



BOARD OF COUNTY COMMISSIONERS

DATE: April 7, 2015

AGENDA ITEM NO. 2

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 15-7 OF CLEARWATER.

Summary Explanation/Background:

Planning Department staff recommends approval of this proposed amendment as described in the Pinellas Planning Council (PPC) documentation. The PAC recommended approval of this case by a vote of 11-0. The PPC recommended approval of this case by a vote of 12-0.

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 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

DATE: April 7, 2015

Michael C. Crawford, AICP
Interim Executive Director

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 15-7 AS SUBMITTED BY THE CITY OF CLEARWATER.

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 March 11, 2015.

Case CW 15-7 – City of Clearwater:

2.1 acres more or less, located at the southwest corner of Lake Shore Dr. and 4th Ave. S; proposed to change from Residential Suburban to Residential Low Medium.

This proposed amendment is submitted by the City of Clearwater and seeks to reclassify a 2.1 acre parcel from Residential Suburban to Residential Low and Residential Low Medium. 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 vacant single family home. The owner of the property proposes to use the Residential Low portion of the site (0.8 acres) for off-street parking for the adjacent automotive dealership. There are no current development plans for the remaining 1.3 acres of proposed for Residential Low Medium; however, the proposed density could allow up to 13 units to be built on the 1.3 acre portion.

The PPC, by a vote of 12-0, recommended approval of Case CW 15-7.

Fiscal Impact/Cost/Revenue Summary:

None

Exhibits/Attachments:

Proposed Ordinance
Council Documentation

PUBLIC HEARING ITEM

Case CW 15-7

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 15-7 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 March 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 April 7, 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 15-7 2.1 acres m.o.l., located at the southwest corner of Lake Shore Dr. and 4th Ave. S., from Residential Suburban to Residential Low Medium

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: March 11, 2015

SUBJECT: Amendment of the Countywide Future Lane Use Plan Map

FROM: Residential Suburban (RS)

TO: Residential Low (RL) and Residential Low Medium (RLM)

AREA: 2.1 Acres m.o.l.

CASE #: CW 15-7

JURISDICTION: City of Clearwater

LOCATION: Southwest corner of Lake Shore Dr. and 4th Ave. S.

RECOMMENDATION:

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

I. BACKGROUND

This proposed amendment is submitted by the City of Clearwater and seeks to reclassify a 2.1 acre parcel from Residential Suburban (allows 2.5 units per acre) to Residential Low (allows 5.0 units per acre) and Residential Low Medium (allows 10.0 units 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 vacant single family home. The owner of the property proposes to use the Residential Low portion of the site (0.8 acres) for off-street parking for the adjacent automotive dealership. However, this area, coupled with the existing parking area to the west, exceeds the three acre threshold for "ancillary non-residential" use. The City is studying the impact that the proposed US 19 Corridor Plan will have upon this conclusion. There are no current development plans for the remaining 1.3 acres of proposed for Residential Low Medium; however, the proposed density could allow up to 13 units to be built on the 1.3 acre portion.

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 Low and Residential Low Medium recognizes the

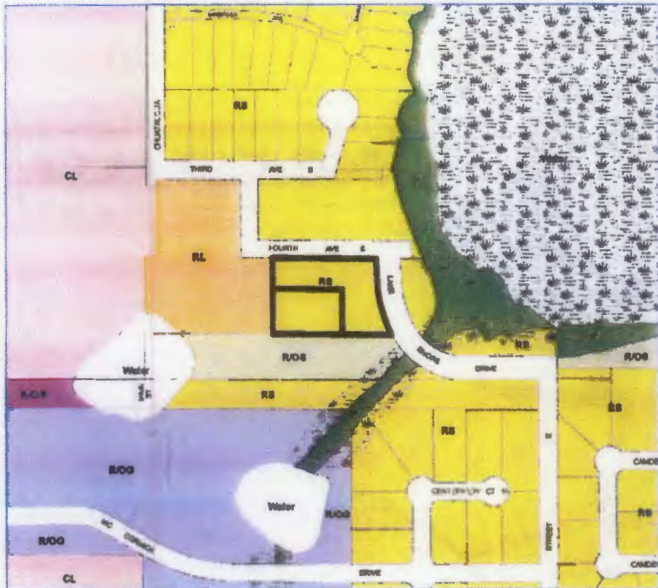
PINELLAS PLANNING COUNCIL ACTION:

The Council recommended approval of the amendment from Residential Suburban to Residential Low and Residential Low Medium (vote 12-0).

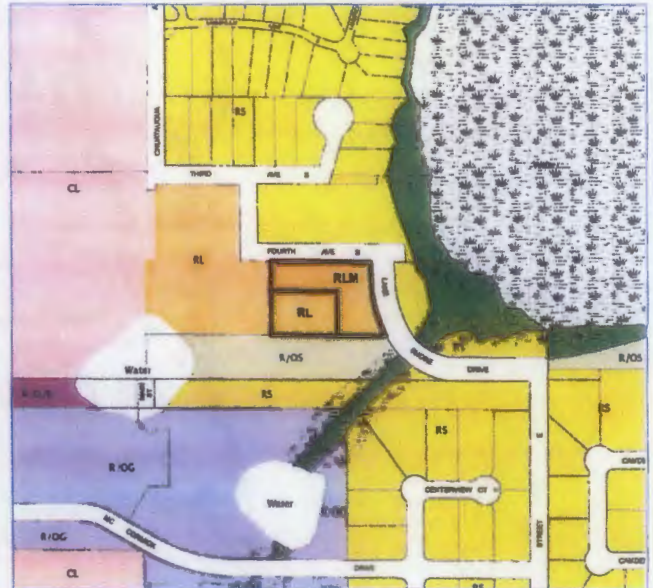
COUNTYWIDE PLANNING AUTHORITY ACTION:

proposed use for the site and is consistent with the criteria for utilization of this category.

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 March 2, 2015 meeting, the PAC members discussed and recommended approval of the staff recommendation (vote 11-0).

