



Staff Report

File #: 16-102A, **Version:** 1

Agenda Date: 2/9/2016

Subject:

Case No. CW 16-3 - City of Clearwater
Countywide Plan Map amendment from Residential Low Medium to Office, regarding 0.2 acre more or less, located at 2727 Daniel Street (subthreshold amendment).

Recommended Action:

Sitting as the Countywide Planning Authority, adopt an ordinance approving Case No. CW 16-3, a proposal by the City of Clearwater to amend the Countywide Plan Map from Residential Low Medium to Office, regarding 0.2 acre more or less, located at 2727 Daniel Street (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 11-0 to recommend approval of the proposal and staff concurs with this recommendation. The Planners Advisory Committee recommended approval of the case by a vote of 14-0.

Background Information:

Council documentation is attached.

Fiscal Impact:

N/A

Staff Member Responsible:

Gordon Beardslee, Director, Planning Department

Partners:

City of Clearwater

Attachments:

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

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Commissioner Cliff Merz
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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 16-3 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 Plan Map that was reviewed by the Pinellas Planning Council on January 13, 2016.

Case CW 16-3 – City of Clearwater:

0.2 acres more or less, located at 2727 Daniel Street; proposed to change from Residential Low Medium to Office.

This amendment qualifies as a Tier II type A Subthreshold amendment. The subject amendment area includes a vacant single family home and is proposed to be redeveloped with a 1,806 square foot office space.

The PPC, by a vote of 11-0, recommended approval of Case CW 16-3.

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 16-3 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 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 Clearwater initiated a proposed amendment which was considered at a public hearing by the Pinellas Planning Council on January 13, 2016, 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 February 9, 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 16-3 0.2 acres m.o.l., located at 2727 Daniel Street, from Residential Low Medium to Office

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: Office (O)

Area: 0.2 acres m.o.l.

Location: 2727 Daniel Street, Clearwater (Clearwater Jurisdiction)

II. RECOMMENDATION

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

III. BACKGROUND

This proposed amendment has been submitted by the City of Clearwater and seeks to reclassify an area totaling 0.2 acres from RLM (allowing up to 10 residential dwelling units per acre) to O (primarily providing for office uses). 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 single family home (vacant) and is proposed to be redeveloped with a 1,806 square foot office space.

IV. FINDINGS

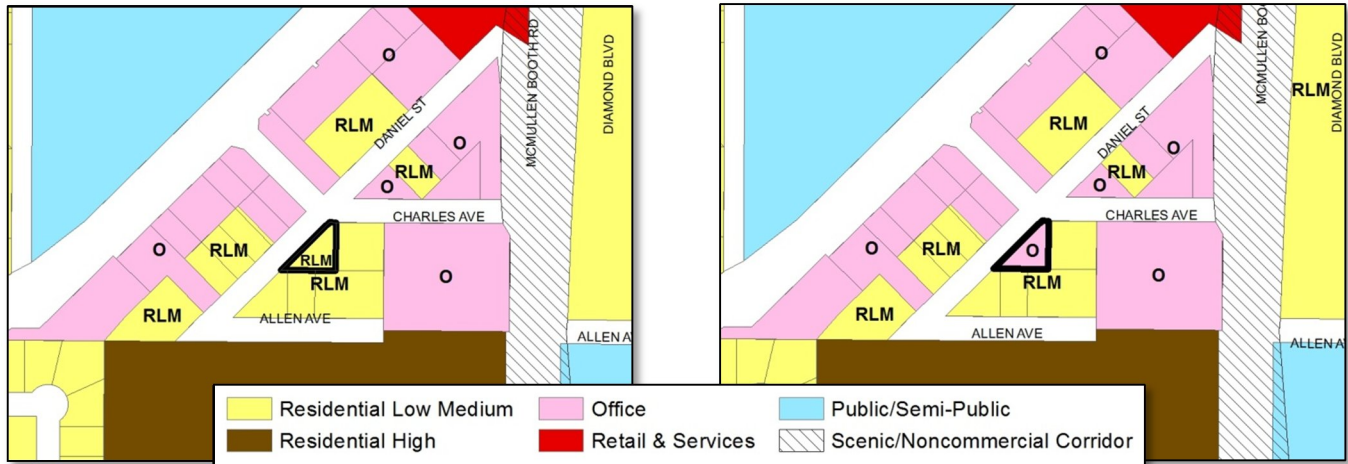
Staff submits the following findings in support of the recommendation for approval:

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

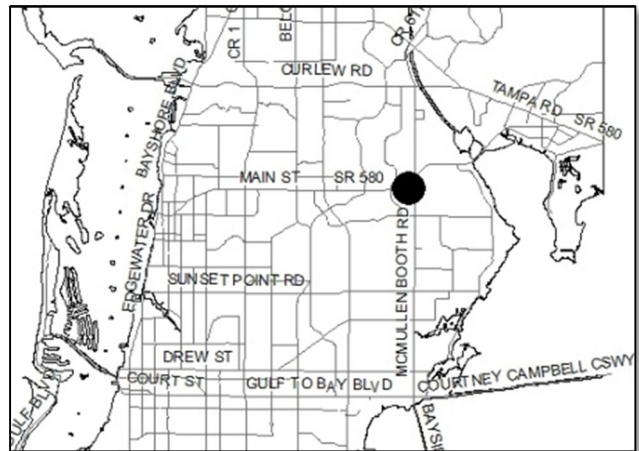
PPC Action: *The Council recommended approval of the amendment from Residential Low Medium to Office (vote 11-0).*

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.



