



Staff Report

File #: 16-103A, **Version:** 1

Agenda Date: 2/9/2016

Subject:

Case No. CW 16-1 - Pinellas County
Countywide Plan Map amendment from Residential Low Medium to Residential Medium, regarding 4.9 acres more or less, located at 13101 South Belcher Road (regular amendment).

Recommended Action:

Sitting as the Countywide Planning Authority, adopt an ordinance approving Case No. CW 16-1, a proposal by Pinellas County to amend the Countywide Plan Map from Residential Low Medium to Residential Medium, regarding 4.9 acres more or less, located at 13101 South Belcher Road (regular 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:

N/A

Attachments:

PPC Cover Memo
Ordinance
PPC Staff Report
Case Maps
PPC Council Staff Analysis
Draft PAC Minutes
Support Documents
PowerPoint/Site Visit Photos

Affidavit of Publication

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
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Mayor Julie Ward Bujalski
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 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 16-1 AS SUBMITTED BY PINELLAS COUNTY.

Summary Explanation/Background:

The Countywide Planning Authority has received one case concerning a regular amendment to the Countywide Plan Map that was reviewed by the Pinellas Planning Council on January 13, 2016.

Case CW 16-1 – Pinellas County:

4.9 acres more or less, located at 13101 South Belcher Road; proposed to change from Residential Low Medium to Residential Medium.

The subject amendment area includes a single family residence and is proposed to be redeveloped with an affordable housing complex. Under the Countywide Rules the site could be developed with up to 74 units, but under Pinellas County rules the site is limited to 61 units (not including any affordable housing bonuses). With a 50% bonus, as proposed, the total site development potential is 92 units.

The PPC, by a vote of 12-0, recommended approval of Case CW 16-1.

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 16-1 INITIATED BY PINELLAS COUNTY 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, Pinellas County 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 16-1 4.9 acres m.o.l., located at 13101 South Belcher Road, 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: 4.9 acres m.o.l.

Location: 13101 South Belcher Road, Largo (Pinellas County Jurisdiction)

II. RECOMMENDATION

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

III. BACKGROUND

This proposed amendment has been submitted by Pinellas County and seeks to reclassify an area totaling 4.9 acres from RLM (allowing 10 residential dwelling units per acre, or upa) to RM (allowing up to 15 upa).

The subject amendment area includes a single family residence and is proposed to be redeveloped with an affordable housing complex. Under the Countywide Rules the site could be developed with up to 74 units, not including any affordable housing bonus. Under Pinellas County rules the site is limited to 61 units, not including an affordable housing bonus. With a 50% bonus as proposed the total site development potential is 92 units.

IV. FINDINGS

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

- A. The proposed amendment to RM recognizes the proposed use of the site and is consistent with the criteria for utilization of these categories; and
- B. The proposed amendment either does not involve, or will not significantly impact, the remaining relevant countywide considerations.

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:

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 Residential Medium Countywide Plan Map category be approved.

V. PLANNERS ADVISORY COMMITTEE

At the Planners Advisory Committee meeting on January 4, 2016, the members discussed and recommended approval of staff recommendation (vote 15-0).

VI. LIST OF MAPS & ATTACHMENTS

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
Map 6	Scenic/Noncommercial Corridor Map

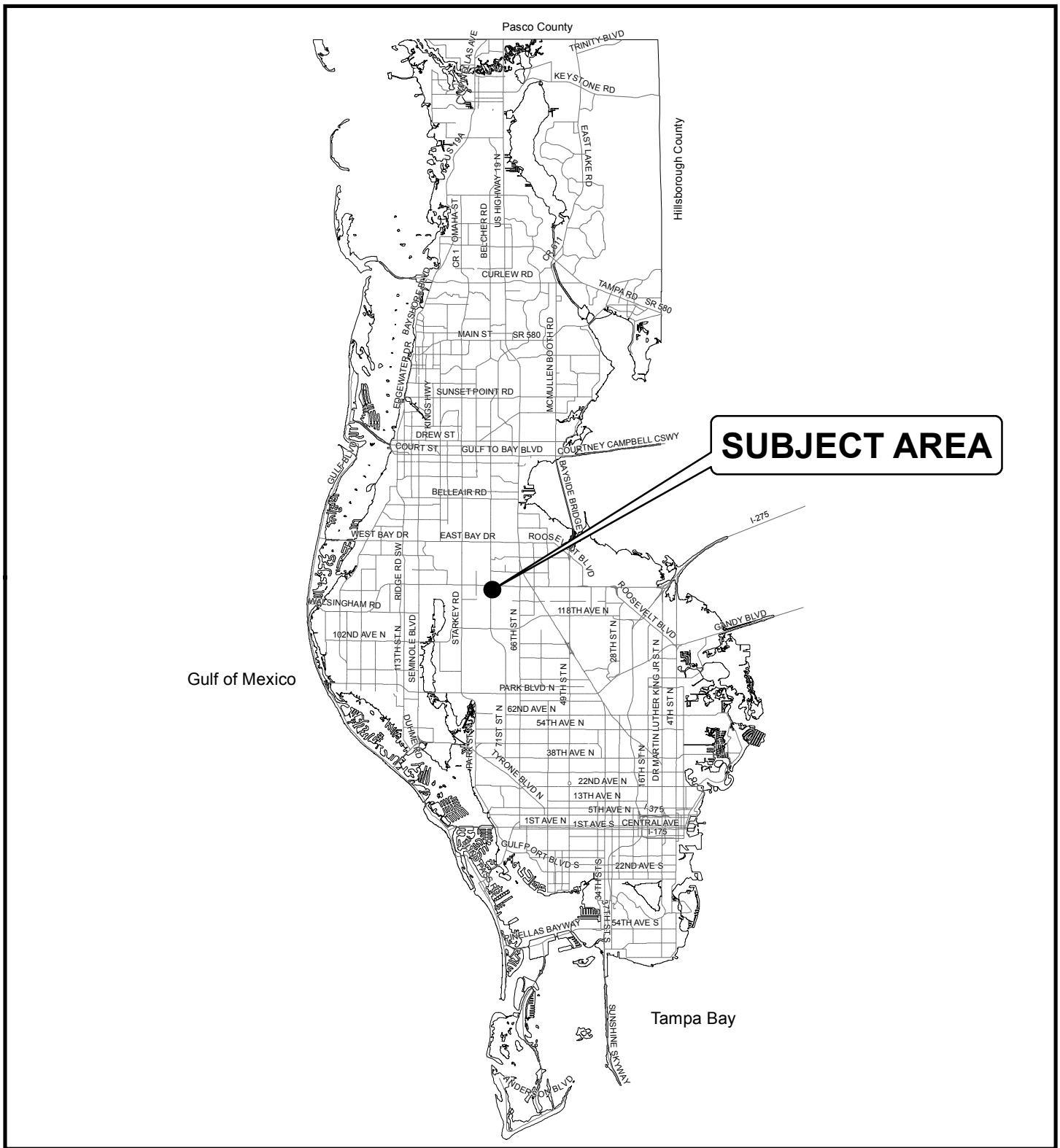
Attachment 1	Council Staff Analysis
Attachment 2	Draft Planners Advisory Committee Summary Action Sheet