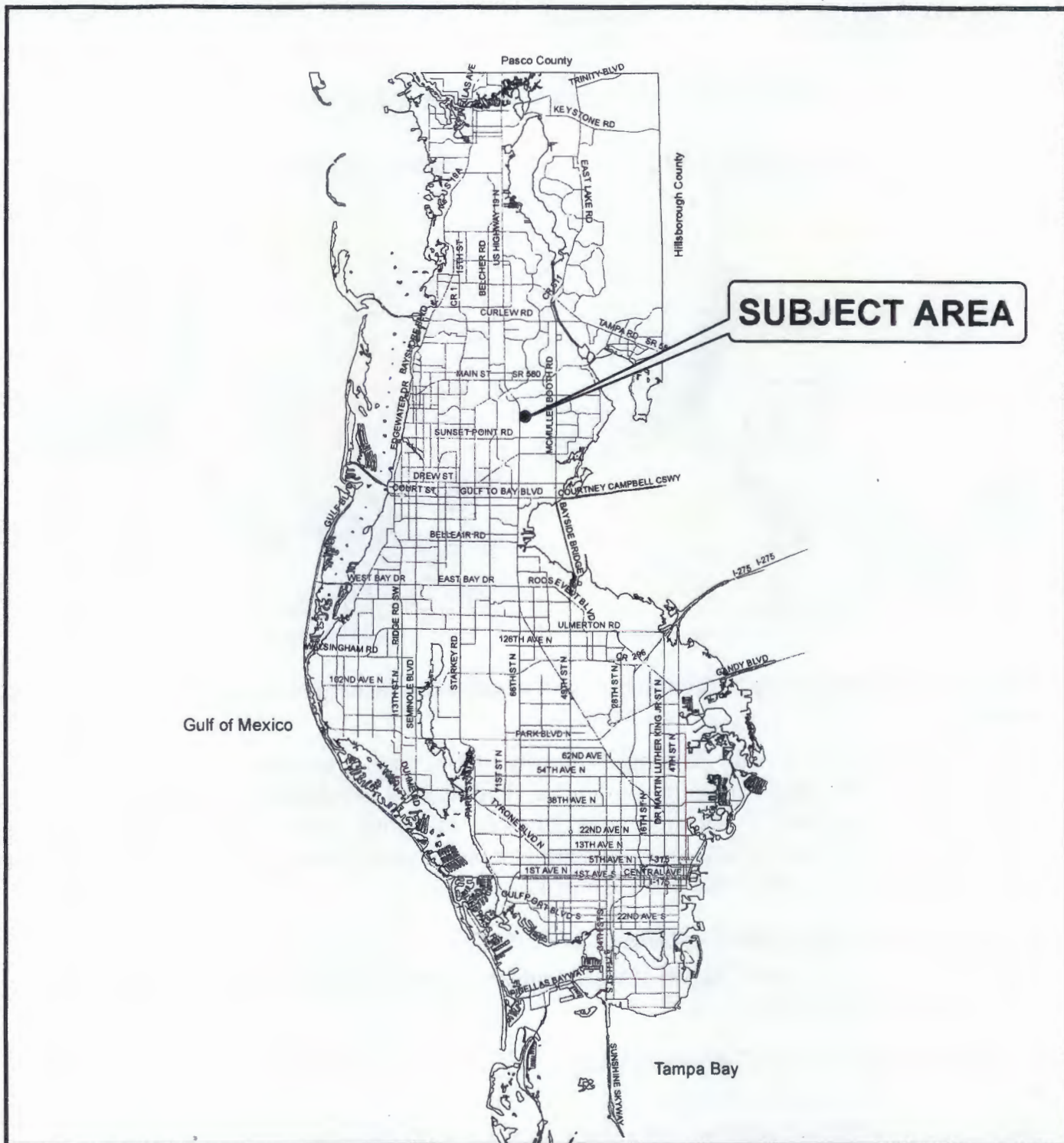
IV. LIST OF MAPS & ATTACHMENTS

- 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 March 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 Suburban

