant, gas station, and retail commercial on the south (across Ulmerton Rd.), and a restaurant and a residential duplex and residential triplex on the west (across W. Rena Dr.).

The Countywide Rules state that the current Industrial Limited (IL) category should be used for the reservation and use of areas for industrial or industrial/mixed use in a sufficient size to support target employment and other industrial uses that allows integration with other industrial/mixed use development. Furthermore, the Countywide Rules state that the IL category should be in areas appropriate to develop industrial or industrial/mixed-use type uses consistent with surrounding uses, transportation facilities, other necessary infrastructure, and natural resource characteristics, and with minimal adverse impact on adjoining uses. Additionally, this category is appropriate for retail commercial uses up to a maximum of five acres. However, the site is adjacent to properties already designated Commercial General, which in combination would exceed the five acre threshold, thus constituting the request for an amendment.

The 3.6 acres of IL on the subject site are part of a larger 18.2 acre industrial area to the north. This industrial area contains a mix of small workshops, wholesale uses, warehousing, retail uses, and nonconforming residential housing. Additionally this site is separated by the U-Haul use and residential on the north which hinders any integration this site could have with the remaining industrial uses. Additionally, the site's location at the corner of two major roadways (Ulmerton Rd. & 66<sup>th</sup> St. N.) could make access difficult for an industrial user needing access with longer vehicles.

See *Relevant Countywide Consideration No. 7* for review of Reservation of Industrial Lands Criteria.

The Countywide Rules state that the Commercial General (CG) category “...is generally appropriate to locations in and adjacent to activity centers where surrounding land uses support and are compatible with intensive commercial use; and in areas in proximity to and with good access to major transportation facilities, including mass transit.”

Also, the Countywide Rules state that: “...it is the purpose of this category to depict those areas of the county that are now developed, or appropriate to be developed, in a manner designed to provide community and countywide commercial goods and services; and to recognize such areas as primarily consistent with the need, relationship to adjoining uses and with the objective of encouraging a consolidated, concentrated commercial center providing for the full spectrum of commercial uses.”

This site is consistent with the Purpose of CG in that it is contiguous to commercial property at the intersection Ulmerton Rd. and 66<sup>th</sup> St. N.; although it is not part of a consolidated commercial center, there are a mix of commercial uses on these properties. The proposed uses will provide community goods and services. This site is consistent with the Locational Characteristics of CG in that the subject site is adjacent to two arterial roadways, which support mass transit, and the site is in the vicinity of a variety of residential and non-residential uses that will support commercial uses on this site. Furthermore, there are multiple Pinellas Suncoast Transit Authority (PSTA) bus routes that operate on the adjacent roadways, providing transit access to the site.

This amendment can be deemed 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, 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 a designated development/redevelopment area, so these policies are not applicable.
- 6) **Adjacent to or Impacting an Adjoining Jurisdiction or Public Educational Facility** – The amendment area is adjacent to Unincorporated Pinellas County on the north and west. This amendment will not impact service delivery to the unincorporated area.

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.

- 7) **Reservation of Industrial Land** – The amendment involves the Industrial Limited category and is therefore subject to the Countywide Rules criteria regarding conversion of this category. The Council and the Countywide Planning Authority may, at their discretion, consider approving such amendments based on a balancing of the five criteria below:

- **Target Employment Opportunities**

*The extent to which the uses within the proposed category can potentially provide target employment opportunities, as compared to those that can potentially be available within the current industrial plan category.*

The proposed CG category allows a variety of Commercial uses, Residential dwellings, Office use, Light Manufacturing/Assembly (Class A) use, and Research/Development use as permitted uses, the latter of which can provide for target employment. However, with a CG designation the site is more likely to attract a commercial use.

The current IL designation offers a wider range of allowable target employment uses, including the uses that could potentially be allowed under the CG designation.

