



## Staff Report

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**File #:** 16-105A, **Version:** 1

**Agenda Date:** 2/9/2016

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**Subject:**

Case No. CW 16-4 - City of Largo

Countywide Plan Map amendment from Employment and Target Employment Center Overlay to Public/Semi-Public and Target Employment Center Overlay, regarding 9.2 acres more or less, located at 1551 Starkey Road (regular amendment).

**Recommended Action:**

Sitting as the Countywide Planning Authority, adopt an ordinance approving Case No. CW 16-4, a proposal by the City of Largo to amend the Countywide Plan Map from Employment and Target Employment Center Overlay to Public/Semi-Public and Target Employment Center Overlay, regarding 9.2 acres more or less, located at 1551 Starkey 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 16-0. The subject area includes the City's Public Works and Environmental Services Departments, and the proposed amendment would recognize these facilities with a more appropriate land use category.

**Background Information:**

Council documentation is attached.

**Fiscal Impact:**

N/A

**Staff Member Responsible:**

Gordon Beardslee, Director, Planning Department

**Partners:**

City of Largo

**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

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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  
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 16-4 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 Plan Map that was reviewed by the Pinellas Planning Council on January 13, 2016.

**Case CW 16-4 – City of Largo:**

9.2 acres more or less, located at 1551 Starkey Road; proposed to change from Employment and Target Employment Center Overlay to Public/Semi-Public and Target Employment Center Overlay.

The subject amendment area includes the City's Public Works and Environmental Services Departments. This includes the Starkey Road Recycling Center and one of the City's three reclaimed water tanks as well. The City wishes to recognize these facilities with a category that more closely matches their characteristics and provides the City more flexibility to provide services to its residents and businesses.

***The PPC, by a vote of 12-0, recommended approval of Case CW 16-4.***

**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 16-4 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 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 Largo 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 16-4     9.2 acres m.o.l., located at 1551 Starkey Road, from Employment and Target Employment Center Overlay to Public/Semi-Public and Target Employment 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

By:



Office of the County Attorney

## I. AMENDMENT INFORMATION

From: Employment (E) and Target Employment Center Overlay (TEC)

To: Public/Semi-Public (P/SP) and Target Employment Center Overlay (TEC)

Area: 9.2 acres m.o.l.

Location: 1551 Starkey Road, Largo, FL (City of Largo Jurisdiction)

## II. RECOMMENDATION

Council recommend to the Countywide Planning Authority that the proposed map amendment to P/SP with TEC Overlay be approved.

## III. BACKGROUND

This proposed amendment is submitted by the City of Largo and seeks to reclassify a 9.2 acre area from E and TEC to P/SP and TEC (i.e., no change to the TEC boundaries).

The subject amendment area includes the City's Public Works and Environmental Services Departments. This includes the Starkey Road Recycling Center use and the location of one of the City's three reclaimed water tanks as well. The City wishes to recognize these facilities with a category that more closely matches their characteristics, and provides the City more flexibility to provide services to its residents and businesses.

## IV. FINDINGS

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

- A. The Public/Semi-Public and Target Employment Center categories recognize 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 as noted above (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 Public/Semi-Public and Target Employment Center Countywide Plan Map categories 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 16-0).

## **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

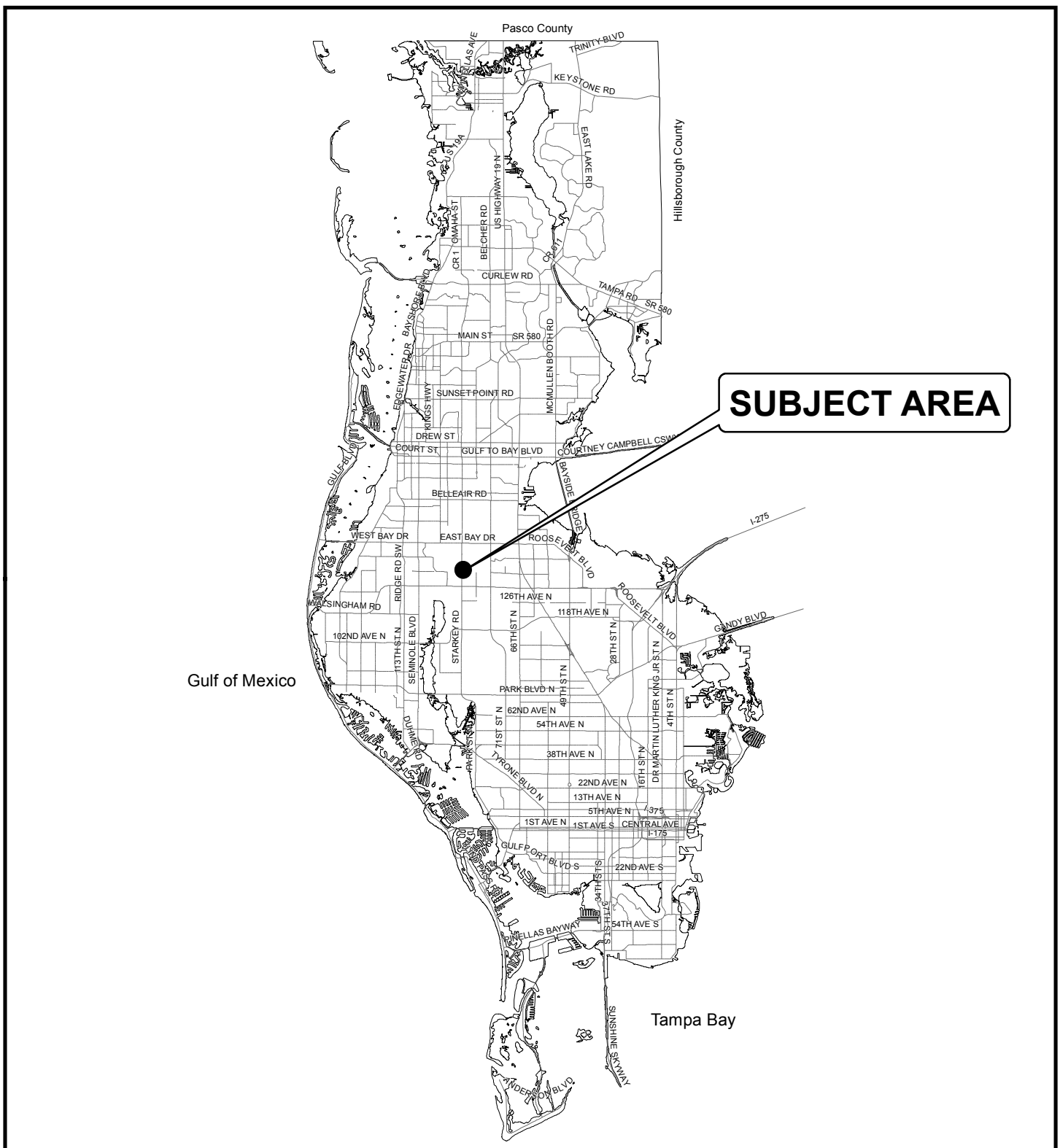
Attachment 1    Council Staff Analysis  
Attachment 2    Draft Planners Advisory Committee Summary Action Sheet

