



Staff Report

File #: 15-1005, **Version:** 1

Agenda Date: 1/12/2016

Subject:

Case No. CW 15-21 - City of St. Petersburg
Countywide Plan Map amendment from Residential Low Medium to Residential Medium, regarding 2.9 acres more or less, located in a portion of the Allendale neighborhood generally bounded by 42nd Avenue North, 12th Street North, Haines Road North, and 15th Street North (subthreshold amendment).

Recommended Action:

Sitting as the Countywide Planning Authority, adopt an ordinance approving Case No. CW 15-21, a proposal by the City of St. Petersburg to amend the Countywide Plan Map from Residential Low Medium to Residential Medium, regarding 2.9 acres more or less, located in a portion of the Allendale neighborhood generally bounded by 42nd Avenue North, 12th Street North, Haines Road North, and 15th Street North (subthreshold amendment).

Strategic Plan:

Foster Continual Economic Growth and Vitality
4.3 Catalyze redevelopment through planning and regulatory programs

Summary:

The Pinellas Planning Council voted 12-0 to recommend approval of the proposal and staff concurs with this recommendation. The Planners Advisory Committee recommended approval of this case by a vote of 15-0.

Background Information:

Council documentation is attached.

Fiscal Impact:

N/A

Staff Member Responsible:

Gordon Beardslee, Director, Planning Department

Partners:

City of St. Petersburg

Attachments:

PPC Cover Memo
Ordinance
PPC Staff Report
Draft PAC Minutes
Affidavit of Publication of Legal Ad

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Councilmember Jim Kennedy, Chair
Commissioner John Morroni, Vice-Chair
Commissioner Joanne "Cookie" Kennedy, Secretary
Councilmember Doreen Hock-DiPolito, Treasurer
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Commissioner Dave Eggers
Commissioner Cliff Merz
Deputy Mayor Kevin Piccarreto
Councilmember Darden Rice
Commissioner Karen Williams Seel
Commissioner Michael Smith
Commissioner John Tornga

Whit Blanton, FAICP
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 15-21 AS SUBMITTED BY THE CITY OF ST. PETERSBURG.

Summary Explanation/Background:

The Countywide Planning Authority has received one case concerning a subthreshold amendment to the Countywide Plan Map that was reviewed by the Pinellas Planning Council on December 9, 2015.

Case CW 15-21 – City of St. Petersburg:

2.9 acres more or less, located in a portion of the Allendale neighborhood generally bounded by 42nd Avenue North, 12th Street North, Haines Road North, and 15th Street North; proposed to change from Residential Low Medium to Residential Medium.

This amendment qualifies as a Tier II type A Subthreshold amendment. The subject amendment area includes a single family residential subdivision and has been initiated by the City to "improve the compatibility between zoning regulations and existing development in the subject area." No development or redevelopment is expected as a result of this amendment.

The PPC, by a vote of 12-0, recommended approval of Case CW 15-21.

Fiscal Impact/Cost/Revenue Summary:

None

Exhibits/Attachments:

Proposed Ordinance
Council Documentation
Legal Ad

ORDINANCE NO. 15-_____

AN ORDINANCE AMENDING THE COUNTYWIDE PLAN MAP OF PINELLAS COUNTY, FLORIDA, BY ACTION ON CASE NUMBER CW 15-21 INITIATED BY THE CITY OF ST. PETERSBURG 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 Plan Map, which is an element of the Countywide Plan of Pinellas County, Florida, has been presented at a public hearing to the Board of County Commissioners in its capacity as the 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 Countywide Planning Authority for proposed amendment to the Countywide Plan; and

WHEREAS, the City of St. Petersburg initiated a proposed amendment which was considered at a public hearing by the Pinellas Planning Council on December 9, 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 as the Countywide Planning Authority in regular meeting duly assembled on January 12, 2016, as follows:

Section 1. Amending the Countywide Plan Map


The Countywide Plan Map for Pinellas County adopted in Section 2 of Ordinance 15-30, as amended, is amended to reflect the changes adopted as follows:

#CW 15-21 2.9 acres m.o.l., located in a portion of the Allendale neighborhood generally bounded by 42nd Avenue North, 12th Street North, Haines Road North, and 15th Street North, from Residential Low Medium to Residential 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

By: 

Office of the County Attorney

I. AMENDMENT INFORMATION

From: Residential Low Medium (RLM)

To: Residential Medium (RM)

Area: 2.9 acres m.o.l.

