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 15-11 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 10-0. The PPC recommended approval of this case by a vote of 10-0.

Fiscal Impact/Cost/Revenue Summary:
N/A

Exhibits/Attachments Attached:
Council Documentation
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

DATE: June 2, 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 15-11 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 May 13, 2015.

Case CW 15-11 – City of Clearwater:
4.5 acres more or less, located at 2930 County Road 193; proposed to change from Residential Low to Institutional.

This proposed amendment is submitted by the City of Clearwater and seeks to reclassify a parcel totaling 4.5 acres of land from Residential Low to Institutional.

The parcel is developed with the St. Mary & St. Mina Coptic Orthodox Church. The property was recently annexed into the City in order to connect to city services. Per the City's development code, places of worship are only allowed in the Institutional category. The church has no plans for redevelopment or expansion at this time.

The PPC, by a vote of 10-0, recommended approval of Case CW 15-11.

Fiscal Impact/Cost/Revenue Summary:
None

Exhibits/Attachments:
Proposed Ordinance
Council Documentation
PUBLIC HEARING ITEM

Case CW 15-11

City of Clearwater
AN ORDINANCE OF THE COUNTY OF PINELLAS, AMENDING THE COUNTYWIDE FUTURE LAND USE PLAN OF PINELLAS COUNTY, FLORIDA, BY ACTION ON CASE NUMBER CW 15-11 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 May 13, 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 June 2, 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 15-11 4.5 acres m.o.l., located at 2930 County Road 193, from Residential Low 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 [Signature]

Attorney
AGENDA ITEM: III B-2.  

MEETING DATE: May 13, 2015

SUBJECT: Amendment of the Countywide Future Land Use Plan Map

FROM: Residential Low (RL)

TO: Institutional (I)

AREA: 4.5 Acres m.o.l.

CASE #: CW 15-11

JURISDICTION: City of Clearwater

LOCATION: 2930 County Road 193

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 a parcel totaling 4.5 acres of land from Residential Low (RL) to Institutional (I).

The parcel is developed with the St. Mary & St. Mina Coptic Orthodox Church. The property was recently annexed into the City in order to connect to city services. Per the City's development code, places of worship are only allowed in the Institutional category. The church has no plans for redevelopment or expansion at this time.

II. FINDINGS

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

A. The proposed Institutional category recognizes the use of the site and is consistent with the criteria for utilization of this category;

B. The amendment area is adjacent to unincorporated Pinellas County and adjacent to a public school; however, it will not impact service delivery to this area; and

C. The proposed Institutional category either does not involve, or will not significantly impact, the remaining relevant countywide considerations.

PINELLAS PLANNING COUNCIL ACTION:

The Council recommended approval of the amendment from Residential Low to Institutional (vote 10-0).

COUNTYWIDE PLANNING AUTHORITY ACTION:
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.

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

III. PLANNERS ADVISORY COMMITTEE (PAC)

At their May 4, 2015 meeting, the PAC members discussed and recommended approval of staff recommendation (vote 10-0).

IV. LIST OF MAPS & ATTACHMENTS

<table>
<thead>
<tr>
<th>Map</th>
<th>Description</th>
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<tbody>
<tr>
<td>1</td>
<td>Location</td>
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<tr>
<td>2</td>
<td>Current Countywide Plan &amp; Jurisdiction Map</td>
</tr>
<tr>
<td>3</td>
<td>Aerial</td>
</tr>
<tr>
<td>4</td>
<td>Current Countywide Plan Map</td>
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<tr>
<td>5</td>
<td>Proposed Countywide Plan Map</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>Attachment</th>
<th>Description</th>
</tr>
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<tbody>
<tr>
<td>1</td>
<td>Council Staff Analysis</td>
</tr>
<tr>
<td>2</td>
<td>Draft PAC Summary Actions Sheet</td>
</tr>
</tbody>
</table>

V. SUPPORT DOCUMENTS – available only at www.pinellasplanningcouncil.org (see May Agenda and then click on corresponding case number).

<table>
<thead>
<tr>
<th>Support Document</th>
<th>Description</th>
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</thead>
<tbody>
<tr>
<td>1</td>
<td>Disclosure of Interest Form</td>
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<tr>
<td>2</td>
<td>Local Government Application</td>
</tr>
</tbody>
</table>
Map 1 - Location

FROM: Residential Low
TO: Institutional

AREA: 4.5 Acres

CASE #: CW15-11

JURISDICTION: City of Clearwater
Map 2 - Current Countywide Plan Map & Jurisdictional Map

FROM: Residential Low
TO: Institutional
AREA: 4.5 Acres
CASE #: CW15-11

Jurisdictions
Jurisdiction Name
- Clearwater
- Unincorporated

JURISDICTION: City of Clearwater
Map 3 - Aerial

FROM: Residential Low
TO: Institutional
AREA: 4.5 Acres
CASE #: CW15-11

JURISDICTION: City of Clearwater
Map 4 - Current Countywide Plan Map

FROM: Residential Low
TO: Institutional
AREA: 4.5 Acres
CASE #: CW15-11

JURISDICTION: City of Clearwater
Map 5 - Proposed Countywide Plan Map

FROM: Residential Low
TO: Institutional
AREA: 4.5 Acres
CASE #: CW15-11

JURISDICTION: City of Clearwater
Council Staff Analysis  
Case CW 15-11: City of Clearwater  
May 13, 2015 PPC Meeting

Relevant Countywide Considerations:

1) **Consistency with the Countywide Plan and Rules** – The subject site consists of a parcel totaling 4.5 acres. The parcel is developed with the St. Mary & St. Mina Coptic Orthodox Church. The property was recently annexed into the City in order to connect to city services. Per the City’s development code, places of worship are only allowed in the Institutional category. The church has no plans for redevelopment or expansion at this time.