## **VII. SUPPORT DOCUMENTS – available only at [www.pinellasplanningcouncil.org](http://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 #:** CW16-4

**FROM:** Employment & Target Employment Center

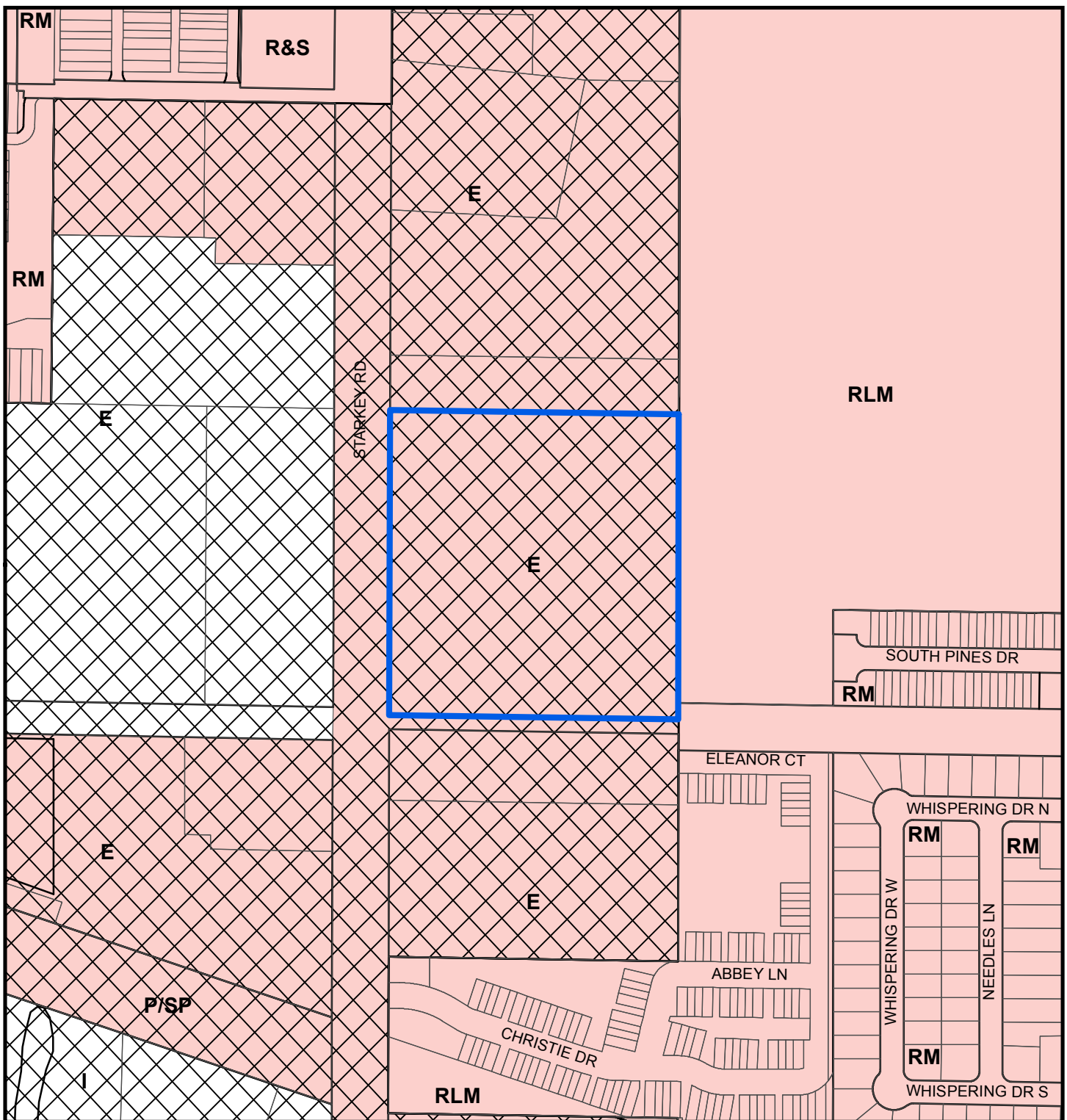
**AREA:** 9.2 Acres

**JURISDICTION:** Largo

**TO:** Public/Semi-Public & Target Employment Center







## Map 2 - Current Countywide Plan Map & Jurisdictional Map

**CASE #:** CW16-4

**FROM:** Employment & Target Employment Center

**AREA:** 9.2 Acres

**JURISDICTION:** Largo

**TO:** Public/Semi-Public & Target Employment Center

### LEGEND:

- Largo
