



Staff Report

File #: 16-221A, **Version:** 1

Agenda Date: 3/15/2016

Subject:

Case No. CW 16-6 - Pinellas County
Countywide Plan Map amendment from Residential Low Medium to Office, regarding 0.2 acre more or less, located 160 feet west of the intersection of Tampa Road & County Road 1 (regular amendment).

Recommended Action:

Sitting as the Countywide Planning Authority, adopt an ordinance approving Case No. CW 16-6, a proposal by Pinellas County to amend the Countywide Plan Map from Residential Low Medium to Office, regarding 0.2 acre more or less, located 160 feet west of the intersection of Tampa Road & County Road 1 (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 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 12-0.

The Board of County Commissioners, at its December 15, 2015 meeting, adopted the related Case No. Q Z/LU-29-11-15: A resolution approving the application of Barry R. Berger, TRE, James J. Dowling, TRE, & Holly S. Dowling, TRE, for a change of zoning from R-4, One, Two & Three Family Residential to P-1A, Limited Office, and an ordinance for approval of a change in land use designation from Residential Low to Residential/Office-Limited, regarding approximately 0.2 acre located 160 feet west of the southwest corner of the intersection of Tampa Road and CR-1.

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 Presentation/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 16-6 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 February 10, 2016.

Case CW 16-6 – Pinellas County:

0.2 acres more or less, located 160' west of Tampa Road & CR-1 Intersection; proposed to change from Residential Low Medium to Office.

The subject amendment area is vacant and is proposed to be redeveloped with an office use at a later date. This amendment would normally qualify as a subthreshold amendment because it is less than five acres in size and meets the balancing criteria. However, the parcel fronts on a Scenic/Noncommercial Corridor and therefore must be reviewed as a regular amendment.

The PPC, by a vote of 11-0, recommended approval of Case CW 16-6.

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 16-6 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 16-6 0.2 acres m.o.l., located 160' West of Tampa Road & CR-1 Intersection,
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: 160' West of Tampa Road & CR-1 Intersection (Pinellas County Jurisdiction)

II. RECOMMENDATION

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

Separately, and in addition, it is recommended that Pinellas County give special consideration to the improvement of the site with respect to the buffering and landscaping guidelines of the Scenic/Noncommercial Corridor Master Plan.

III. BACKGROUND

This proposed amendment has been submitted by Pinellas County and seeks to reclassify an area totaling 0.2 acres from RLM (allowing 10 residential dwelling units per acre, or upa) to O (allowing up to 15 upa, but primarily intended for office uses).

The subject amendment area is vacant and is proposed to be redeveloped with an office use at a later date (i.e., there are no specific plans to develop at this time). This amendment would normally qualify as a subthreshold amendment because it is less than five acres in size and meets the balancing criteria. However, the parcel fronts on a Scenic/Noncommercial Corridor and therefore must be reviewed as a regular amendment.

IV. FINDINGS

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

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

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

CPA Action:

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

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 Office Countywide Plan Map category be approved.

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 12-0.

