

BOARD OF COUNTY COMMISSIONERS

DATE: June 2, 2015

AGENDA ITEM NO. 26.

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 15-12 OF LARGO.

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

PSS



COUNCIL MEMBERS

310 Court Street, Clearwater, FL 33756-5137
Telephone 727-464-8250 ~ Fax 727-464-8212
www.pinellasplanningcouncil.org

Councilmember Jim Kennedy, *Chair*
Commissioner John Morroni, *Vice-Chair*
Commissioner Joanne "Cookie" Kennedy, *Secretary*
Councilmember Doreen Hock-DiPolito, *Treasurer*
Mayor Sandra Bradbury
Mayor Julie Ward Bujalski
Commissioner Dave Eggers
Commissioner Cliff Merz
Commissioner Kevin Piccarreto
Councilmember Darden RicePP
Commissioner Karen Williams Seel
Commissioner Michael Smith
Commissioner John Tornaga

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: June 2, 2015

Michael C. Crawford, AICP
Interim Executive Director

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 15-12 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 May 13, 2015.

Case CW 15-12 – City of Largo:

2.3 acres more or less, located at 1925 & 2031 Seminole Blvd.; proposed to change from Residential Urban and Residential/Office General with Activity Center Overlay to Residential/Office General and Commercial General with Activity Center Overlay.

This proposed amendment is submitted by the City of Largo and seeks to reclassify two vacant parcels totaling 2.3 acres. The northern 1.0 acre parcel is proposed to change from Residential Urban to Residential/Office General and the southern 1.3 acre parcel is proposed to change from Residential/Office General with Activity Center Overlay to Commercial General with Activity Center Overlay. Additionally, the southern parcel is within the Largo Mall Activity Center Special Area Plan. No development plans have been submitted for either parcel at this time.

The PPC, by a vote of 10-0, recommended approval of Case CW 15-12.

Fiscal Impact/Cost/Revenue Summary:

None

Exhibits/Attachments:

Proposed Ordinance
Council Documentation

PUBLIC HEARING ITEM

Case CW 15-12

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 15-12 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 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 15-12 2.3 acres m.o.l., located at 1925 & 2031 Seminole Blvd., from Residential Urban and Residential/Office General with Activity Center Overlay to Residential/Office General and Commercial General with Activity Center Overlay

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: May 13, 2015

SUBJECT: Amendment of the Countywide Future Land Use Plan Map
FROM: Residential Urban (RU) and Residential/Office General (R/OG) with Activity Center Overlay (AC)
TO: Residential/Office General (R/OG) and Commercial General (CG) with Activity Center Overlay (AC)
AREA: 2.3 Acres m.o.l.
CASE #: CW 15-12
JURISDICTION: City of Largo
LOCATION: 1925 & 2031 Seminole Blvd.

RECOMMENDATION: Council recommend to the Countywide Planning Authority that the proposed map amendment to Residential/Office General and Commercial General with Activity Center Overlay be approved.

I. BACKGROUND

This proposed amendment is submitted by the City of Largo and seeks to reclassify two vacant parcels totaling 2.3 acres. The northern 1.0 acre parcel is proposed to change from Residential Urban (RU) to Residential/Office General (R/OG) and the southern 1.3 acre parcel is proposed to change from Residential/Office General (R/OG) with Activity Center Overlay to Commercial General (CG) with Activity Center Overlay. Additionally, the southern parcel is within the Largo Mall Activity Center Special Area Plan. No development plans have been submitted for either parcel at this time.