Location: A portion of the Allendale neighborhood generally bounded by 42nd Avenue North, 12th Street North, Haines Road North, and 15th Street North, St. Petersburg, FL (City of St. Petersburg Jurisdiction)

II. RECOMMENDATION

Council recommend to the Countywide Planning Authority that the proposed map amendment to RLM be approved.

III. BACKGROUND

This proposed amendment is submitted by the City of St. Petersburg and seeks to reclassify an area totaling 2.9 acres from RLM (allowing 10 residential dwelling units per acre, or upa) to RM (allowing 15 upa). This amendment qualifies as a subthreshold amendment, because it is less than ten acres in size and meets the balancing criteria.

The subject amendment area includes a single family residential subdivision and has been initiated by the City to “improve the compatibility between zoning regulations and existing development in the subject area.” No development or redevelopment is expected as a result of this amendment.

IV. FINDINGS

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

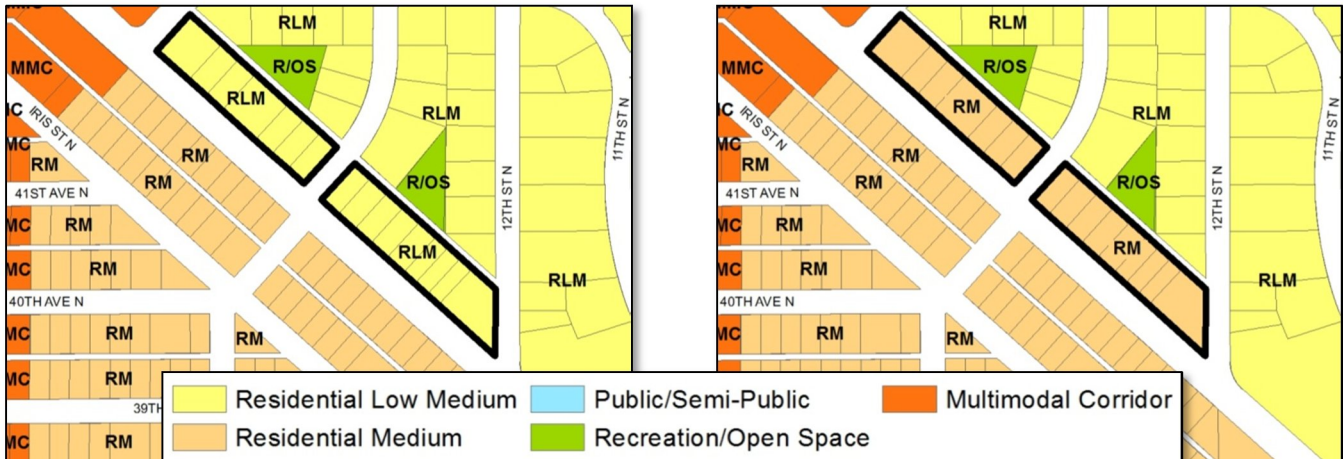
The proposed amendment qualifies as a Tier II subthreshold amendment (Type A); and
The proposed amendment to RM recognizes both the current and proposed uses for the area and is consistent with the criteria for utilization of this category.

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

PPC Action: *The Council recommended approval of the amendment from Residential Low Medium to Residential Medium (vote 12-0).*

CPA Action:

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.

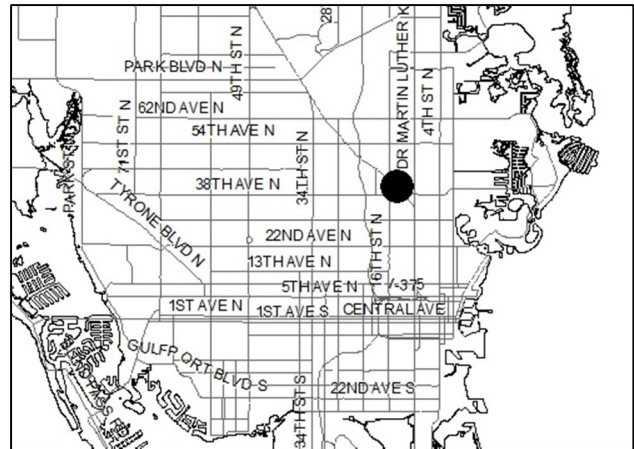


Current Future Land Use

Proposed Future Land Use



Aerial



Location

V. PLANNERS ADVISORY COMMITTEE

At its November 30, 2015 meeting, the Planners Advisory Committee members discussed and recommended approval of staff recommendation (vote 15-0).

VI. MEETING DATES

Planners Advisory Committee, November 30, 2015 at 1:30 p.m.
Pinellas Planning Council, December 9, 2015 at 3:00 p.m.
Countywide Planning Authority, January 12, 2016 at 9:30 a.m.