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

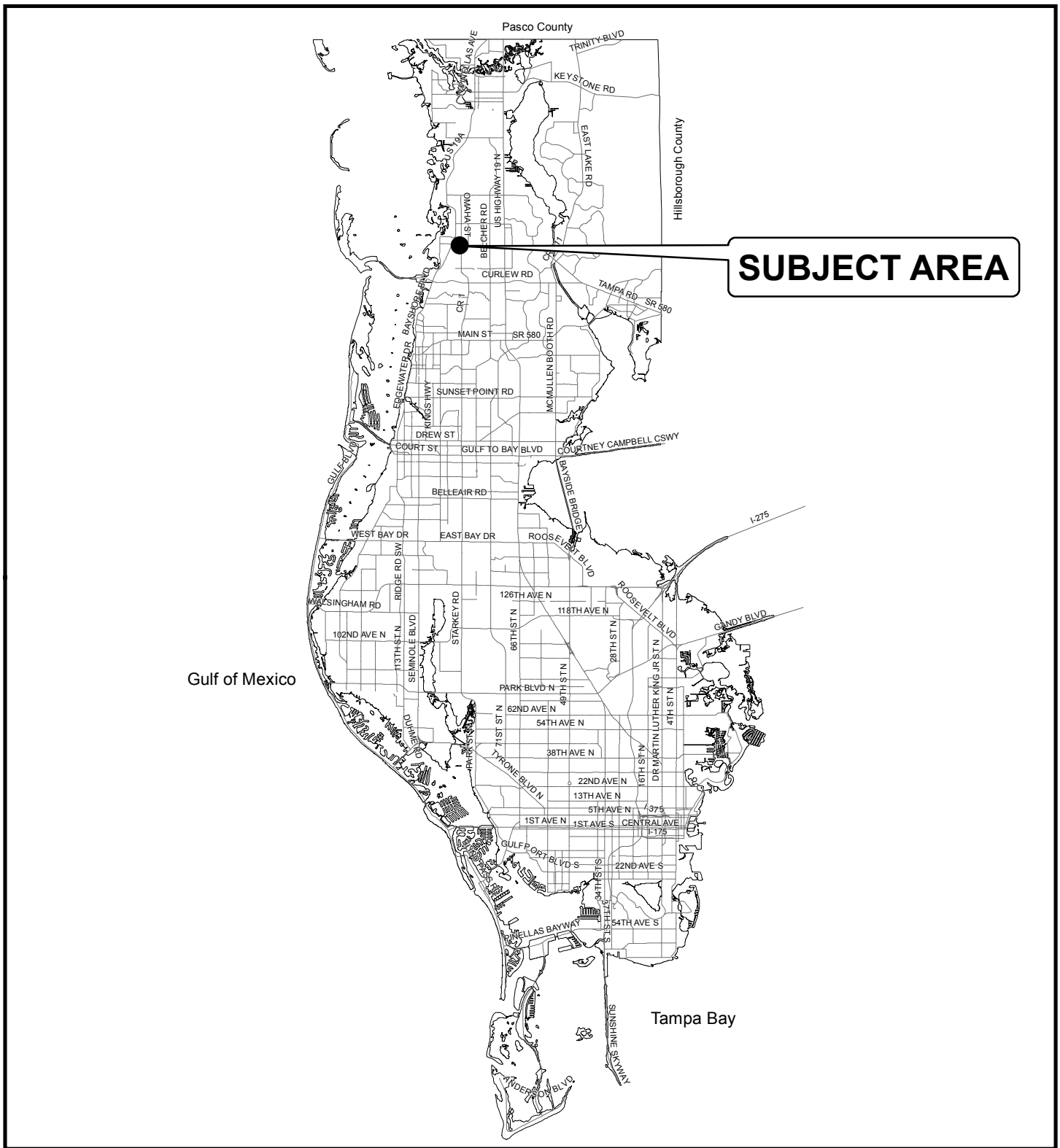
Attachment 1	Council Staff Analysis
Attachment 2	Draft Planners Advisory Committee Summary Action Sheet

VII. SUPPORT DOCUMENTS – available only at www.pinellasplanningcouncil.org (see February 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, 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.



