



Staff Report

File #: 16-157A, **Version:** 1

Agenda Date: 3/15/2016

Subject:

Case No. CW 16-5 - Pinellas County
Countywide Plan Map amendment from Residential Low Medium to Retail & Services, regarding 0.3 acre more or less, located at 72 20th Terrace Southwest (subthreshold amendment).

Recommended Action:

Sitting as the Countywide Planning Authority, adopt an ordinance approving Case No. CW 16-5, a proposal by Pinellas County to amend the Countywide Plan Map from Residential Low Medium to Retail & Services, regarding 0.3 acre more or less, located at 72 20th Terrace Southwest (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 this case by a vote of 10-0.

The Board of County Commissioners (Board) adopted the related Case No. LU-28-11-15 at its December 15, 2015 meeting, an ordinance approving the application of Katherine & Louis Kokkinakos for a change in land use designation from Commercial Neighborhood and Residential Low to Commercial General regarding approximately 0.7 acre located at the southwest corner of the intersection of Seminole Boulevard and 20th Terrace SW. Since the Countywide Plan Map currently permits commercial development on the 0.4 acre of the subject site located on Seminole Boulevard, the proposed amendment includes only the western 0.3 acre of the site.

The Board also approved a Petition to Vacate one 15-foot and one six-foot platted alley by Katherine and Louis Kokkinakos and R.H. Wurz in this area at its February 9, 2016 meeting.

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

Draft PAC Summary Action Sheet

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 16-5 AS SUBMITTED BY PINELLAS COUNTY.

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 February 10, 2016.

Case CW 16-5 – Pinellas County:

0.3 acres more or less, located at 72 20th Terrace SW; proposed to change from Residential Low Medium to Retail & Services.

This amendment qualifies as a Tier II type A Subthreshold amendment. The subject amendment area includes a restaurant and single family home and is proposed for redevelopment with another restaurant, offices, and retail use. The area is in an enclave, surrounded by the City of Seminole.

The PPC, by a vote of 11-0, recommended approval of Case CW 16-5.

Fiscal Impact/Cost/Revenue Summary:

None

Exhibits/Attachments:

Proposed Ordinance
Council Documentation
Legal Ad

ORDINANCE NO. 16-_____

AN ORDINANCE AMENDING THE COUNTYWIDE PLAN MAP OF PINELLAS COUNTY, FLORIDA, BY ACTION ON CASE NUMBER CW 16-5 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 February 10, 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 March 15, 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 16-5 0.3 acres m.o.l., located at 72 20th Terrace SW, from Residential Low Medium to Retail & Services

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: Retail & Services (R&S)

Area: 0.3 acres m.o.l.

Location: 72 20th Terrace SW (Pinellas County Jurisdiction)

II. RECOMMENDATION

Council recommends to the Countywide Planning Authority that the proposed map amendment to R&S be approved.

III. BACKGROUND

This proposed amendment has been submitted by Pinellas County and seeks to reclassify an area totaling 0.3 acres from RLM to R&S. 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 restaurant and single family home and is proposed for redevelopment with another restaurant, offices, and retail uses. The area is in an enclave, surrounded by the City of Seminole.

The current Pinellas County zoning is inconsistent with their Future Land Use Plan map designation on the subject area and this amendment would rectify that. Pinellas County has processed an amendment on the easternmost parcel fronting on Seminole Boulevard (not part of this amendment, but a Tier I local amendment) so as to unify the two parcels in land use and zoning designations. This will also align with the property owner's plans to redevelop the two parcels as one.

IV. FINDINGS

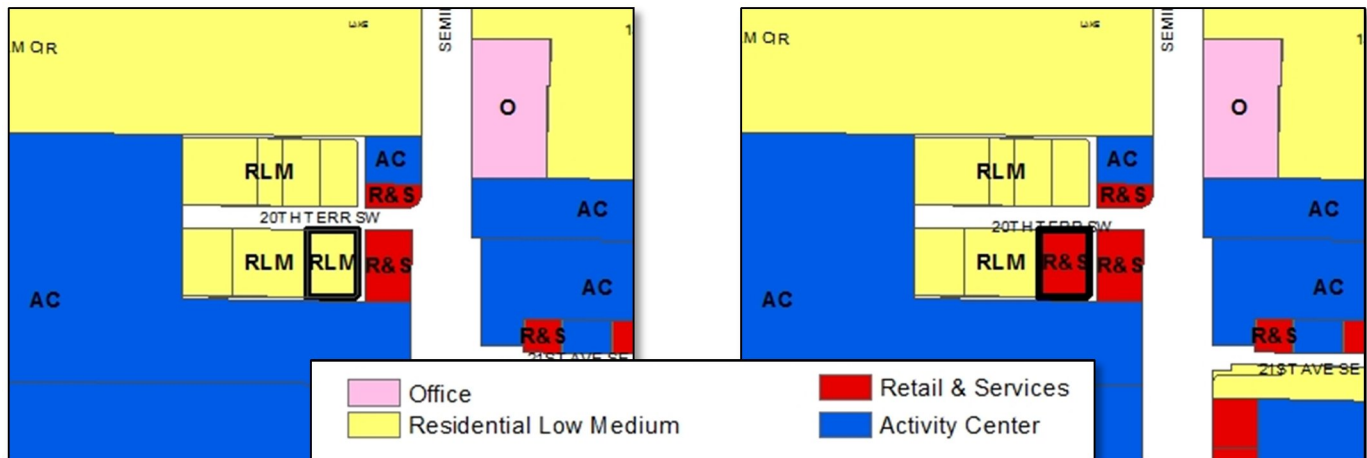
Staff submits the following findings in support of the recommendation for approval:

The proposed amendment qualifies as a Tier II subthreshold amendment (Type A); and the proposed amendment to R&S 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 Retail & Services (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.