- Unincorporated



0 100 200 400 Feet





### Map 3 - Aerial

**CASE #:** CW16-4

**FROM:** Employment & Target Employment Center

**AREA:** 9.2 Acres

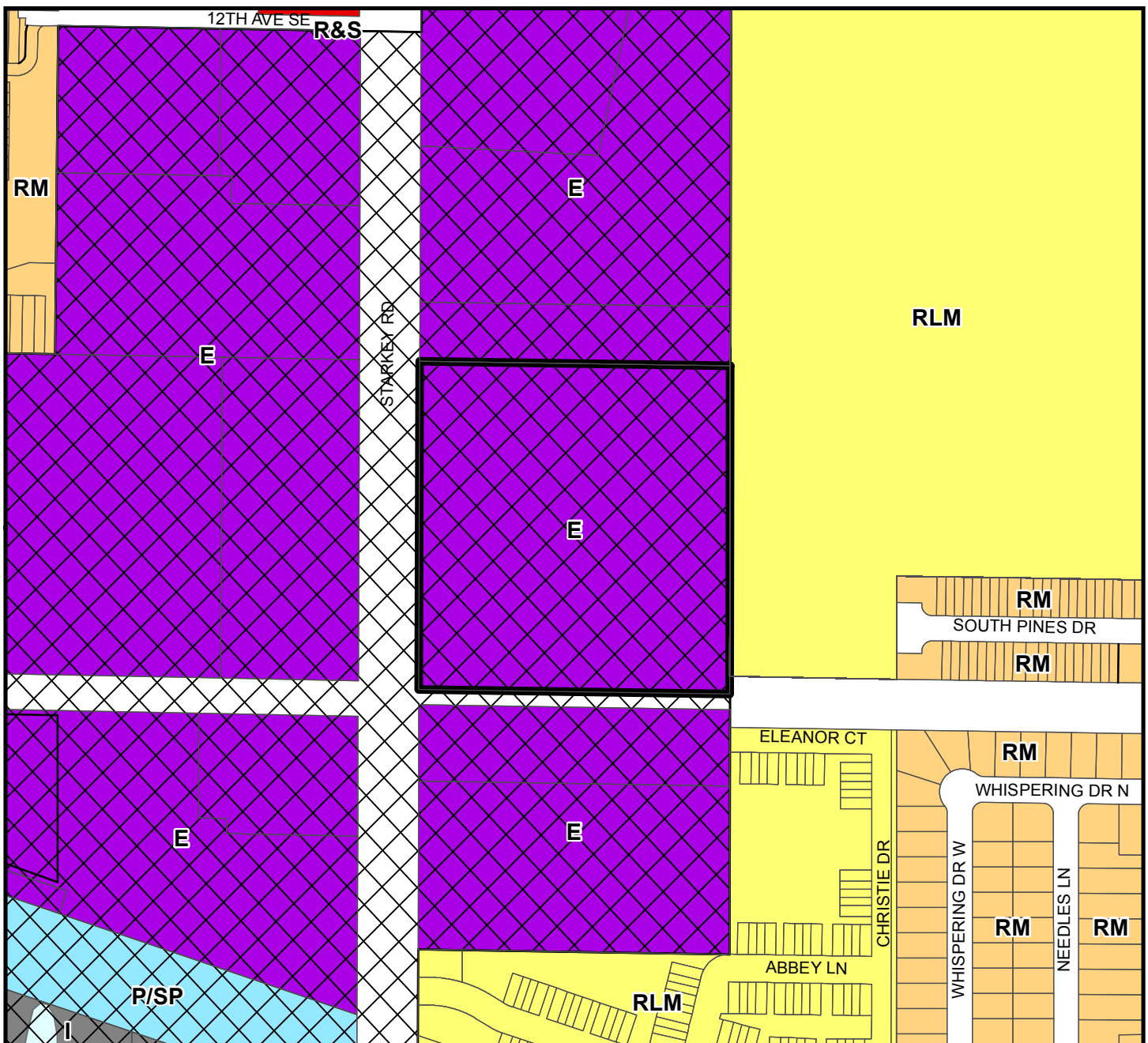
**JURISDICTION:** Largo

**TO:** Public/Semi-Public & Target Employment Center











0 100 200 400 Feet





### Plan Map Categories

 Residential Low Medium	 Industrial
 Residential Medium	 Public/Semi-Public
 Retail & Services	 Recreation/Open Space
 Employment	 Target Employment Centers