Aerial



Location

V. PLANNERS ADVISORY COMMITTEE

At its January 4, 2016 meeting, the Planners Advisory Committee members discussed and recommended approval of staff recommendation (vote 14-0).

VI. MEETING DATES

Planners Advisory Committee, January 4, 2016 at 1:30 p.m.

Pinellas Planning Council, January 13, 2016 at 3:00 p.m.

Countywide Planning Authority, February 9, 2016 at 9:30 a.m.

Attachment 1 Draft Planners Advisory Committee Summary Action Sheet

PAC AGENDA – SUMMARY AGENDA ACTION SHEET
DATE: JANUARY 4, 2016

ITEM	ACTION TAKEN	VOTE
I. <u>MINUTES OF REGULAR PAC MEETING OF NOVEMBER 30, 2015</u>	<u>Approved</u> Motion: Dean Neal Second: Danny Taylor	13-0
II. <u>REVIEW OF PPC AGENDA FOR JANUARY 13, 2016 MEETING</u> A. <u>Subthreshold Countywide Plan Map Amendments</u> 1. Case CW 16-2 – Pinellas County	<u>Approved</u> Motion: Dean Neal Second: Robert Klute	13-0
2. Case CW 16-3 – City of Clearwater	<u>Approved</u> Motion: Dean Neal Second: Marie Dauphinais	14-0
B. <u>Regular Countywide Plan Map Amendments</u> 1. Case CW 16-1 - Pinellas County	<u>Approved</u> Motion: Dean Neal Second: Marshall Touchton	15-0
2. Case CW 16-4 – City of Largo	<u>Approved</u> Motion: Dean Neal Second: Rick MacAulay	16-0
C. <u>Annexation Report – December 2015 & Future Reporting Change</u>	<u>No Action – Information Only</u> Linda Fisher discussed a change to the reporting schedule for annexation, indicating it will now be reported on annually, based on the calendar year. She also advised that the Truth in Annexation worksheet will still be available on the website, and that the PPC staff were available to help with interim annexation data if requested.	
D. <u>CPA Actions – December 2015</u>	<u>No Action – Information Only</u>	
III. <u>OLD BUSINESS</u>	None	
IV. <u>OTHER PAC BUSINESS/PAC DISCUSSION AND UPCOMING AGENDA</u> A. Countywide Rules Amendments – Request for Public Hearing 1. Target Employment Centers 2. Temporary Lodging Intensity Standards 3. Transferable Development Rights B. City of Seminole Digital Arts Recreation Program	A. Mike Crawford provided an overview of each of the requested Countywide Rule amendments. Each requesting local government then discussed the reason and intent behind their request. This was followed by discussion amongst the PAC members. The members unanimously <u>approved</u> requesting a public hearing for all three of the requested amendments. B. Mark Ely, Community Development Director, City of Seminole, presented information on Digital Arts Technology for Recreation Center Programs. He discussed Seminole's plans for implementing this type of program, asked that the information be passed along to the other local governments and advised he will follow up with and email and is available to discuss further.	16-0
V. <u>ADJOURNMENT</u>	The meeting was adjourned at 2:50 p.m.	

Respectfully Submitted,

PAC Chairman

Date

DRAFT

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: PPC Public Hearing** was published in **Tampa Bay Times: 12/26/15** 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 12/26/2015.

Signature of Notary Public



JESSICA ATTARD
MY COMMISSION # FF 195544
EXPIRES: March 28, 2019
Bounded Third Budget Notary Services

Personally known

Type of identification produced

Received

JAN 07 2016

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, January 13, 2016, at 3:00 P.M. or as soon thereafter as the agenda permits.

The CPA public hearing will be held on Tuesday, February 9, 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 16-1 – Submitted by Pinellas County – 4.9 acres m.o.l.

From: Residential Low Medium
To: Residential Medium
Location: 13101 South Belcher Road

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 16-2 – Submitted by Pinellas County – 2.1 acres m.o.l.

From: Public/Semi-Public
To: Retail & Services
Location: 5825 68th Street North

The current Public/Semi-Public category is intended to recognize institutional and transportation/utility uses that serve the community or region, especially larger facilities having acreage exceeding the thresholds established in other plan categories, and which are consistent with the need, character, and scale of such uses relative to the surrounding uses, transportation facilities, and natural resource features. 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 16-3 – Submitted by City of Clearwater – 0.2 acres m.o.l.

From: Residential Low Medium
To: Office
Location: 2727 Daniel Street

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 Office category is used to depict areas that are developed, or appropriate to be developed, with office uses, low-impact employment uses, and residential uses (subject to an acreage threshold), in areas characterized by a transition between residential and commercial uses and in areas well-suited for community-scale residential/office mixed-use development.

Case CW 16-4 – Submitted by City of Largo – 9.2 acres m.o.l.

From: Employment & Target Employment Center
To: Public/Semi-Public & Target Employment Center
Location: 1551 Starkey Road

The current Employment category is used to depict areas that are developed with, or appropriate to be developed with, a wide range of employment uses, including primary industries (i.e., those with a customer base that extends beyond Pinellas County), allowing for flex space, and for uses that have minimal external impacts. The proposed Public/Semi-Public category is intended to recognize institutional and transportation/utility uses that serve the community or region, especially larger facilities having acreage exceeding the thresholds established in other plan categories, and which are consistent with the need, character, and scale of such uses relative to the surrounding uses, transportation facilities, and natural resource features. The current and proposed Target Employment Center category is an overlay used to depict those areas of the county that are now developed, or appropriate to be developed, in a concentrated and cohesive pattern to facilitate employment uses of countywide significance.

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.