VII. SUPPORT DOCUMENTS – available only at www.pinellasplanningcouncil.org (see January 2016 Agenda and then click on corresponding case number).

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

VIII. 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.



Map 1 - Location

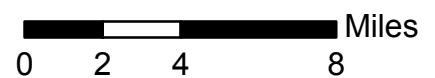
CASE #: CW16-1

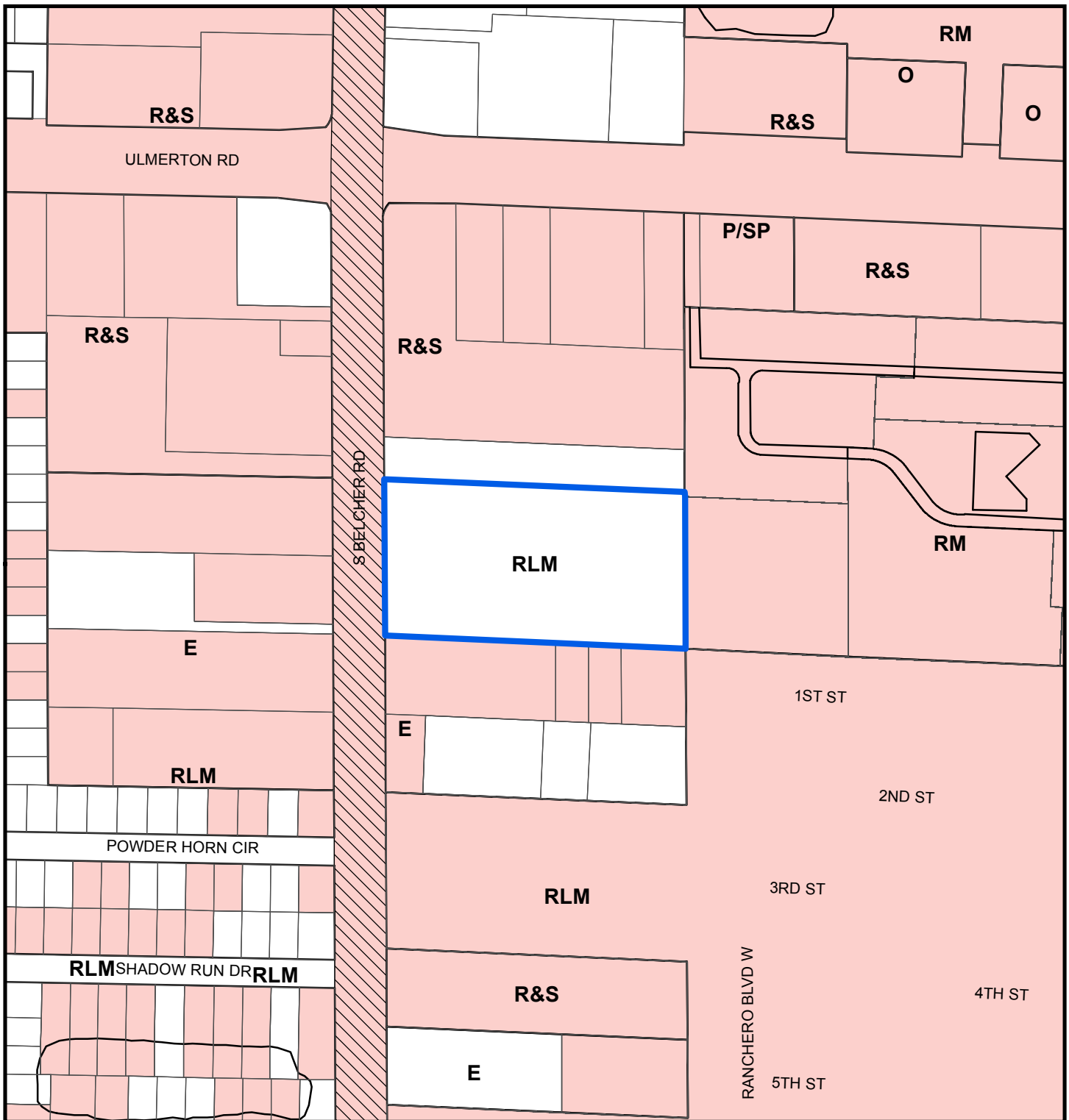