Attachment 1 Draft Planners Advisory Committee Summary Action Sheet

PAC AGENDA – SUMMARY AGENDA ACTION SHEET
DATE: NOVEMBER 30, 2015

ITEM	ACTION TAKEN	VOTE
I. <u>MINUTES OF REGULAR PAC MEETING OF NOVEMBER 2, 2015</u>	<u>Approved</u> Motion: Dean Neal Second: Danny Taylor	14-0
II. <u>REVIEW OF PPC AGENDA FOR DECEMBER 9, 2015 MEETING</u> A. <u>Subthreshold Countywide Plan Map Amendments</u> 1. Case CW 15-20 – City of St. Petersburg	<u>Denied</u> (per the request of the submitting city with the anticipation of a forthcoming withdrawal) Motion: Dean Neal Second: Jan Norsoph	15-0
2. Case CW 15-21 – City of St. Petersburg	<u>Approved</u> Motion: Dean Neal Second: Marie Dauphinais	15-0
B. <u>Regular Countywide Plan Map Amendments</u> 1. Case CW 15-22 - Pinellas County	<u>Approved</u> Motion: Dean Neal Second: Marie Dauphinais	16-0
2. Case CW 15-23 – City of Tarpon Springs	<u>Approved</u> Motion: Dean Neal Second: Jan Norsoph	16-0
C. <u>Annexation Report – November 2015</u>	<u>No Action – Information Only</u>	
D. <u>CPA Actions – November 2015</u>	<u>No Action – Information Only</u>	
E. <u>MPO/PPC Emphasis Areas</u>	Whit Blanton presented a PowerPoint on the SPOTLIGHT emphasis areas that arose out of the September Board work session. He discussed timeframes, work products, and public engagement. He further outlined the work plan elements and planning approach for each of the three emphasis areas. There was some discussion and questions were answered. After which, Mr. Blanton expressed a desire to have members of the Planners Advisory Committee on the subcommittees that will be formed to address each of these areas; advising that anyone interested in doing so should follow up with Planning Council staff.	
III. <u>OLD BUSINESS</u>	None	
IV. <u>OTHER PAC BUSINESS/PAC DISCUSSION AND UPCOMING AGENDA</u> A. 2016 PAC Membership Roster/Election of Officers for 2016 B. Complete Streets Overview (Information Only)	A. Gordon Beardslee nominated Marcie Stenmark for Chairman; seconded by Marie Dauphinais and carried unanimously. Lauren Matzke nominated Valerie Brookens for Vice Chairman; seconded by Marshall Touchton and carried unanimously. B. Chelsea Favaro, of the Metropolitan Planning Organization, presented a PowerPoint overview of the Complete Streets Program. This was followed by a brief	

<p>C. Countywide Plan Follow-Up – Old vs. New Map Categories (Information Only)</p>	<p>question and answer session.</p> <p>C. Linda Fisher presented information on the new Countywide Plan Map categories compared with the old. She distributed a table summarizing the changes and sample application and local government category matrix for future reference. Ms. Fisher explained that the Planning Council would be periodically bringing technical assistance items to the PAC relating to the Countywide Plan and invited any suggested topics that would be of benefit.</p> <p>Gordon Beardslee suggested that a separate form be created for Tier I amendments. PPC staff agreed to explore this option.</p>	
<p>V. <u>ADJOURNMENT</u></p>	<p>The meeting was adjourned at 2:50 p.m.</p>	

Respectfully Submitted,

PAC Chairman

Date

Tampa Bay Times

Published Daily

STATE OF FLORIDA } ss
COUNTY OF Pinellas County

Before the undersigned authority personally appeared **Sarah Potts** who on oath says that he/she is **Legal Clerk** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: NOTICE OF AMENDMENT** was published in **Tampa Bay Times: 11/21/15** in said newspaper in the issues of **B Pinellas**

Affiant further says the said **Tampa Bay Times** is a newspaper published in Pinellas County, Florida and that the said newspaper has heretofore been continuously published in said Pinellas County, Florida, each day and has been entered as a second class mail matter at the post office in said Pinellas County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper

Sarah Potts

Signature of Affiant

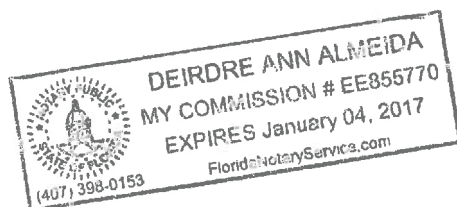
Sworn to and subscribed before me this 11/21/2015.