II. FINDINGS

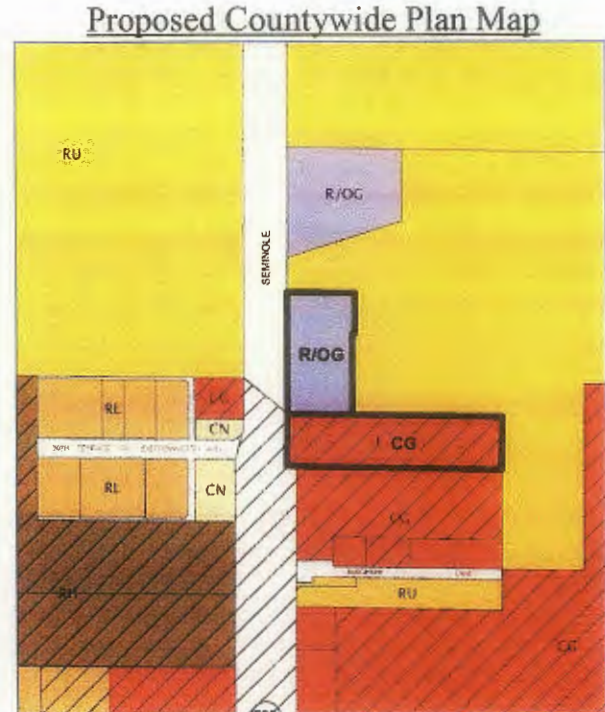
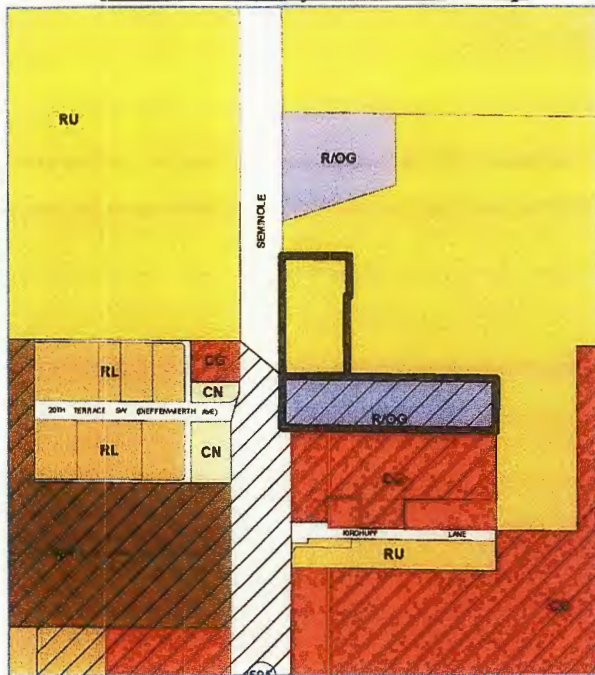
Staff submits the following findings in support of the recommendation for approval:

- A. The proposed R/OG and CG categories recognize the proposed uses of the site and is consistent with the criteria for utilization of these categories;
- B. The amendment area is adjacent to unincorporated Pinellas County, however, it will not impact service delivery to this area; and
- C. The proposed amendment 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 Urban and Residential/Office General with Activity Center Overlay to Residential/Office General and Commercial General with Activity Center Overlay (vote 10-0).

COUNTYWIDE PLANNING AUTHORITY ACTION:



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

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

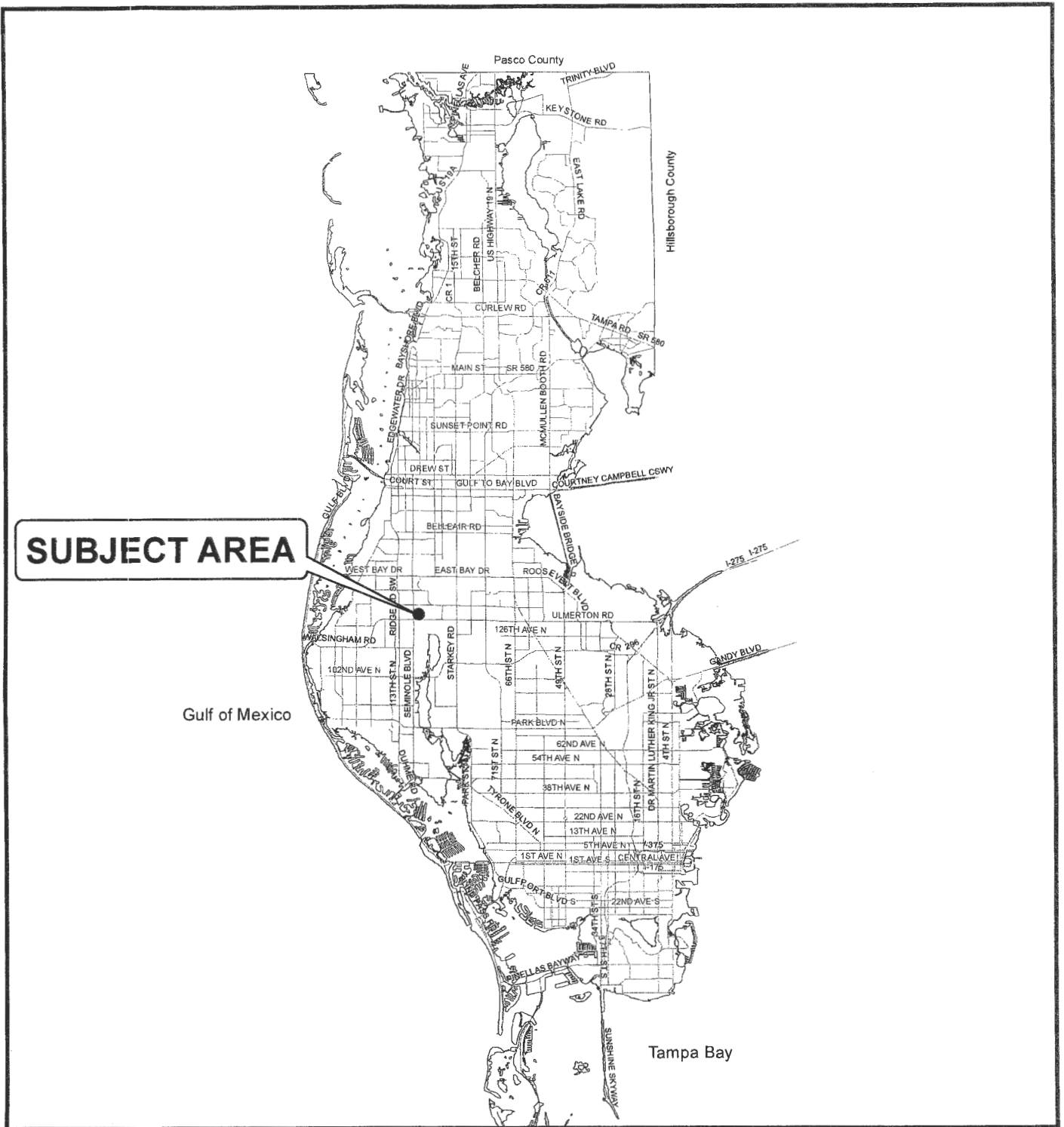
Map 1	Location
Map 2	Current Countywide Plan & Jurisdiction Map
Map 3	Aerial
Map 4	Current Countywide Plan Map
Map 5	Proposed Countywide Plan Map

Attachment 1	Council Staff Analysis
Attachment 2	Draft PAC Summary Actions Sheet

2

SUBJECT: Case CW 15-12 – City of Largo

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



Map 1 - Location

FROM: Residential Urban & Residential/Office General with Activity Center Overlay