FROM: Residential Low Medium

AREA: 4.9 Acres

JURISDICTION: Pinellas County

TO: Residential Medium





Map 2 - Current Countywide Plan Map & Jurisdictional Map

CASE #: CW16-1

FROM: Residential Low Medium

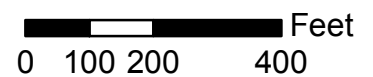
AREA: 4.9 Acres

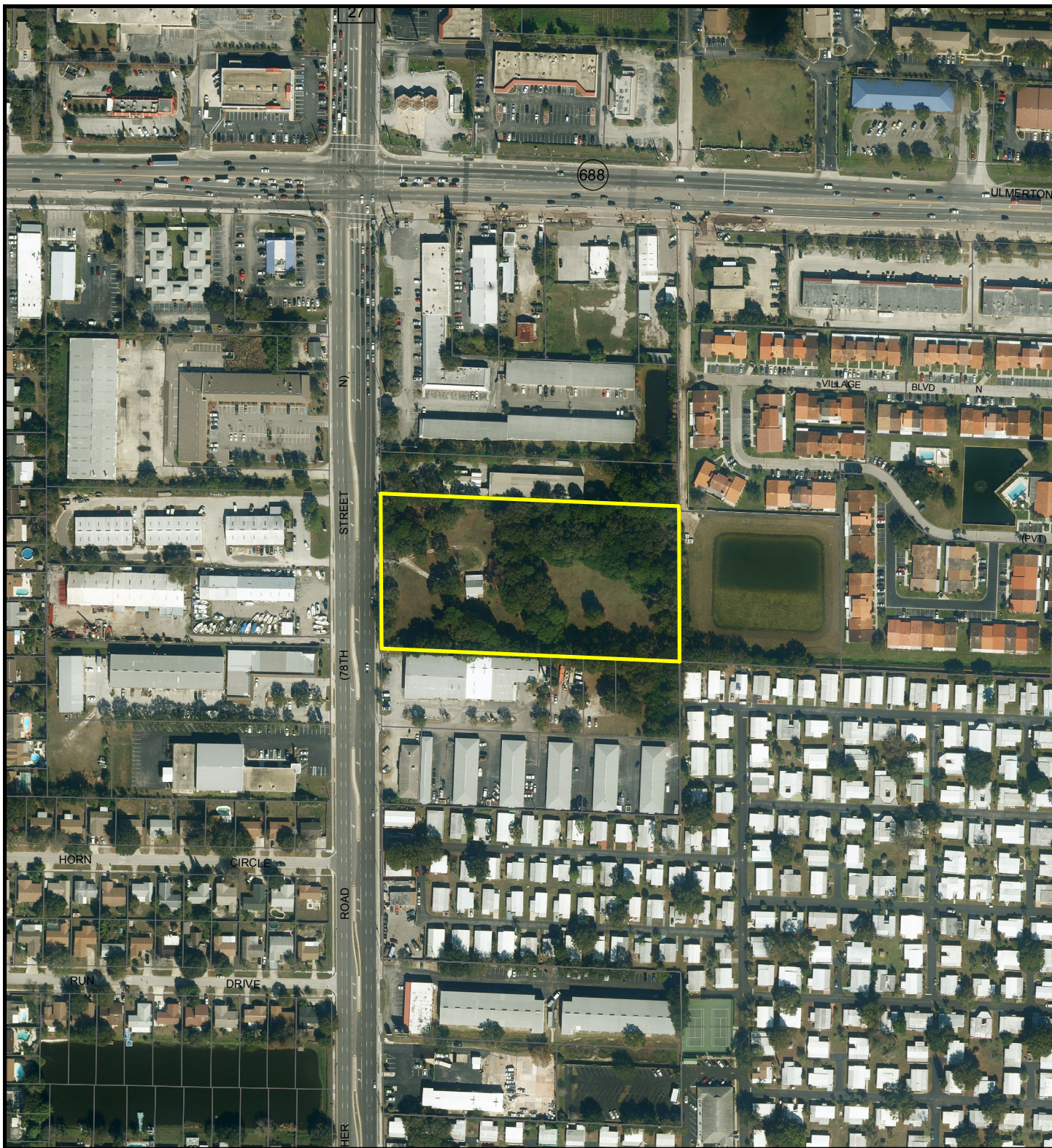
JURISDICTION: Pinellas County

TO: Residential Medium

LEGEND:

- Largo
- Unincorporated





Map 3 - Aerial

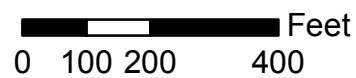
CASE #: CW16-1

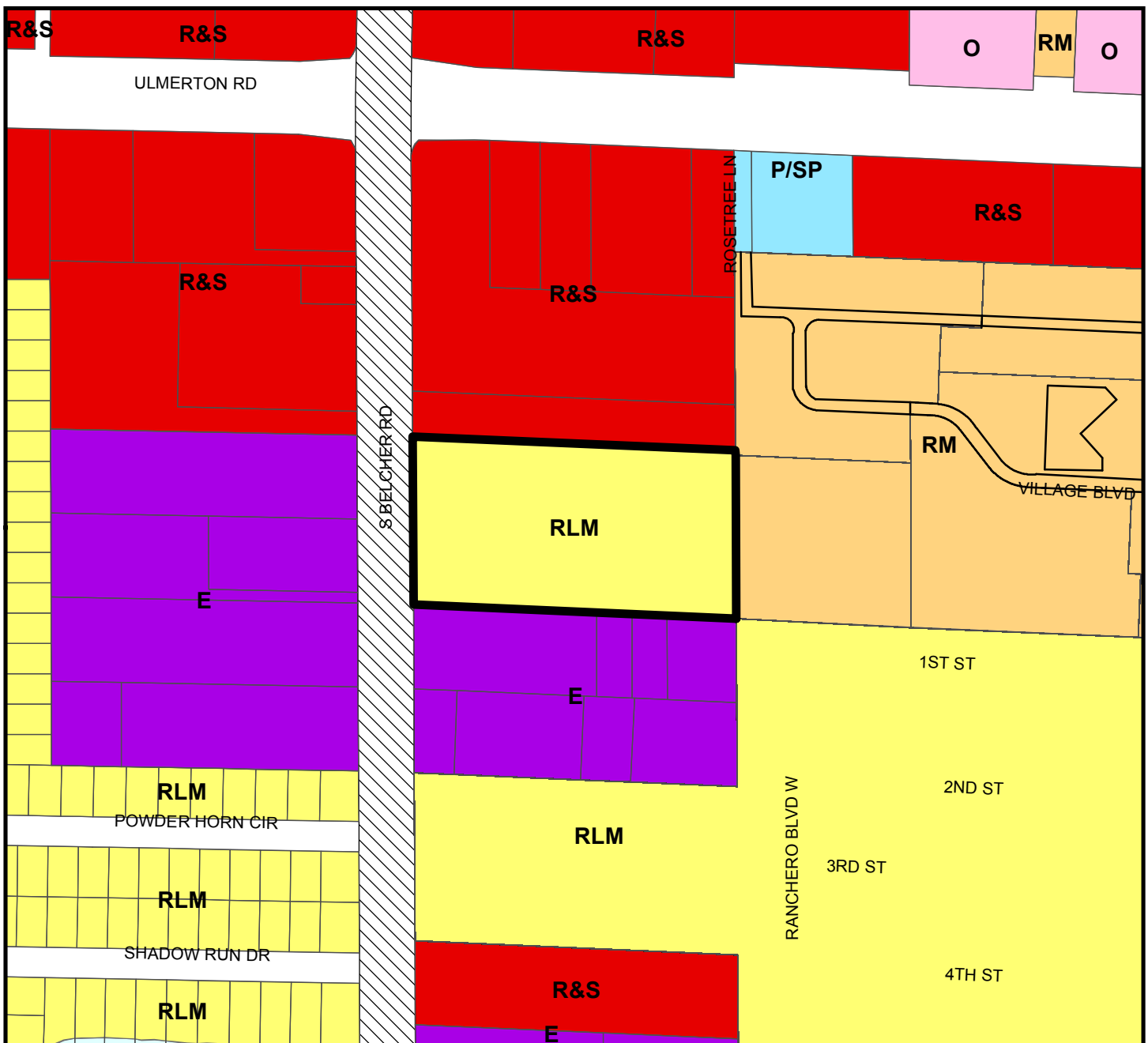
FROM: Residential Low Medium

AREA: 4.9 Acres

JURISDICTION: Pinellas County

TO: Residential Medium





Plan Map Categories

Residential Low Medium	Office	Employment
Residential Medium	Retail & Services	Public/Semi-Public
	Scenic/Noncommercial Corridor	