TO: Residential Low and Residential Low Medium

AREA: 2.1 Acres

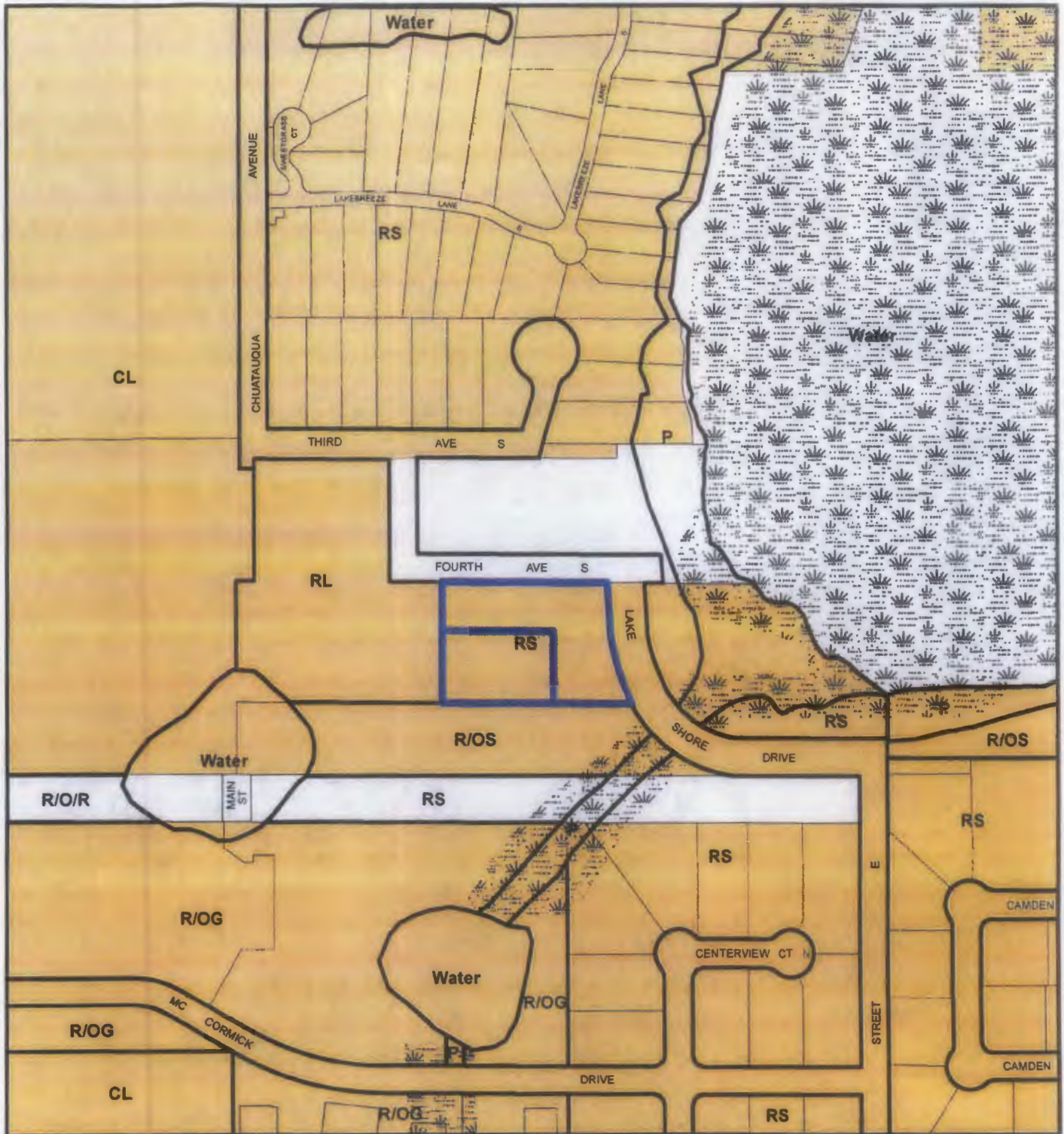
CASE #: CW15-7

JURISDICTION: City of Clearwater



1" = 26,000'

PRC PINELLAS
PLANNING
COUNCIL



Map 4 - Current Countywide Plan Map & Jurisdictional Map

FROM: Residential Suburban


TO: Residential Low & Residential Low Medium

AREA: 2.1 Acres

CASE #: CW15-7

Jurisdictions

Jurisdiction Name

 Clearwater

 Unincorporated



JURISDICTION: City of Clearwater



Map 5 - Aerial

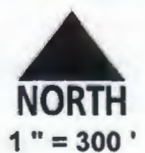
FROM: Residential Suburban

TO: Residential Low & Residential Low Medium

AREA: 2.1 Acres

CASE #: CW15-7

JURISDICTION: City of Clearwater



DISCLOSURE OF INTEREST STATEMENT
PINELLAS COUNTY PLANNING COUNCIL CASE NUMBER *

SUBMITTING GOVERNMENT ENTITY: CITY OF CLEARWATER

PPC OR CITY/TOWN CASE NUMBER: LUP2014-07002

PROPERTY OWNERS: LaSalle Realty, LLC

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 Suburban (RS)</u> |
| 2. Proposed Countywide FLUP Designation(s) | <u>Residential Low (RL) & Residential Low Medium (RLM)</u> |