TO: Residential/Office General & Commercial General with Activity Center Overlay

AREA: 2.3 Acres

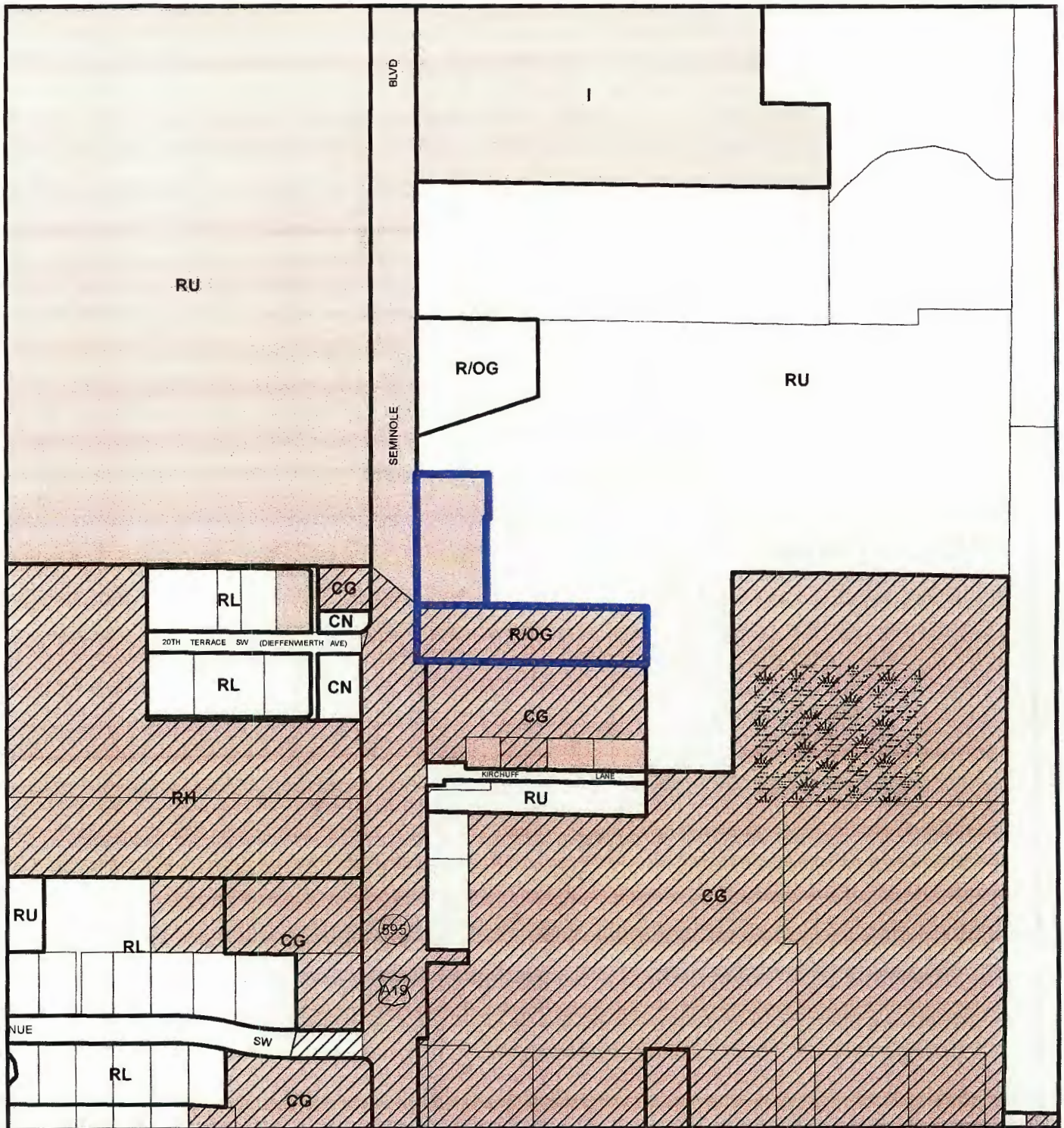
CASE #: CW15-12

JURISDICTION: City of Largo



1" = 26,000'





Map 2 - Current Countywide Plan Map & Jurisdictional Map

FROM: Residential Urban & Residential/Office General
with Activity Center Overlay

TO: Residential/Office General & Commercial
General with Activity Center Overlay

AREA: 2.3 Acres

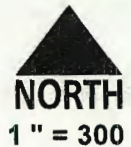
CASE #: CW15-12

Jurisdictions

Jurisdiction Name

Largo

Unincorporated



JURISDICTION: City of Largo



Map 3 - Aerial

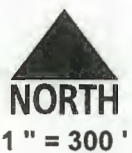
FROM: Residential Urban & Residential/Office General with Activity Center Overlay