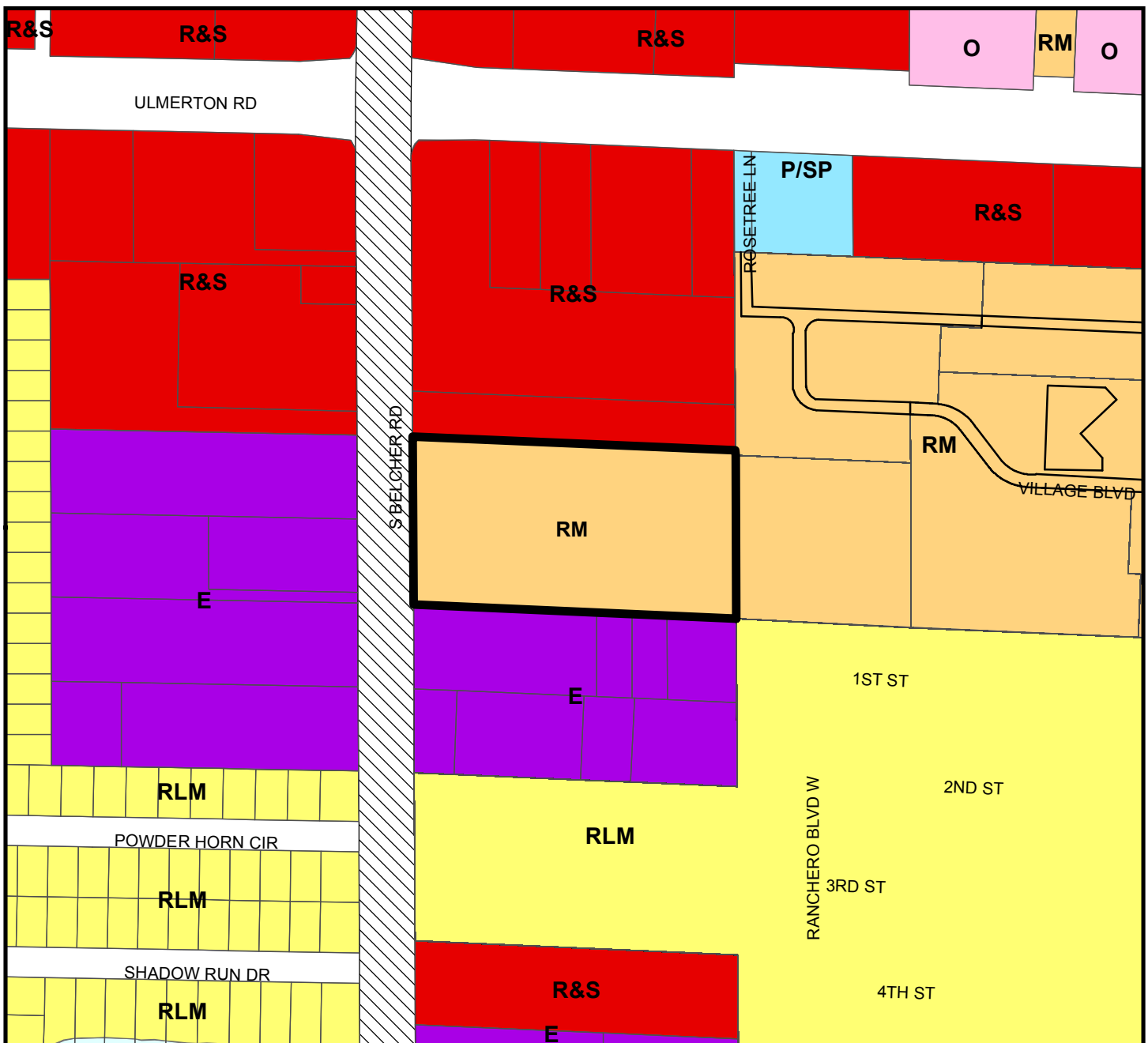
Map 4 - Current Countywide Plan Map

CASE #: CW16-1 **FROM:** Residential Low Medium **AREA:** 4.9 Acres

JURISDICTION: Pinellas County **TO:** Residential Medium

NORTH

0 100 200 400 Feet



Plan Map Categories

- | | | |
|------------------------|-------------------------------|--------------------|
| Residential Low Medium | Office | Employment |
| Residential Medium | Retail & Services | Public/Semi-Public |
| | Scenic/Noncommercial Corridor | |

Map 5 - Proposed Countywide Plan Map

CASE #: CW16-1

FROM: Residential Low Medium

AREA: 4.9 Acres

JURISDICTION: Pinellas County

TO: Residential Medium



Feet
0 100 200 400



Map 6 - Scenic/Noncommercial Corridor (SNCC)

CASE #: CW16-1

FROM: Residential Low Medium

AREA: 4.9 Acres


JURISDICTION: Pinellas County

TO: Residential Medium

SNCC TYPE:

 Enhancement Connector



 Feet
0 100 200 400

Relevant Countywide Considerations:

- 1) **Consistency with the Countywide Plan and Rules** – This proposed amendment has been submitted by Pinellas County and seeks to reclassify an area totaling 4.9 acres from Residential Low Medium (RLM) to Residential Medium (RM).

The current RLM 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 RM 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 subject amendment area includes a single family residence and is proposed to be redeveloped with an affordable housing complex. Under the Countywide Rules the site could be developed with up to 74 units, not including any affordable housing bonus. Under Pinellas County rules the site is limited to 61 units, not including an affordable housing bonus. With a 50% bonus as proposed the total site development potential is 92 units.

The site is located adjacent to a Supporting Corridor (i.e., Belcher Road) as shown on the Transit-Oriented Land Use Vision Map (Vision Map), and within ¼ mile of a Primary Corridor (i.e., Ulmerton Road). These corridors currently have Pinellas Suncoast Transit Authority bus service with Route 59 having service on Ulmerton Road every 30 minutes and Belcher's Route 62 with service frequency ranging from 40 minutes to 1.5 hours.