- **Amendment Site Characteristics**

*Under the current or proposed category, the extent to which the site can continue to support target employment uses due to the site's size, configuration, and physical characteristics, and is able to accommodate the provision of site access, loading, and other necessary site improvements.*

*The extent to which the proposed site will be, or is now, used for unique and high-priority functions such as water-dependent or working waterfront uses.*

The site has been vacant since 2013 and was previously developed with an industrial use which distributed after-market car bumpers, used wheels/tires, auto warehouse/storage, and an auto junkyard. None of these uses were considered target employment uses.

The developable portion of the subject site (3.6 acres) plus the 0.5 acre of proposed vacated ROW could support a target employment use with a maximum 116,000 square foot building (0.65 floor area ratio). However, the site is isolated from the majority of the adjacent viable industrial land by three residential properties (nonconformities in IL) and a newly expanded U-Haul facility adjacent on the north, precluding consolidation/integration with remainder of the industrial development. The site does have direct access to two major roadways; however, the location right at the corner of a major intersection, with limited frontage, and with the vacation of E. Rena Dr., will make site access for larger vehicles and loading difficult.

No unique and high-priority functions are currently operating or proposed for the site.



- *Amendment Area Characteristics*

*The extent to which the uses within the current or proposed category relate to surrounding and nearby uses and plan classifications, including their compatibility with such uses and plan classifications.*

*The extent to which industrial uses can benefit from or provide benefit to, adjoining or nearby properties.*

*The extent to which the proposed site will be used for unique and high-priority functions including, but not limited to, transit-oriented uses.*

The site is part of a larger 18.2 acre area designated Industrial Limited with active industrial, retail, and nonconforming residential uses. Surrounding this industrial area is a mixture of commercial, residential, and institutional uses. Many uses within both the current IL category as well as the proposed CG category can benefit from the uses surrounding the site as well as provide significant benefit to the nearby uses. They can also be considered compatible with the surrounding uses.

The surrounding area would benefit from having employees from the site patronize area business, and other benefits associated with industrial uses located near other suppliers and related business. The site user could benefit from having residential areas nearby that could house their employees.

No unique and high-priority functions are currently operating or proposed for the site.

- *Supporting Transportation and Infrastructure Characteristics*

*The location of the property in relationship to, and the current or proposed uses need for access to the arterial and thoroughfare network, mass transit, airport, and rail, as well as other infrastructure and service facilities, including water, sewer, stormwater, and parking, and their respective capacities.*

The site has direct frontage on two major roadways that are a part of Pinellas County's thoroughfare network. However, access to the site will be limited due to its location at the intersection of these roadways. The site also has no access to a railroad line. Since the site was previously developed, utility services are currently available. Roadway infrastructure, including the reduction of existing access points (curb-cuts) would be improved with this amendment.

Furthermore, both Ulmerton Rd. and 66<sup>th</sup> St. N. currently have an active transit presence. It should be noted that mixed uses normally generate fewer automobile trips than other single-use developments. This is due to the transit, walking, and bicycling infrastructure typically provided and due to the close proximity of residential and non-residential uses, reducing the need for an automobile to access uses.

- *Supporting Redevelopment Plans and/or Special Area Plans*

*The extent to which any amendment is included as part of a community redevelopment plan and/or special area plan that has evaluated and addressed the potential to support target employment uses in the redevelopment area proposed to be reclassified from an industrial designation.*

The subject site is not part of any redevelopment plan or special area plan.