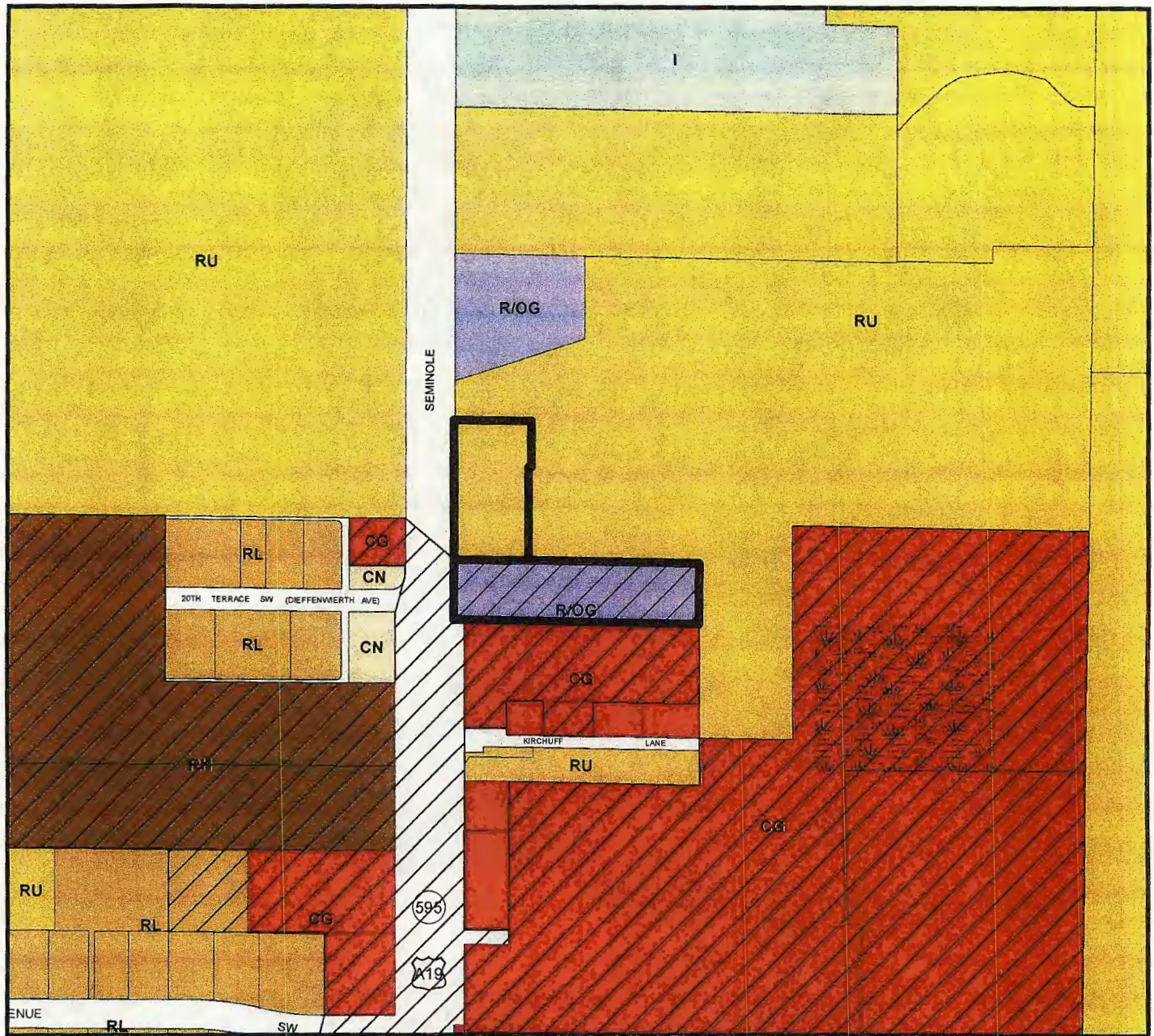
TO: Residential/Office General & Commercial General with Activity Center Overlay

AREA: 2.3 Acres

CASE #: CW15-12

JURISDICTION: City of Largo





Legend

Residential

Residential Low

Residential Urban

Residential High

Mixed Use

Residential / Office General

Commercial

Commercial Neighborhood

Commercial General

Public / Semi-Public

Institutional

Activity Center Overlay

Water/Drainage Feature Overlay

Map 4 - Current Countywide Plan Map

FROM: Residential Urban & Residential/Office General with Activity Center Overlay