The Countywide Rules state that areas designated RM are served and accessed by the arterial and highway network and are most appropriate within ¼ mile of the centerlines of Primary, Secondary, and Supporting Corridors depicted on the Vision Map, and shall be discouraged in other locations.

In addition to being shown as a Supporting Corridor on the Vision Map, Belcher Road is also designated as a Scenic/Noncommercial Corridor on Submap No. 1. Section 6.5.4.1.2 of the Countywide Rules addresses such co-designated corridors, allowing for amendments that increase densities or intensities within the "Mixed Use Node" and "Enhancement Connector" subclassifications of Submap No. 1 while discouraging them in other subclassifications. As discussed further in consideration 3) below, Belcher Road has the subclassification of "Enhancement Connector."

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

- 2) **Adopted Roadway Level of Service (LOS) Standard** – The amendment area is not located on roadway operating at an LOS of “F.” Additionally, traffic generated by the proposed amendment indicates an increase in daily trips (67 for RLM vs. 96 for RM), but will not result in a significant negative impact to the existing LOS. The difference in expected traffic generated between the existing and the proposed categories is an increase of approximately 29 vehicle trips per day.

Therefore, the proposed amendment can be deemed consistent with this Relevant Countywide Consideration.

- 3) **Location on a Scenic/Noncommercial Corridor (SNCC)** – A majority of the parcel in the amendment area is located within a SNCC. This SNCC (i.e., Belcher Road) has a subclassification of “Enhancement Connector.”

The intent and purpose of the SNCC designation is to guide the preservation and enhancement of scenic qualities, to ensure the integrity of the Countywide Plan, and to maintain and enhance the traffic operation of these significant roadway corridors in Pinellas County. The classification extends for 500 feet from the edge of the right-of-way.

The principal objectives of SNCC designations are:

- *To preserve and enhance scenic qualities found along these corridors and to foster community awareness of the scenic nature of these corridors;*
- *To encourage superior community design and enhanced landscape treatment, both outside of and within the public right-of-way;*
- *To encourage land uses along these corridors that contribute to an integrated, well planned and visually pleasing development pattern while discouraging the proliferation of commercial, office, industrial or intense residential development beyond areas specifically designated for such uses on the Countywide Plan Map;*
- *To assist in maintaining the traffic operation of roadways within these corridors through land use type and density/intensity controls, and by conformance to access management regulations by selective transit route location, and by the development of integrated and safe pedestrian and bicycle access systems;*
- *To encourage design standards identified within the “Pinellas County Countywide Scenic/Noncommercial Corridor Master Plan” through the adoption of local ordinances and regulations consistent with those standards set forth within the Master Plan.*

Section 6.5.4.1.4 of the Countywide Rules states that the requested RM category is considered compatible with the “Enhancement Connector” subclassification. Therefore, the proposed amendment can be deemed consistent with this Relevant Countywide Consideration.

- 4) **Coastal High Hazard Areas (CHHA)** – The amendment area is not located in a CHHA, so those policies are not applicable.

- 5) **Designated Development/Redevelopment Areas** – The amendment area is not located in, nor does it impact, a designated development or redevelopment area.
- 6) **Adjacent to or Impacting an Adjoining Jurisdiction or Public Educational Facility** – The amendment area is located in an unincorporated enclave surrounded by the City of Largo. The proposed RM category is not anticipated to negatively impact the City's ability to provide services to their jurisdictional area.

Additionally, the amendment area does not adjoin, nor will it 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 RLM to RM is deemed consistent with the Relevant Countywide Considerations found in the Countywide Rules.

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

PINELLAS PLANNING COUNCIL
COUNTYWIDE PLAN MAP AMENDMENT - DISCLOSURE OF INTEREST STATEMENT

SUBMITTING LOCAL GOVERNMENT: _____

LOCAL GOVERNMENT CASE NUMBER: _____

PROPERTY OWNERS/REPRESENTATIVE (include name and address):

ANY OTHER PERSONS HAVING ANY OWNERSHIP INTEREST IN THE SUBJECT
PROPERTY:

Interests: Contingent Absolute

Name/Address:

Specific Interest Held:

INDICATION AS TO WHETHER A CONTRACT EXISTS FOR SALE OF SUBJECT
PROPERTY, IF SO:

Contract is: Contingent Absolute

All Parties To Contract:

Name/Address:

INDICATION AS TO WHETHER THERE ARE ANY OPTIONS TO PURCHASE SUBJECT
PROPERTY, IF SO:

All Parties To Option:

Name/Address

ANY OTHER PERTINENT INFORMATION WHICH APPLICANT MAY WISH TO
SUBMIT PERTAINING TO REQUESTED PLAN MAP AMENDMENT:

PINELLAS PLANNING COUNCIL
APPLICATION FOR COUNTYWIDE PLAN MAP AMENDMENT

Countywide Plan Map Information

1. Current Countywide Plan Category(ies) _____
2. Proposed Countywide Plan Category(ies) _____

Local Future Land Use Plan Map Information

1. Requesting Local Government _____
2. Local Map Amendment Case Number _____
3. Current Local Land Use Category(ies) _____
4. Current Local Zoning Designation(s) _____
5. Proposed Local Land Use Category(ies) _____
6. Proposed Local Zoning Designation(s) _____

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) _____
2. Location/Address _____
3. Acreage _____
4. Existing use(s) _____
5. Existing density and/or floor area ratio _____
6. Proposed use/name of project (if applicable) _____

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. _____
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 6.1.6 of the Countywide Rules. _____

Other Items to Include

1. Copy of local ordinance.
2. 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.
3. PPC Disclosure of Interest Form.
4. Local government staff report.
5. Local plan and zoning maps showing amendment area.
6. If applicable, proposed demarcation line for environmentally sensitive areas.