**Conclusion:**

***On balance, it can be concluded that the requested amendment from Industrial Limited to Commercial General 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"> <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.
DANKIN TAILOR	IPB
Lauren Matzke	Clearwater
Margie Stenmark	Safety Harbor
DEREK KILBORN	St. Petersburg
RICK MACAULAY	"
Gordon Maclean	Largo
<del>BOB</del> KLUTE	LARGO
IAN Norsoph	Seminole
Fred Metcalf	Gulfport
Gordon Beardslee	Pinellas Co.
GREG RICE	DUNEDIN
Marshall Touhla	Pinellas Schools
Nancy Dauphinais	Oaklawn
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 Largo

PPC OR CITY/TOWN CASE NUMBER: FLUM 15-01 (Ordinance No. 2015-14)

PROPERTY OWNERS/REPRESENTATIVE:

Name:

David Owen (Applicant/Purchaser)  
(Agent for Property Owners(Multiple))  
Suncoast Retail Developers  
255 Capri Circle N, Suite 35  
Treasure Island, FL

Phone number: 727-415-2952  
Email: david.owen@suncoastretail.com

ANY OTHER PERSONS HAVING ANY OWNERSHIP INTEREST IN THE SUBJECT

PROPERTY: Robert Pergolizzi, AICP, Gulf Coast Consulting, Inc., David Owen, Suncoast Retail Developers, Edward R. Sharp, in his personal capacity, Edward R. Sharp and Joyce A. Sharp, as Co-Trustees of the Edward R. Sharp SR Trust, Edward R. Sharp and Joyce A. Sharp, as Co-Trustees of the Edward of the Edward R. Sharp Sr and Joyce A Sharp Trust, Sandra M. West, in her personal capacity, and Sandra M. West and Daniel Z. Averbrook, as Co-Trustees of the West Family Trust u/w of Gurth W. West.

Interests: N/A Contingent: N/A Absolute: N/A

Name: N/A

Specific Interest Held: N/A

INDICATION AS TO WHETHER A CONTRACT EXISTS FOR SALE OF SUBJECT PROPERTY, IF SO:  
YES

Contract is: Contingent X Absolute       

All Parties To Contract:

Name: David Owen, Suncoast Retail Developers, Edward R. Sharp, in his personal capacity, Edward R. Sharp and Joyce A. Sharp, as Co-Trustees of the Edward R. Sharp SR Trust, Edward R. Sharp and Joyce A. Sharp, as Co-Trustees of the Edward of the Edward R. Sharp Sr and Joyce A Sharp Trust, Sandra M. West, in her personal capacity, and Sandra M. West and Daniel Z. Averbrook, as Co-Trustees of the West Family Trust u/w of Gurth W. West.

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

All Parties To Option:

Name: N/A Name: N/A

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>Industrial Limited</u> |
| 2. Proposed Countywide FLUP Designation(s) | <u>Commercial General</u> |

**Local Plan Map Information**

- |   |   |
|---|---|
| 1. Local Map Amendment Case Number      | <u>FLUM 15-01 (ORDINANCE NO. 2015-14)</u> |
| 2. Current Local Plan Designation(s)    | <u>Industrial Limited</u>                 |
| 3. Current Local Zoning Designation(s)  | <u>N/A</u>                                |
| 4. Proposed Local Plan Designation(s)   | <u>Commercial General</u>                 |
| 5. Proposed Local Zoning Designation(s) | <u>N/A</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)

06/30/16/65484/001/0160.  
06/30/16/65484/001/0190.  
06/30/16/65484/001/0210.  
06/30/16/65484/001/0211.  
06/30/16/65484/001/0220.  
06/30/16/65484/002/0010.  
06/30/16/65484/002/0020.  
06/30/16/65484/002/0100.  
06/30/16/65484/002/0110.  
06/30/16/65484/002/0120. AND  
06/30/16/65484/002/0130 (see attachments)

- |   |   |
|---|---|
| 2. Location                                 | <u>NW Corner of the Intersection of Ulmerton Road and 66<sup>th</sup> St.</u> |
| 3. Acreage                                  | <u>3.64 acres more or less</u>  |
| 4. Existing use(s)                          | <u>Vacant Warehouses, one single family residential</u>                       |
| 5. Existing density and/or floor area ratio | <u>Contains 42,720 gross building square footage. (0.27 FAR)</u>              |
| 6. Name of project (if applicable)          | <u>N/A</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 06, 2015

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](http://www.pinellasplanningcouncil.org/amendment.htm)