Map 1 - Location

CASE #: CW16-6

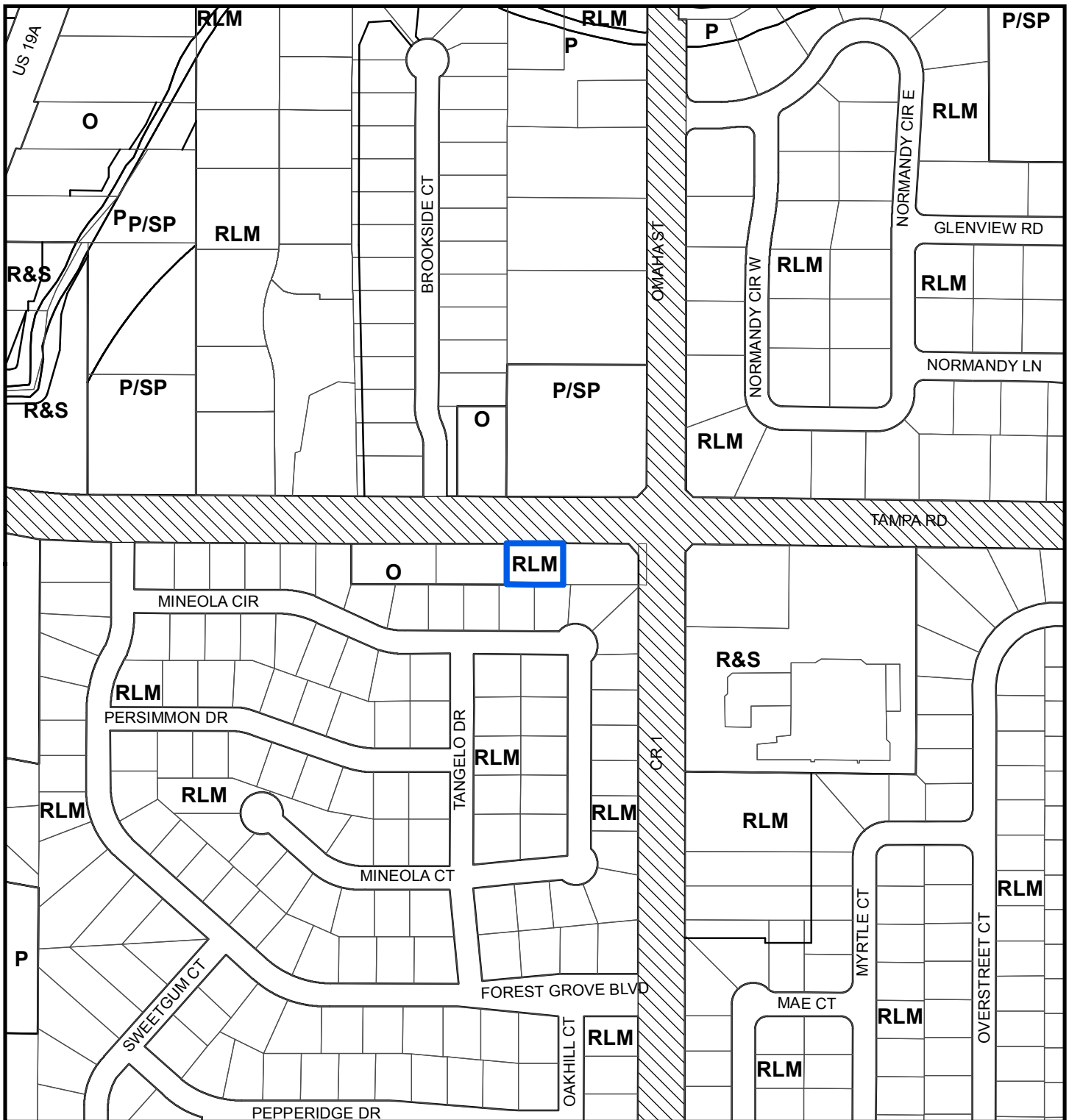
FROM: Residential Low Medium

AREA: 0.2 Acres

JURISDICTION: Pinellas County

TO: Office





Map 2 - Current Countywide Plan Map & Jurisdictional Map

CASE #: CW16-6

FROM: Residential Low Medium

AREA: 0.2 Acres


JURISDICTION: Pinellas County

TO: Office

LEGEND:

 Unincorporated



 Feet
0 100 200 400



Map 3 - Aerial

CASE #: CW16-6

FROM: Residential Low Medium

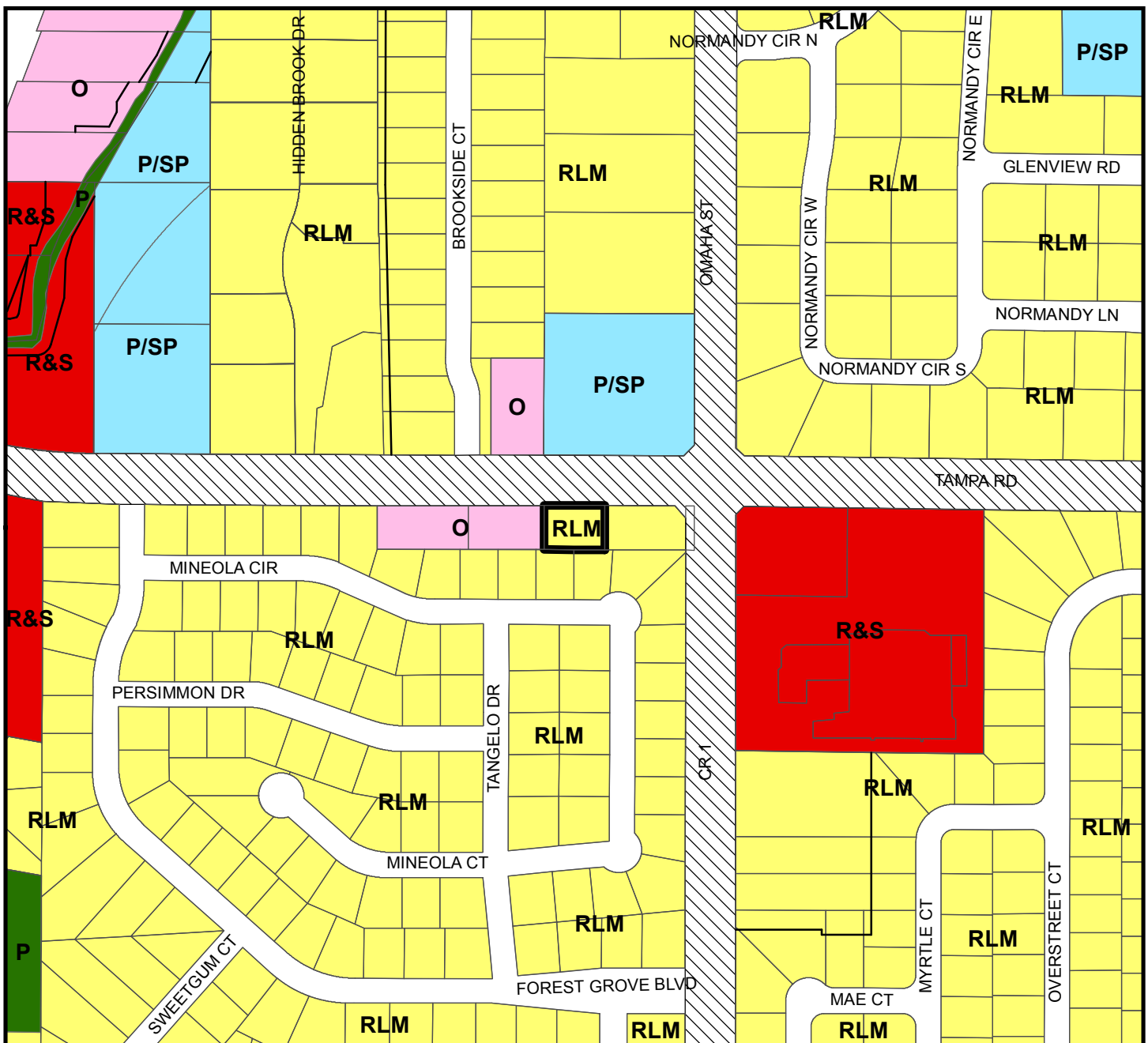
AREA: 0.2 Acres

JURISDICTION: Pinellas County







TO: Office



0 100 200 400 Feet



Plan Map Categories

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

Map 4 - Current Countywide Plan Map