Forms available online at www.pinellasplanningcouncil.org/amendment.htm



Countywide Planning Authority

February 9, 2016

Case CW 16-1

Submitted by

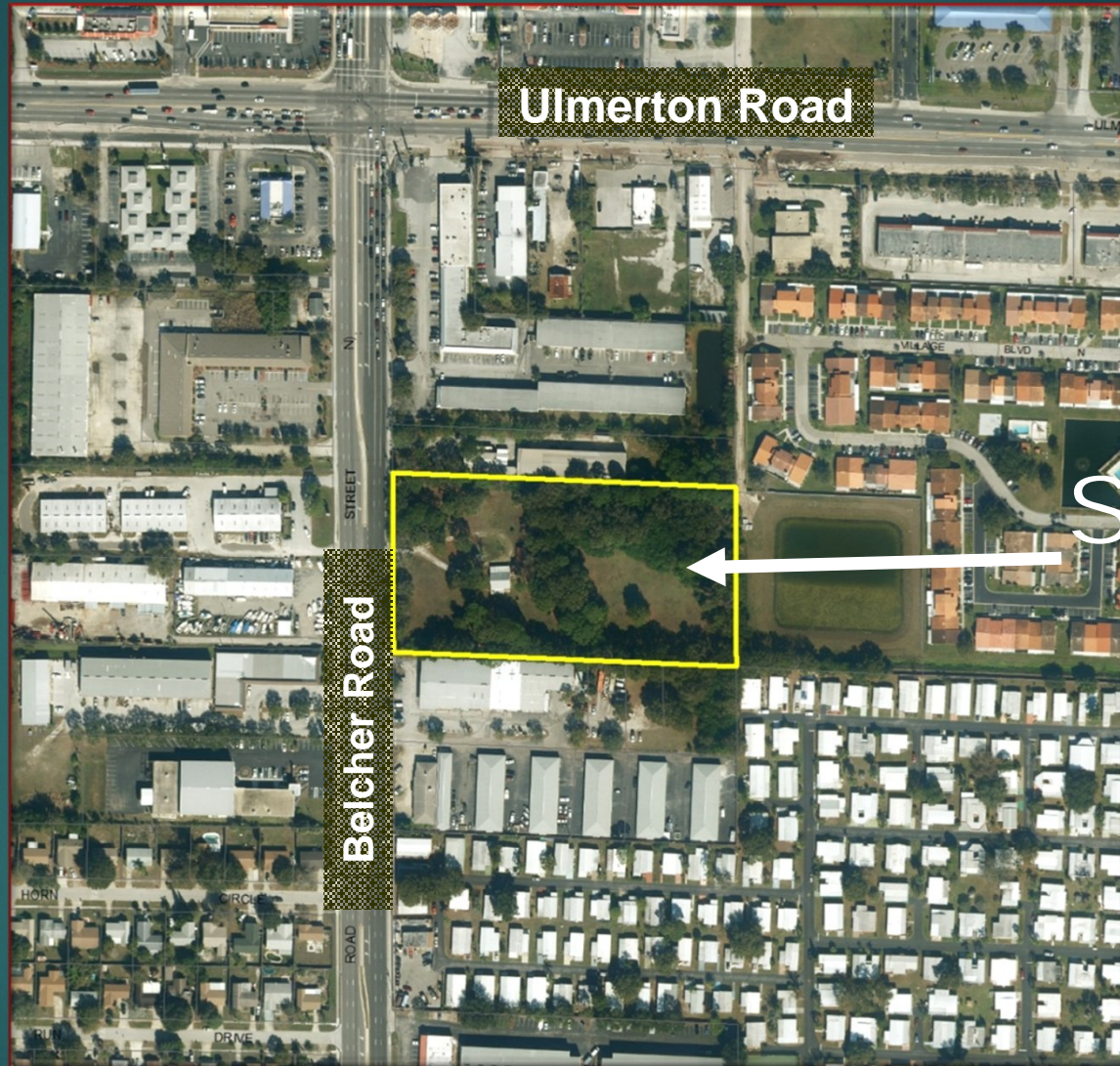
Pinellas County



4.9 acres

Residential
Low
Medium to
Residential
Medium

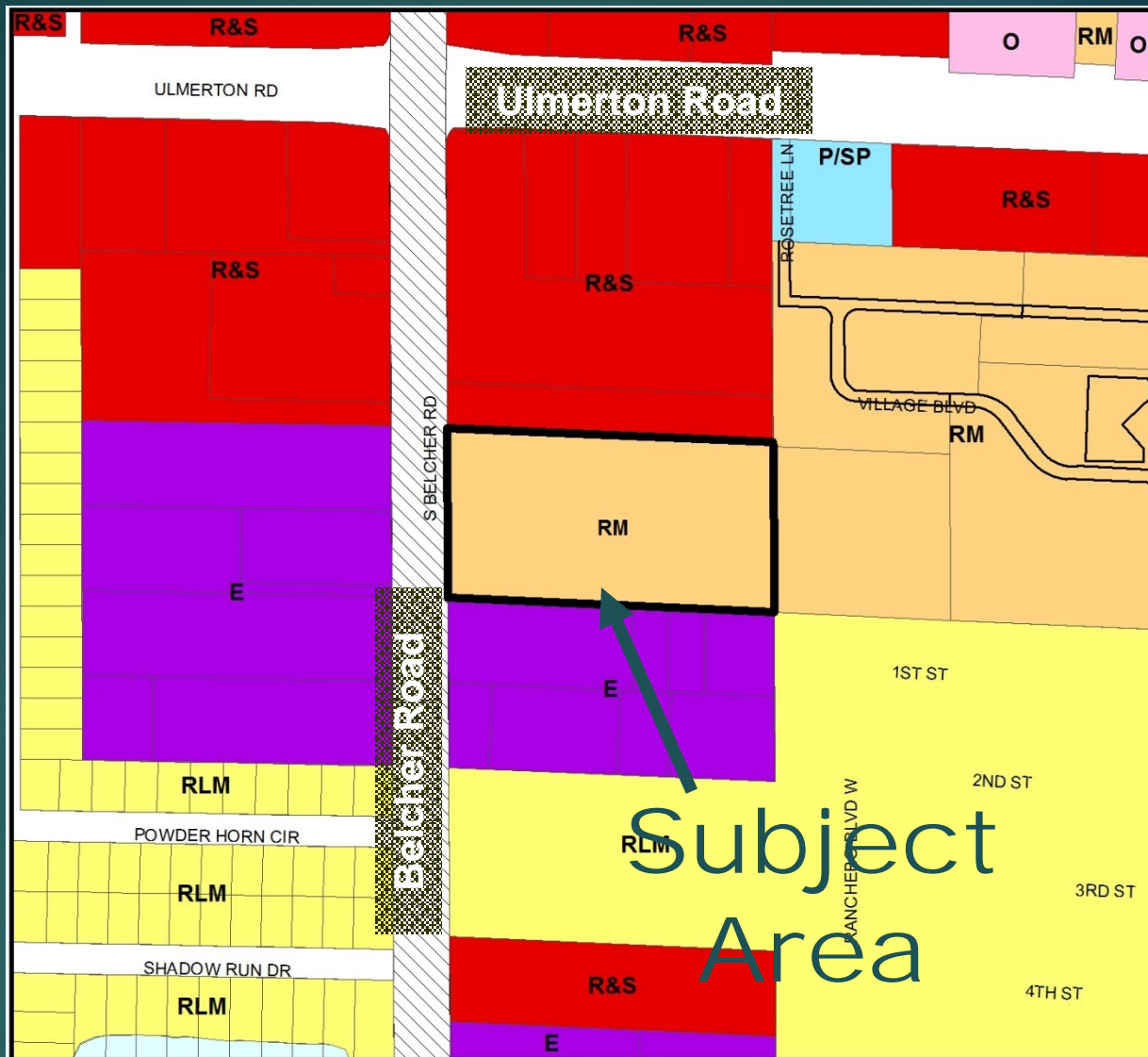
Abandoned
SF Home to
Affordable
Housing
Complex



Subject
Area







Plan Map Categories

Residential Low Medium	Office	Employment
Residential Medium	Retail & Services	Public/Semi-Public
	Scenic/Noncommercial Corridor	





Abandoned Single Family Home



Industrial/workshop uses south of
site



Belcher Road

Insurance office southwest of site



AC Contractor west of site



Belcher Road

Boat sales west of site

Recommendation

Approval to Residential Medium

- ▶ Countywide Considerations
 - ▶ Consistent with criteria for utilization of this category;
 - ▶ Consistent with the SNCC “Enhancement Connector” subclassification; and
 - ▶ Will not significantly impact other Countywide Considerations.



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 not 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.

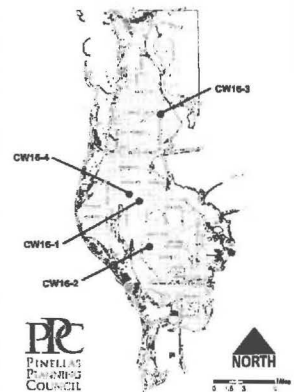
Case CW 16-4 – Submitted by City of Largo – 9.2 acres m.o.l.

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.



Subject:

Case No. CW 16-1 - Pinellas County
Countywide Plan Map amendment from Residential Low Medium to Residential Medium, regarding 4.9 acres more or less, located at 13101 South Belcher Road (regular amendment).

Recommended Action:

Sitting as the Countywide Planning Authority, adopt an ordinance approving Case No. CW 16-1, a proposal by Pinellas County to amend the Countywide Plan Map from Residential Low Medium to Residential Medium, regarding 4.9 acres more or less, located at 13101 South Belcher Road (regular 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:

N/A

Attachments:

PPC Cover Memo
Ordinance
PPC Staff Report
Case Maps
PPC Council Staff Analysis
Draft PAC Minutes
Support Documents
PowerPoint/Site Visit Photos
Affidavit of Publication