### Map 4 - Current Countywide Plan Map

CASE #: CW16-4

FROM: Employment & Target Employment Center

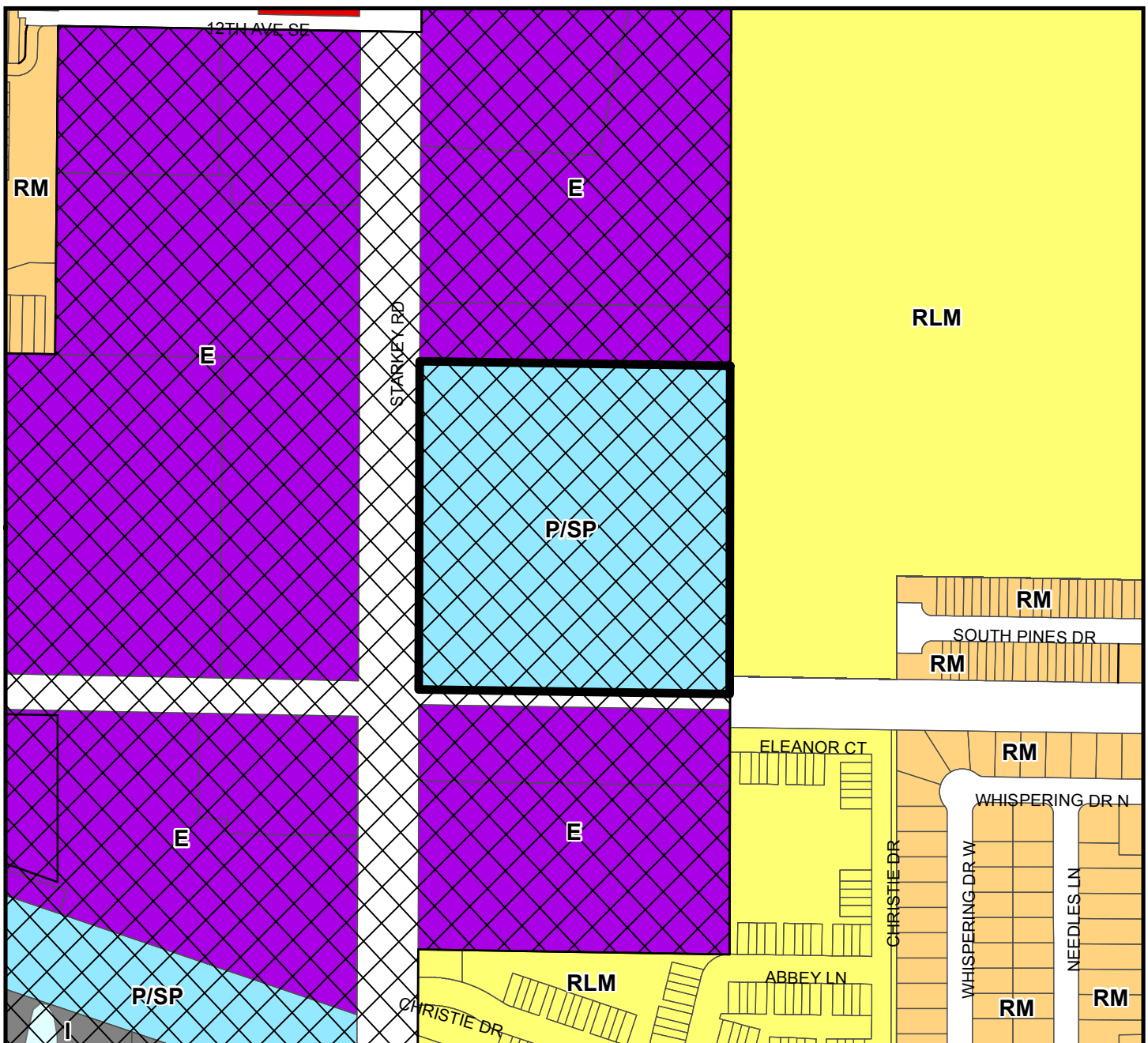
AREA: 9.2 Acres

JURISDICTION: Largo









TO: Public/Semi-Public & Target Employment Center



 Feet  
0 100 200 400



### Plan Map Categories

 Residential Low Medium	 Industrial
 Residential Medium	 Public/Semi-Public
 Retail & Services	 Recreation/Open Space
 Employment	 Target_Employment_Centers

### Map 5 - Proposed Countywide Plan Map

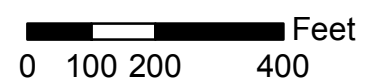
CASE #: CW16-4

FROM: Employment & Target Employment Center

AREA: 9.2 Acres

JURISDICTION: Largo

TO: Public/Semi-Public & Target Employment Center



**Relevant Countywide Considerations:**

- 1) **Consistency with the Countywide Plan and Rules** – The proposed amendment is submitted by the City of Largo and seeks to reclassify a parcel totaling 9.2 acres. The proposed amendment is from Employment (E) to Public/Semi-Public (P/SP). The case has also been advertised as an amendment involving the Target Employment Center (TEC) category, but the request is to keep that category in place as an overlay.

The current E 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 amendment site could provide for a wide range of employment uses, and the surrounding area already provides significant acreage for heavier commercial and industrial type uses.

The proposed P/SP 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 TEC 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. No change to this category is being requested.

The P/SP category is appropriate to locations where institutional uses (such as educational, health, public safety, civic, religious and like uses) and transportation/utility uses (such as air and sea transport terminals, utility installations, major transmission lines, refuse disposal, and public works facilities) are required to serve the community; and to recognize the special needs of these uses relative to their relationship with surrounding uses and transportation access.

Even though the subject area could provide for significant target employment uses, it is understood that the long term usage of the site is to provide municipal services to the immediate and larger surrounding area. In other words, the site will not be made available to those target employment uses anytime in the near future. However, leaving the TEC overlay on the site will provide an incentive for target employment uses in the future should the City decide to redevelop the site. Again, the requested amendment area provides for refuse

disposal and public works facilities and recognizes the need for these uses in relationship to the surrounding area.

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 a decrease in daily trips (236 for E and TEC vs. 16 for P/SP). The difference in expected traffic generated between the existing and the proposed categories is a decrease of approximately 2,024 vehicle trips per day. Of course, the actual traffic expected as based upon the amendment should not decrease from what is occurring today since there is no plan for redevelopment.

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

- 3) **Location on a Scenic/Noncommercial 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 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 adjacent to unincorporated Pinellas County on the west across Starkey Road. This amendment will not impact delivery of services to this unincorporated area.

Additionally, the amendment area does not adjoin, nor will it impact, a public educational facility.

Therefore, this request can be considered consistent with these Relevant Countywide Considerations.