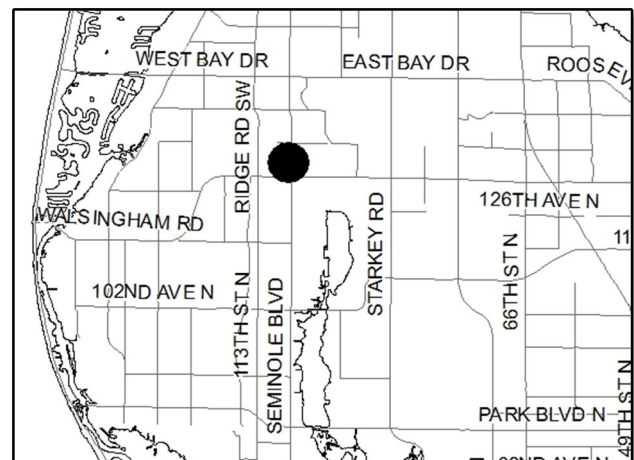


Current Future Land Use

Proposed Future Land Use



Aerial



Location

V. PLANNERS ADVISORY COMMITTEE

At the Planners Advisory Committee meeting on February 1, 2016, the members discussed and recommended approval of staff recommendation by a vote of 10-0.

VI. MEETING DATES

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

Pinellas Planning Council, February 10, 2016 at 3:00 p.m.

Countywide Planning Authority, March 15, 2016 at 9:30 a.m.

Attachment 1 Draft Planners Advisory Committee Summary Action Sheet

PAC AGENDA – SUMMARY AGENDA ACTION SHEET

DATE: FEBRUARY 1, 2016

ITEM	ACTION TAKEN	VOTE
I. <u>MINUTES OF REGULAR PAC MEETING OF JANUARY 4, 2016</u>	<u>Approved</u> Motion: Dean Neal Second: Lauren Matzke	10-0
II. <u>REVIEW OF PPC AGENDA FOR FEBRUARY 10, 2016 MEETING</u> A. <u>Subthreshold Countywide Plan Map Amendments</u> 1. Case CW 16-5 – Pinellas County	<u>Approved</u> Motion: Dean Neal Second: Valerie Brookens	10-0
B. <u>Regular Countywide Plan Map Amendments</u> 1. Case CW 16-6 - Pinellas County	<u>Approved</u> Motion: Valerie Brookens Second: Marie Dauphinais	12-0
2. Case CW 16-7 – Pinellas County	<u>Approved</u> Motion: Dean Neal Second: Jeff Dow	12-0
C. <u>CPA Actions – January 2016</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. Proposed Amendments to the Countywide Rules – Target Employment Centers, Transferable Development Rights and Temporary Lodging Use Standards B. Annexation Change – Local Government Submittal No Longer Required C. PPC/MPO General Planning Consultant Selection Update D. SPOTlight Emphasis Areas Update	A. Mike Crawford outlined the history that led up to the proposed amendments and advised that the public hearing for the PPC has been advertised and the ordinances drafted. He discussed the thought process of the staff leading to the recommendations. A few questions were answered for clarification. Where after, a motion for approval was made by Dean Neal, seconded by Valerie Brookens and carried unanimously. B. Mike Crawford announced that the local governments no longer need to submit annexation documents to the PPC. C. Mike Crawford explained that the GPC could also support the local governments. He outlined the process for selection advising that proposals were due by this Wednesday 2/3/16. The selection committee will be working through February to bring a recommendation to the PPC on 3/9/16. Whit Blanton added that there are five categorical areas of expertise in which the GPC will be able to offer support. These include Multimodal Transportation Planning and Analysis, Economic Analysis, Communications and Public Involvement, Urban Design, and Land Use and Redevelopment. In response to a question, he explained that there may be a nominal administrative fee for local governments utilizing the GPC.	12-0

	<p>D. Mike Crawford advised that there are upcoming meeting dates in each of the emphasis areas being scheduled at present. These meetings are to engage with stakeholders and the public. Whit Blanton added that the PPC/MPO will be partnering with Pinellas County specifically regarding the north portion of the US 19 corridor as a priority. He explained that there have been, and continue to be, many meetings surrounding the beach access emphasis area. He advised City of Clearwater City Council would be meeting to discuss the gondolas, but that other options, such as modifications to the Memorial Causeway and park-and-ride options, were being considered as well. He stated there will be a meeting on Wednesday 2/3/16 with business leaders in the Gateway Mid-County area to discuss progress on that emphasis area.</p> <p>Mike Crawford introduced Brett Burks, Program Planner, and newest member of the PPC/MPO staff.</p>	
V. <u>ADJOURNMENT</u>	The meeting was adjourned at 2:10 p.m.	

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: 1/25/16, 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 01/25/2016.

[Signature]
Signature of Notary Public

Personally known ☒ or produced identification

Type of identification produced _____



Received
JAN 29 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, February 10, 2016, at 3:00 PM, or as soon thereafter as the agenda permits.

The CPA public hearing will be held on Tuesday, March 15, 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 16-5 – Submitted by Pinellas County – 0.3 acres m.o.l.

From: Residential Low Medium
To: Retail & Services
Location: 72 20th Terrace SW

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 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 16-6 – Submitted by Pinellas County – 0.2 acres m.o.l.

From: Residential Low Medium
To: Office
Location: 160 West of Tampa Road & CR-1 Intersection

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 16-7 – Submitted by Pinellas County – 4.2 acres m.o.l.

From: Residential Very Low
To: Public/Semi-Public
Location: NE Corner of East Lake Road & Foxwood Lane

The current Residential Very Low category is used to depict areas that are primarily well-suited for very low-density estate residential uses at a maximum density of one unit per acre. 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 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.