The site is adjoined by single-family homes on the north and east, Paul B. Stephens public school on the south (across CR 193), and Sylvan Abbey funeral home on the west (across CR 193).

The current Residential Low (RL) category is used to depict areas that are primarily well-suited for a low density residential use at a maximum density of 5.0 dwelling units per acre. This category also is appropriate for institutional uses up to a maximum of five acres which makes the church use consistent with the RL category. However, the City of Clearwater is more restrictive and does not allow places of worship as a use in the RL category.

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 is contains a church, which is consistent with the surrounding residential and institutional uses.
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 adjacent to an unincorporated area of Pinellas County to the west. The proposed Institutional category is not anticipated to negatively impact the County’s ability to provide services to their jurisdictional area.

   Additionally, the amendment area is adjacent to a public educational facility to the south. However, with no change in use or increased development on the site, no impacts are expected. 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 Low to Institutional is deemed consistent with the Relevant Countywide Considerations found in the Countywide Rules.*
## PAC AGENDA – SUMMARY AGENDA ACTION SHEET
### DATE: MAY 4, 2015

<table>
<thead>
<tr>
<th>ITEM</th>
<th>ACTION TAKEN</th>
<th>VOTE</th>
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<tbody>
<tr>
<td><strong>I. MINUTES OF REGULAR PAC MEETING OF MARCH 30, 2015</strong></td>
<td>Approved</td>
<td>10-0</td>
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<tr>
<td>Motion: Dean Neal</td>
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<td>Second: Danny Taylor</td>
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<tr>
<td><strong>II. REVIEW OF PPC AGENDA FOR MAY 13, 2015 MEETING</strong></td>
<td>Approved</td>
<td>10-0</td>
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<tr>
<td>A. Subthreshold Land Use Plan Amendments</td>
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<td>1. Case CW 15-10: Pinellas County</td>
<td>Approved</td>
<td>10-0</td>
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<td>Motion: Dean Neal</td>
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<td>Second: Robert Klute</td>
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<td>B. Regular Land Use Plan Amendments</td>
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<td>2. Case CW 15-11: City of Clearwater</td>
<td>Approved</td>
<td>10-0</td>
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<tr>
<td>Motion: Dean Neal</td>
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<td>Second: Greg Rice</td>
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<td>3. Case CW 15-12: City of Largo</td>
<td>Approved</td>
<td>10-0</td>
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<tr>
<td>Motion: Dean Neal</td>
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<td>Second: Gordon Beardslee</td>
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<td>C. CPA Actions – April 2015</td>
<td>No Action – Information Only</td>
<td></td>
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<tr>
<td>D. Annexation Report – April 2015</td>
<td>No Action – Information Only</td>
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<tr>
<td>E. Countywide Plan Update – Status Report</td>
<td>No Action – Information Only</td>
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<td>Linda Fisher outlined the next steps in the adoption of the CWP Update. She stated the BCC Work Session will be held on May 28, 2015 followed by two public hearings tentatively set for July 21, 2015 and August 4, 2015. She also advised of a few minor corrective changes made and that only changes of that nature were being made at this point. The question was asked and answered that it is unlikely there will be a need for the CWP Update to return to PPC prior to approval by the CPA.</td>
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<td>F. 2015 Legislative Update</td>
<td>No Action – Information Only</td>
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<td>Linda Fisher presented information of interest from the recent Legislative session.</td>
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<td>III. OLD BUSINESS</td>
<td>None</td>
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<td>IV. OTHER PAC BUSINESS/PAC</td>
<td>Initiated by the City of St. Petersburg, information was presented by Rick MacAulay and Cate Lee regarding current codes, statutes, zoning, and tax laws pertaining to the transient rental of properties, particularly those doing so via internet sites. Discussion ensued as to each municipality's experiences and responses to such properties. This item will continue to be discussed at the next PAC meeting, specifically as it relates to the allowance of said properties via local codes. PAC members were asked to forward their local government information on this subject, if any, to the PPC staff.</td>
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<tr>
<td>DISCUSSION AND UPCOMING AGENDA A. Internet Reservation Systems (Discussion)</td>
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<td>V. ADJOURNMENT</td>
<td>The meeting was adjourned at 2:15 pm.</td>
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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: LUP2014-11004

PROPERTY OWNERS: St. Mary & St. Mina Coptic Orthodox Church

REPRESENTATIVE: City of Clearwater Engineering Department

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) - Residential Low (RL)
2. Proposed Countywide FLUP Designation(s) - Institutional (I)

Local Plan Map Information
1. Local Map Amendment Case Number - LUP2014-11004
2. Current Local Plan Designation(s) - Residential Low (RL)
3. Current Local Zoning Designation(s) - Agricultural Estate Residential (A-E)
4. Proposed Local Plan Designation(s) - Institutional (I)
5. Proposed Local Zoning Designation(s) - Institutional (I)

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) - 05-29-16-00000-410-0400 (Legal provided)
2. Location - 2930 County Road 193 (Northeast corner of County Road 193)
3. Acreage - 4.47 acres
4. Existing use(s) - Place of Worship
5. Existing density and/or floor area ratio - 30,287 SF (FAR 0.16)
6. Name of project (if applicable) - None.