- 7) **Reservation of Industrial Land** – The amendment involves the Employment category and is therefore subject to the Countywide Rules criteria regarding conversion of this category. The Council and the Countywide Planning Authority may, at their discretion, consider approving such amendments based on a balancing of the criteria below:

- **Target Employment Opportunities**

*The extent to which the uses within the proposed category can potentially provide target employment opportunities, as compared to those that can potentially be*

*available within the current Employment, Industrial, Target Employment Center, or Activity Center (associated with Employment, Industrial, or equivalent category on the local future land use map) plan category.*

The proposed P/SP category does not directly provide for target employment uses. The category does allow for airports or seaports, which both could support target employers. However, the property size and location would prohibit either an airport or seaport.

The current E designation offers a wide range of allowable target employment uses.

- *Amendment Site Characteristics*

*Under the current or proposed category, the extent to which the site can continue to support target employment uses due to the site's size, configuration, and physical characteristics, and is able to accommodate the provision of site access, loading, and other necessary site improvements.*

*The extent to which the proposed site will be, or is now, used for unique and high-priority functions such as water-dependent or working waterfront uses.*

The site is owned by the City of Largo and used for public works type service uses and that service the surrounding area, including residential and non-residential uses in the city.

No unique and high-priority functions are operating or proposed for the site.

- *Amendment Area Characteristics*

*The extent to which the uses within the current or proposed category relate to surrounding and nearby uses and plan classifications, including their compatibility with such uses and plan classifications.*

*The extent to which industrial uses can benefit from or provide benefit to, adjoining or nearby properties.*

*The extent to which the proposed site will be used for unique and high-priority functions, including, but not limited to, transit-oriented uses.*

The amendment site is part of a larger City of Largo Public Works and Environmental Services complex. Surrounding the amendment site are primarily heavy commercial and industrial uses, as well as residential to the east. Many uses within the proposed P/SP category can be considered compatible with the surrounding uses and the uses on the subject parcel provide services to these surrounding uses, as well as the remainder of the city.

There is no transportation oriented unique and high-priority functions operating on or proposed for the site. However, the site does contain the City's effluent storage tanks, which is unique to the area.

- *Supporting Transportation and Infrastructure Characteristics*

*The location of the property in relationship to, and the current or proposed uses' need for, access to the arterial and thoroughfare network, mass transit, airport, and rail, as well as other infrastructure and service facilities, including water, sewer, stormwater, and parking, and their respective capacities.*

The site is accessed by a four lane divided arterial (i.e., Starkey Road), which provides very good access to the arterial and thoroughfare roadway network.

The site is being used by City of Largo for public works function, with no plans for any private redevelopment.

- *Supporting Redevelopment Plans, Special Area Plans, or Planning and Urban Design Principles Implementation Framework*

*The extent to which any amendment is included as part of a community redevelopment plan, special area plan, or Planning and Urban Design Principles implementation framework pursuant to Section 6.5.4.6.1 that has evaluated and addressed the potential to support target employment uses in the redevelopment area proposed to be reclassified from an Employment, Industrial, Target Employment Center, or Activity Center (associated with Employment, Industrial, or equivalent category on the local future land use map) designation.*

The proposed amendment to the P/SP category is not part of a community redevelopment plan or special area plan. The amendment area is owned by the City of Largo and is proposed to be used for City Public Works and Environmental functions consistent with the P/SP category.

**Conclusion:**

***On balance, it can be concluded that the requested amendment from Employment to Public/Semi-Public, with no change to the TEC overlay, 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 &amp; 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,

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PAC Chairman

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Date

DRAFT

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

SUBMITTING LOCAL GOVERNMENT: City of Largo

LOCAL GOVERNMENT CASE NUMBER: FLUM 15-04 (Ordinance 2016-05)

PROPERTY OWNERS/REPRESENTATIVE (include name and address):

Property Owner and Applicant  
City of Largo, Public Works Department  
Chas Jordan, Public Works Assistant Director  
1000 2<sup>nd</sup> Street SE  
Largo, Florida 33771

Phone number: 727-587-6741  
Email: [cjordan@largo.com](mailto:cjordan@largo.com)

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

Interests: None      Contingent       Absolute     

Name/Address: N/A

Specific Interest Held: N/A

INDICATION AS TO WHETHER A CONTRACT EXISTS FOR SALE OF SUBJECT PROPERTY, IF SO: Property is owned by applicant.

Contract is:    Contingent       Absolute     

All Parties to Contract:

Name/Address: N/A

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

All Parties To Option: N/A

Name/Address: N/A

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

Attached is a copy of the Transmittal Packet sent to the State Land Planning Agency. Please use all information provided in said packet to aid you with the review of this Future Land Use Map amendment.

PINELLAS PLANNING COUNCIL  
APPLICATION FOR COUNTYWIDE PLAN MAP AMENDMENT

Countywide Plan Map Information

- |   |   |
|---|---|
| 1. Current Countywide Plan Category(ies)  | <u>Employment (E) &amp; Target Employment Center (TEC)</u>            |
| 2. Proposed Countywide Plan Category(ies) | <u>Public/Semi-Public (P/SP) &amp; Target Employment Center (TEC)</u> |