[Signature]

Signature of Notary Public

Personally known _____ or produced identification

Type of identification produced _____



Received

DEC 01 2015

Pinellas Planning
Council

LEGAL NOTICE

**NOTICE OF AMENDMENT OF
COUNTYWIDE PLAN MAP**

The Pinellas Planning Council (PPC) and the Board of County Commissioners acting pursuant to its Countywide Planning Authority (CPA), will conduct public hearings on proposed map amendments to the Countywide Plan Map, pursuant to the Countywide Plan, as amended, and as set forth in the listing below.

The PPC public hearing will be held on Wednesday, December 9, 2015, at 3:00 P.M. or as soon thereafter as the agenda permits.

The CPA public hearing will be held on Tuesday, January 12, 2016, at 9:30 A.M.

Both public hearings will be held in the Board of County Commissioners Assembly Room, 5th Floor, Pinellas County Courthouse, 315 Court St., Clearwater, FL. The PPC will make a recommendation to the CPA on the proposed amendments, or to other plan categories as determined appropriate in accordance with Chapter 2012-245, Laws of Florida, as amended, and the Countywide Plan.

Listing of proposed Countywide Plan Map amendments to be heard by the PPC and CPA:

Case CW 15-20 – Submitted by City of St. Petersburg – 8.3 acres m.o.l.

From: Residential Medium
To: Residential Low Medium
Location: A portion of the Allendale neighborhood generally bounded by 38th Avenue North, Dr. Martin Luther King Jr. Street North, Foster Hill Drive North and Haines Road North

The current Residential Medium category is used to depict areas that are primarily well-suited for medium-density residential uses at a maximum density of 15 dwelling units per acre. The proposed Residential Low Medium category is used to depict areas that are primarily well-suited for suburban, low density or moderately dense residential uses at a maximum density of 10 dwelling units per acre.

Case CW 15-21 – Submitted by City of St. Petersburg – 2.9 acres m.o.l.

From: Residential Low Medium
To: Residential Medium
Location: A portion of the Allendale neighborhood generally bounded by 42nd Avenue North, 12th Street North, Haines Road North, and 15th Street North.

The current Residential Low Medium category is used to depict areas that are primarily well-suited for suburban, low density or moderately dense residential uses at a maximum density of 10 dwelling units per acre. The proposed Residential Medium category is used to depict areas that are primarily well-suited for medium-density residential uses at a maximum density of 15 dwelling units per acre.

Case CW 15-22 – Submitted by Pinellas County – 5.7 acres m.o.l.

From: Resort
To: Retail & Services
Location: 15151 113th Avenue North

The current Resort category is intended to depict areas developed, or appropriate to be developed, in high-density residential and resort use; and to recognize such areas as well-suited for the combination of residential and temporary lodging use consistent with their location, surrounding uses, transportation facilities, and natural resources of such areas. The proposed Retail & Services category is used to depict areas developed with a mix of businesses that provide for the shopping and personal service needs of the community or region, provide for employment opportunities and accommodate target employment uses, and may include residential uses as part of the mix of uses.

Case CW 15-23 – Submitted by City of Tarpon Springs – 0.8 acres m.o.l.

From: Residential Medium
To: Retail & Services
Location: South side of Lake Tarpon Avenue, west of 1513 Lake Tarpon Avenue

The current Residential Medium category is used to depict areas that are primarily well-suited for medium-density residential uses at a maximum density of 15 dwelling units per acre. The proposed Retail & Services category is used to depict areas developed with a mix of businesses that provide for the shopping and personal service needs of the community or region, provide for employment opportunities and accommodate target employment uses, and may include residential uses as part of the mix of uses.

The details of the proposed amendments are available at the office of the PPC, 310 Court St., 2nd Floor, Clearwater, FL, 33756-5137. In addition, you may call the PPC at (727) 464-8250 or email your questions to mcrawford@pinellascounty.org. Interested parties are invited to attend the hearings to present facts or express views on the cases outlined in this advertisement.

The public is hereby advised that the effect of any proposed amendment may significantly impact the type and intensity of use of the subject property and may be of interest to neighboring property owners. The PPC will make an advisory recommendation to the CPA for approval, approval with modification or conditions, denial, denial with alternative recommendations, or continuance of the items. The recommendation by the PPC and the action of the CPA may amend the Countywide Plan Map from the existing plan category to the proposed plan category as referenced above for the amendment, or to another plan category as may be determined appropriate based on the public hearings and consistent with the Countywide Plan and procedures related thereto.