Local Plan Map Information

- | | |
|---|---|
| 1. Local Map Amendment Case Number | <u>LUP2014-07002</u> |
| 2. Current Local Plan Designation(s) | <u>Residential Suburban (RS)</u> |
| 3. Current Local Zoning Designation(s) | <u>Rural Residential (RR) (Pinellas County)</u> |
| 4. Proposed Local Plan Designation(s) | <u>Residential Low (RL) & Residential Low Medium (RLM)</u> |
| 5. Proposed Local Zoning Designation(s) | <u>Low Medium Density Residential (LMDR) & Medium Density Residential (MDR)</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) | <u>32-28-16-14940-035-0100 (Legal provided with attached sketch)</u> |
| 2. Location | <u>2222 Lake Shore Drive (Southwest corner of Lake Shore Drive and Fourth Avenue South)</u> |
| 3. Acreage | <u>2.08 acres</u> |
| 4. Existing use(s) | <u>Vacant Single Family House</u> |
| 5. Existing density and/or floor area ratio | <u>unknown</u> |
| 6. Name of project (if applicable) | <u>None.</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.
12/16/14 (CDB); 1/15/15 (City Council 1st reading)
and 2/5/15 (scheduled City Council 2nd reading)
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

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

ITEM	ACTION TAKEN	VOTE
I. <u>MINUTES OF REGULAR PAC MEETING OF FEBRUARY 2, 2015</u>	<u>Approved</u> Motion: Dean Neal Second: Danny Taylor	10-0
II. <u>REVIEW OF PPC AGENDA FOR MARCH 11, 2015 MEETING</u> A. <u>Subthreshold Land Use Plan Amendments</u> 1. Case CW 15-7 – City of Clearwater	<u>Approved</u> Motion: Gordon Beardslee Second: Rich MacAulay	11-0
B. <u>Regular Land Use Plan Amendments</u> None		
C. <u>CPA Actions – February 2015</u>	<u>No Action – Information Only</u>	
D. <u>Annexation Report – February 2015</u>	<u>No Action – Information Only</u>	
E. <u>Truth in Annexation Online Worksheet – Update for Fiscal Year 2015</u>	<u>No Action – Information Only</u>	
F. <u>Countywide Plan Update – Request for Public Hearing</u> 1. Countywide Plan Strategies – Final Draft Amendments 2. Countywide Rules – Final Draft Amendments 3. Countywide Plan Map – Final Draft Amendments	<u>Approved</u> Motion: Robert Klute Second: Lauren Matzke Linda Fisher presented the final draft, providing examples and addressing local government questions that were received last week. Discussion ensued regarding the upcoming amendments that are intended to address the local government comments. The PPC committed to work with the local governments on their few remaining issues before the public hearing.	12-0
III. <u>OLD BUSINESS</u>	Upon request, Mike Crawford provided an update on the Executive Director search.	
IV. <u>OTHER PAC BUSINESS/PAC DISCUSSION AND UPCOMING AGENDA</u>	Dean Neal asked if information could be provided relative to Charter Schools and local government codes. Marshall Touchton provided information and offered additional assistance if necessary.	
V. <u>ADJOURNMENT</u>	The meeting was adjourned at 3:08 pm.	

Respectfully Submitted,

PAC Chairman

Date

PAC MEETING

DATE: MONDAY, MARCH 2, 2015

TIME: 1:30 PM

LOCATION: 310 COURT STREET, CLEARWATER, FL 33756

ATTENDANCE SHEET

NAME (Please Print)	REPRESENTING
Lael Griebel	City of Dunedin
Ryan Gessa	City of Dunedin
Marcie Stenmark	Safety Harbor
Dean Neal	Pinellas Park
DAKHY TAYLOR	IRB
Lauren Matzke	Clearwater
Chelsea Favaro	MPD
JAN Worsoph	SEMINOLE
Gordon Beardslee	Pin. Co.
Marshall Touchton	Pinellas Schools
Mitchell Orton	TI
Rick MacAulay	St. Pete
DEREK KILBORN	"
BOB KLIFE	LARGO
Marie Dauphinais	Oldsmar
Fret Metcalf	Gulfport

Respectfully Submitted,

PAC Chairman

Date