Local Future Land Use Plan Map Information

- |   |                                     |
|---|-------------------------------------|
| 1. Requesting Local Government          | <u>City of Largo</u>                |
| 2. Local Map Amendment Case Number      | <u>FLUM 15-04/Ordinance 2016-05</u> |
| 3. Current Local Land Use Category(ies) | <u>Industrial Limited (IL)</u>      |
| 4. Current Local Zoning Designation(s)  | <u>N/A</u>                          |
| 5. Proposed Local Land Use Categories   | <u>Transportation/Utility (T/U)</u> |
| 6. Proposed Local Zoning Designation    | <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<br>(and/or legal description, as necessary) | <u>01/30/15/70416/200/0900</u>  |
| 2. Location/Address   | <u>1551 Starkey Road</u>  |
| 3. Acreage  | <u>9.16 acres more or less</u>  |
| 4. Existing use(s)  | <u>City of Largo Public Works Department<br/>Outdoor Storage, Recycling Drop-off, Water<br/>Storage Tank</u>  |
| 5. Existing density and/or floor area ratio   | <u>Contains a total of 3 one-story buildings with a<br/>combined 3,144 square feet of gross floor area.<br/>The property also contains a 14,000 square<br/>foot reclaimed water tank.</u> |
| 6. Proposed Use/Name of project (if applicable)   | <u>Additional Vehicle Storage/Starkey Road<br/>Recycling Center</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.   | <u>November 17, 2015</u> |
| 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. | <u>N/A</u>               |



# Countywide Planning Authority

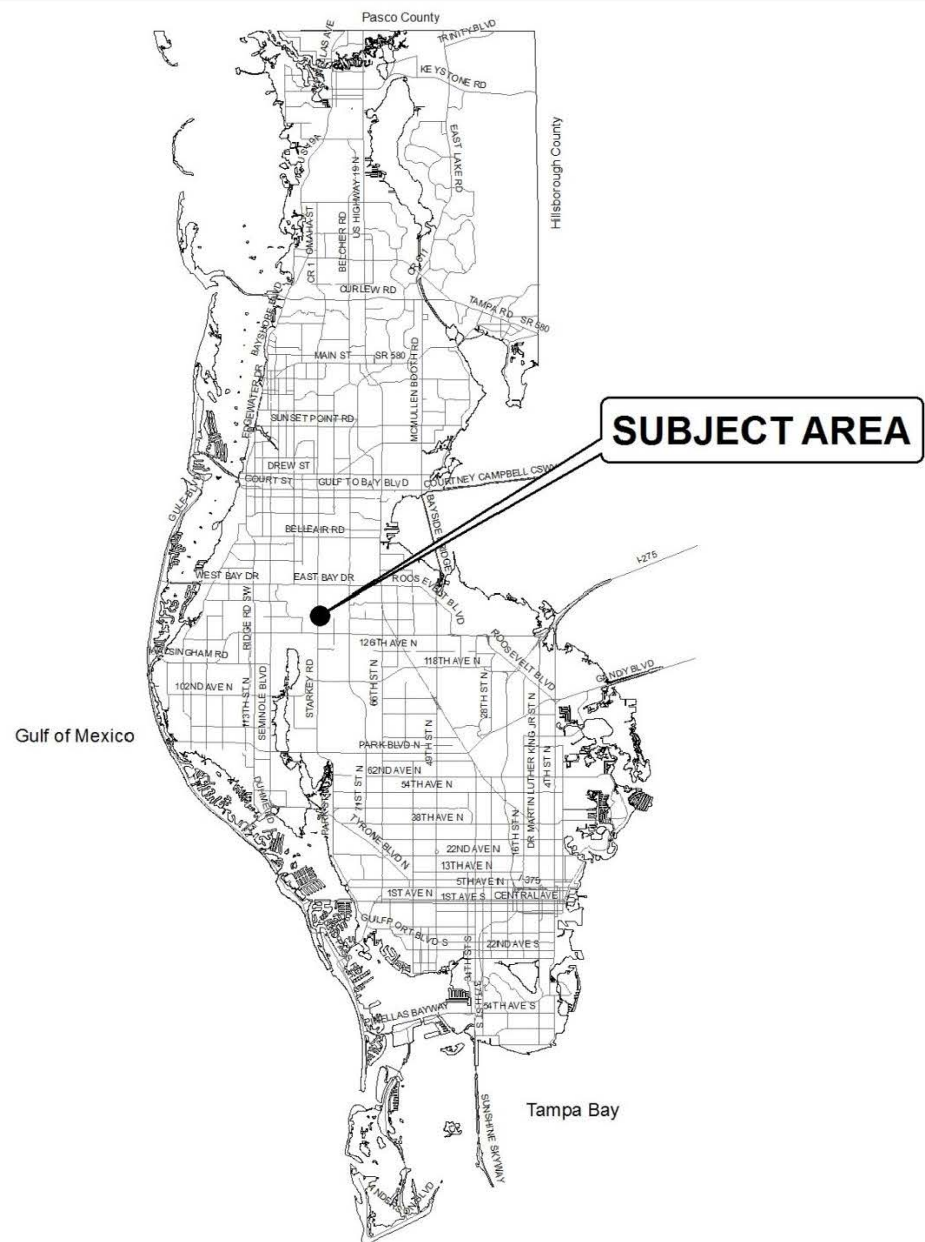
February 9, 2016

Case CW 16-4

Submitted by

City of Largo







9.2 acres

Employment  
to Public/  
Semi-Public  
(no change  
to TEC)