TO: Residential/Office General & Commercial General with Activity Center Overlay

AREA: 2.3 Acres

CASE #: CW15-12

JURISDICTION: City of Largo



PRC PINELLAS
PLANNING
COUNCIL



Legend

Residential

Residential Low

Residential Urban

Residential High

Mixed Use

Residential/Office General

Commercial

Commercial Neighborhood

Commercial General

Public / Semi-Public

Institutional

Activity Center Overlay

Water/Drainage Feature Overlay

Map 5 - Proposed Countywide Plan Map

FROM: Residential Urban & Residential/Office General with Activity Center Overlay

TO: Residential/Office General & Commercial General with Activity Center Overlay

AREA: 2.3 Acres

CASE #: CW15-12

JURISDICTION: City of Largo

NORTH

1" = 300'

PRC PINELLAS
PLANNING
COUNCIL

**Council Staff Analysis
Case CW 15-12: City of Largo
May 13, 2015, PPC Meeting**

Relevant Countywide Considerations:

- 1) **Consistency with the Countywide Plan and Rules** – The proposed amendment is submitted by City of Largo and seeks to reclassify two vacant parcels totaling 2.3 acres. The northern 1.0 acre parcel is proposed to change from Residential Urban (RU) to Residential/Office General (R/OG) and the southern 1.3 acre parcel is proposed to change from Residential/Office General (R/OG) with Activity Center Overlay to Commercial General (CG) with Activity Center Overlay (AC). Additionally, the southern parcel is within the Largo Mall Activity Center Special Area Plan.

The site is adjoined by the Town & Country Mobile Home Park adjacent on the north and east, a vacant bank building adjacent on the south, and a mixture of small commercial uses and an apartment complex (under construction) on the west across Seminole Blvd.

Table 1: Countywide Future Land Use

Countywide Future Land Use	Current Acreage	Proposed Acreage
Residential Urban (RU)	1.0	-
Residential/Office General (R/OG)	1.3	1.0
Commercial General (CG)	-	1.3
Activity Center Overlay (AC)	(1.3)	(1.3)
TOTAL	2.3	2.3

The R/OG category, proposed for the northern parcel, is used to depict mixed-use office/residential areas that can serve as a transition from an urban activity center or more intensive nonresidential use to low density residential or public/semi-public use. Additionally, the R/OG category allows up to 15.0 residential units per acre. The R/OG proposed for this parcel can be considered consistent with the surrounding uses as it can serve as an appropriate step down in density/intensity from the commercial on the south to the low density residential to the north. Additionally, this parcel has good access to major transportation facilities. The property fronts on Seminole Blvd., an arterial roadway, and has access to a Pinellas Suncoast Transit Authority (PSTA) bus route along Seminole Blvd.

The CG category, proposed for the southern parcel, is used to depict areas that are primarily well-suited for development 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. The CG proposed for this parcel can be considered consistent with the adjacent commercial uses to

the south that comprise a commercial center at the intersection of Seminole Blvd. and Ulmerton Rd. Additionally, this parcel has good access to major transportation facilities. The property fronts on Seminole Blvd., an arterial roadway, and has access to a PSTA bus route along Seminole Blvd.

Furthermore, this parcel is part of the Largo Mall Activity Center Special Area Plan (depicted by the Activity Center Overlay on the Countywide Plan Map). This Activity Center allows for consideration of higher density/intensity standards upon provision of recommended urban design strategies in order to redevelop the area into a more compact, urban center. There are no changes proposed for the Special Area Plan boundary.

This amendment can be deemed consistent with this Relevant Countywide Consideration.

- 2) **Adopted Roadway Level of Service (LOS) Standard** – The amendment area does not impact a roadway that is operating at or below LOS “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 southern parcel of the amendment area is located in the Largo Mall Activity Center Special Area Plan. The proposed CG category on this parcel meets the objective of the Special Area Plan and can be considered consistent with this Relevant Countywide Consideration.
- 6) **Adjacent to or Impacting an Adjoining Jurisdiction or Public Educational Facility** – The amendment area is adjacent to an unincorporated area of Pinellas County to the north and east. The proposed CG and R/OG categories are not anticipated to negatively impact the County’s ability to provide services to their jurisdictional area.

Additionally, the amendment area does not adjoin, nor will 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 Urban and Residential/Office General with Activity Center Overlay to Residential/Office General and Commercial General with Activity Center Overlay is deemed consistent with the Relevant Countywide Considerations found in the Countywide Rules.

PAC AGENDA – SUMMARY AGENDA ACTION SHEET
DATE: MAY 4, 2015

ITEM	ACTION TAKEN	VOTE
I. <u>MINUTES OF REGULAR PAC MEETING OF MARCH 30, 2015</u>	<u>Approved</u> Motion: Dean Neal Second: Danny Taylor	10-0
II. <u>REVIEW OF PPC AGENDA FOR MAY 13, 2015 MEETING</u> A. <u>Subthreshold Land Use Plan Amendments</u> 1. Case CW 15-10: Pinellas County	<u>Approved</u> Motion: Dean Neal Second: Robert Klute	10-0
B. <u>Regular Land Use Plan Amendments</u> 2. Case CW 15-11: City of Clearwater	<u>Approved</u> Motion: Dean Neal Second: Greg Rice	10-0
3. Case CW 15-12: City of Largo	<u>Approved</u> Motion: Dean Neal Second: Gordon Beardslee	10-0
C. <u>CPA Actions – April 2015</u>	<u>No Action – Information Only</u>	
D. <u>Annexation Report – April 2015</u>	<u>No Action – Information Only</u>	
E. <u>Countywide Plan Update – Status Report</u>	<u>No Action – Information Only</u> 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.	
F. <u>2015 Legislative Update</u>	<u>No Action – Information Only</u> Linda Fisher presented information of interest from the recent Legislative session.	

III. <u>OLD BUSINESS</u>	None	
IV. <u>OTHER PAC BUSINESS/PAC DISCUSSION AND UPCOMING AGENDA</u> A. Internet Reservation Systems (Discussion)	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.	
V. <u>ADJOURNMENT</u>	The meeting was adjourned at 2:15 pm.	

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 15-02 (Ordinance No. 2015-20)

PROPERTY OWNERS/REPRESENTATIVE:

Name:

Patricia Estes, 2075 S. LLC (Applicant/Property Owner)
1527 Hillcrest Avenue
Winter Park, FL 32789

Phone number: (407) 647-4948
Email: PatEstes@aol.com

David Healey, FAICP (Applicant's Representative)
13535 Feather Sound Drive – Suite 135
Clearwater, FL 33762

Phone number: (727) 422-4981
Email: dhealey@cgasolutions.com

ANY OTHER PERSONS HAVING ANY OWNERSHIP INTEREST IN THE SUBJECT
PROPERTY: N/A

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: NO

Contract is: N/A Contingent Absolute

All Parties To Contract:

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>Residential Urban</u>
(03/30/15/00000/420/0600)
<u>Residential/Office General</u>
(03/30/15/00000/430/0200) |
| 2. Proposed Countywide FLUP Designation(s) | <u>Residential/Office General</u>
(03/30/15/00000/420/0600)
<u>Commercial General</u>
(03/30/15/00000/430/0200) |

Local Plan Map Information

- | | |
|---|--|
| 1. Local Map Amendment Case Number | <u>FLUM 15-02 (ORDINANCE NO. 2015-20)</u> |
| 2. Current Local Plan Designation(s) | <u>Residential Urban</u>
03/30/15/00000/420/0600
<u>Residential/Office General</u>
(03/30/15/00000/430/0200) |
| 3. Current Local Zoning Designation(s) | <u>N/A</u> |
| 4. Proposed Local Plan Designation(s) | <u>Residential/Office General</u>
(03/30/15/00000/420/0600)
<u>Commercial General</u>
(03/30/15/00000/430/0200) |
| 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) | <u>03/30/15/00000/420/0600, AND</u>
<u>03/30/15/00000/430/0200 (see attachments)</u> |
| 2. Location | <u>East side of Seminole Boulevard, north of</u>
<u>21st Avenue SE</u> |
| 3. Acreage | <u>0.97 acres (03/30/15/00000/420/0600)</u>
<u>1.36 acres (03/30/15/00000/430/0200)</u>
<u>Total: 2.33 acres more or less</u> |
| 4. Existing use(s) | <u>Vacant</u> |
| 5. Existing density and/or floor area ratio | <u>N/A</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.

Pending- 1st reading April 21, 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