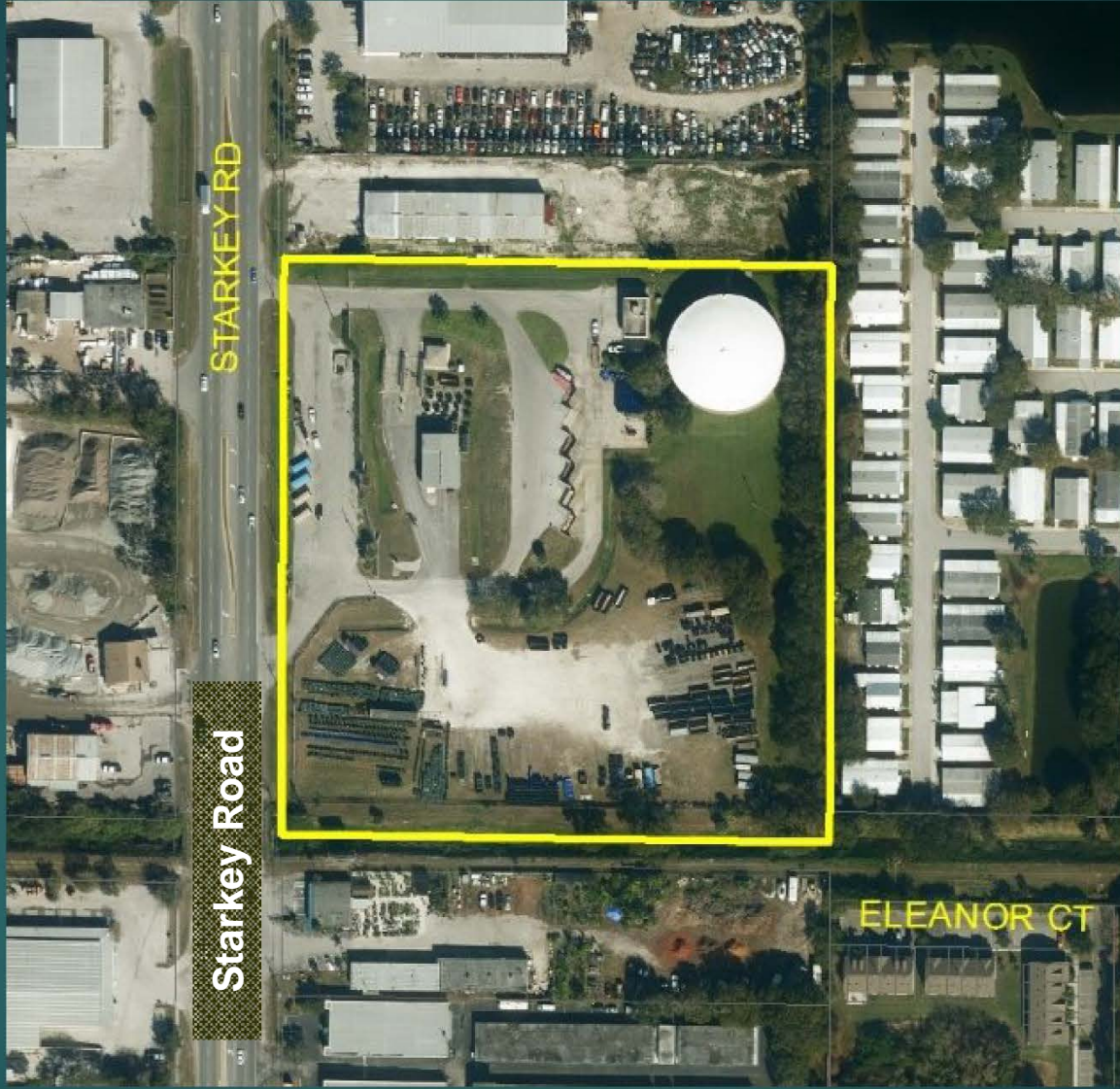
City of  
Largo  
Municipal  
Facilities



Subject  
Area

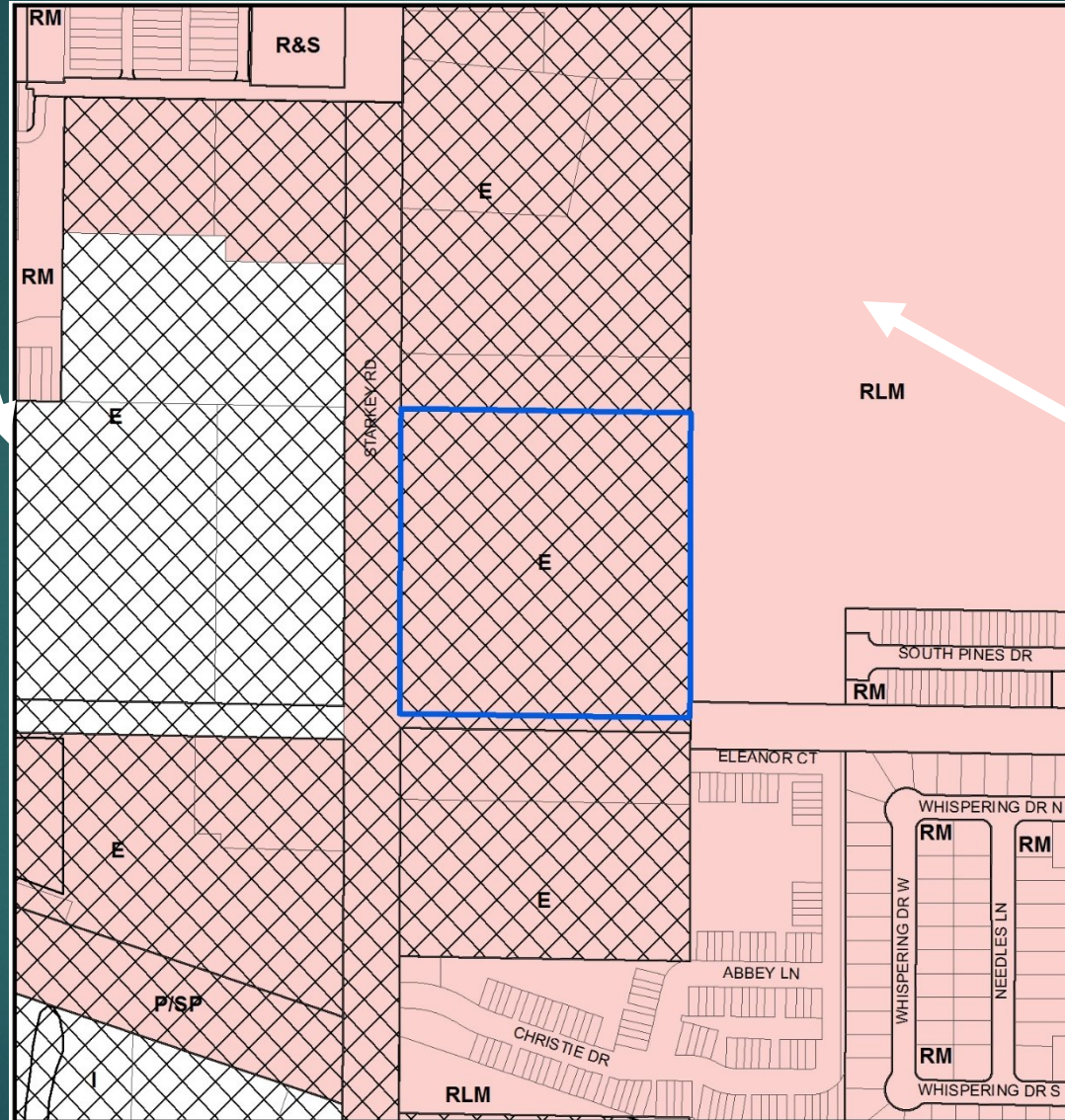








Unincorporated  
Area

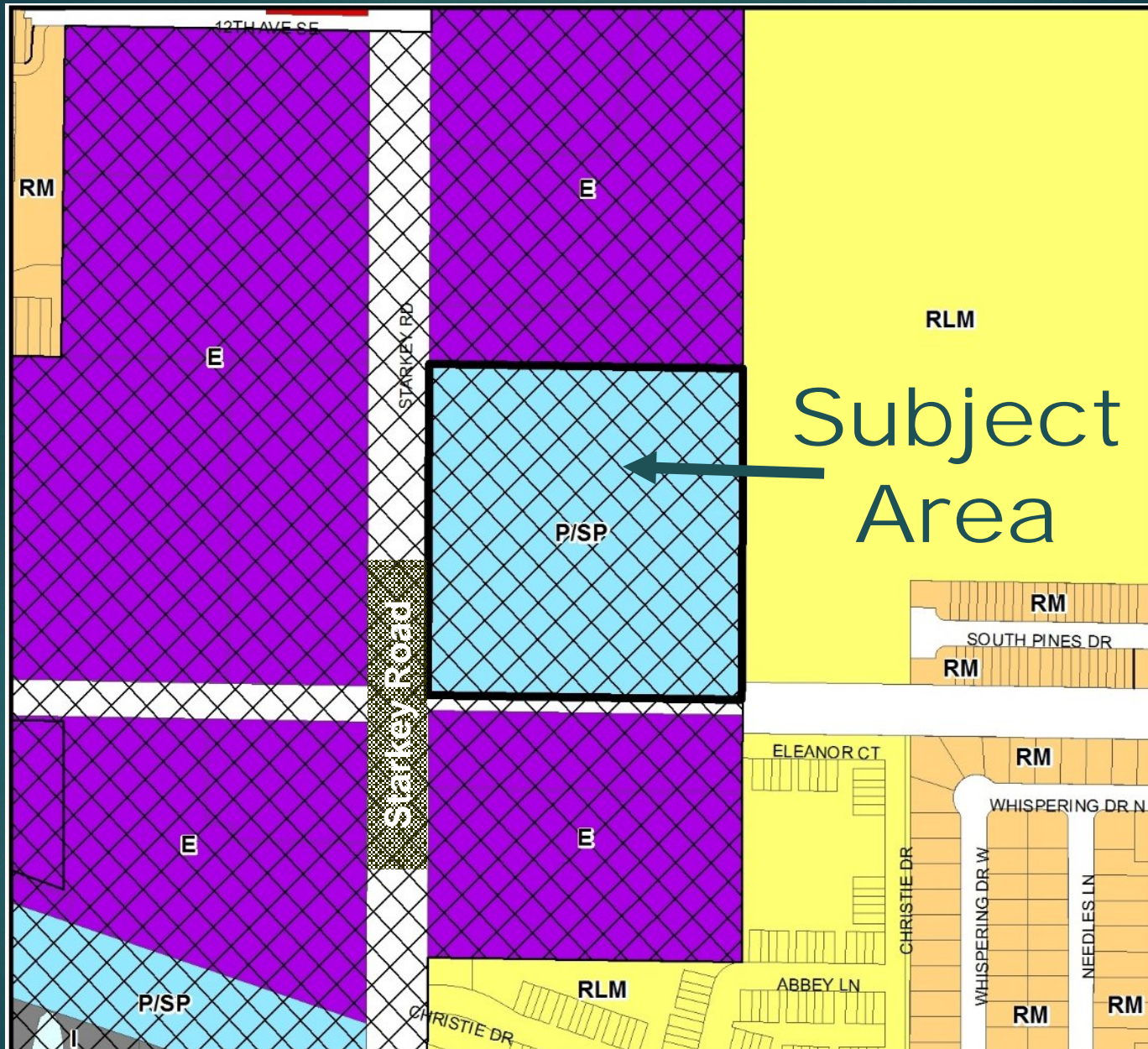


City of  
Largo











Reclaimed water tank on-site



**Starkey Road**

Recycling bins on-site



Cabinet manufacturer north





Industrial uses west of Starkey  
Road



Starkey Road

Industrial uses west of Starkey  
Road





Nursery south of site

# Recommendation

Approval to Public/Semi-Public  
with Target Employment Center

- ▶ Countywide Considerations
  - ▶ Consistent with criteria for utilization of this category; 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 66th 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](mailto: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.