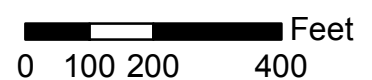
CASE #: CW16-6

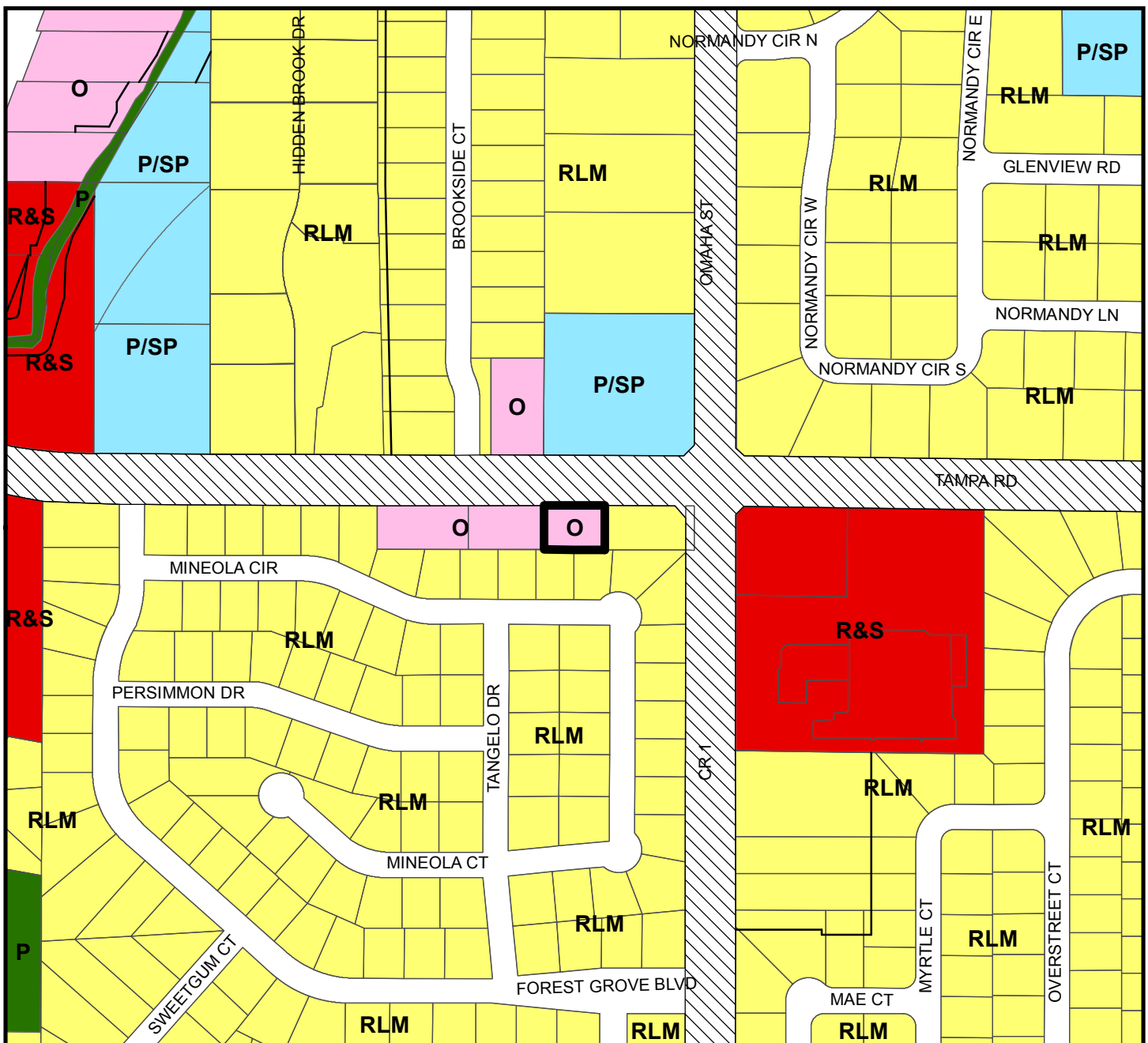
FROM: Residential Low Medium

AREA: 0.2 Acres







JURISDICTION: Pinellas County

TO: Office





Plan Map Categories

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

Map 5 - Proposed Countywide Plan Map

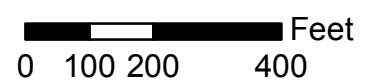
CASE #: CW16-6

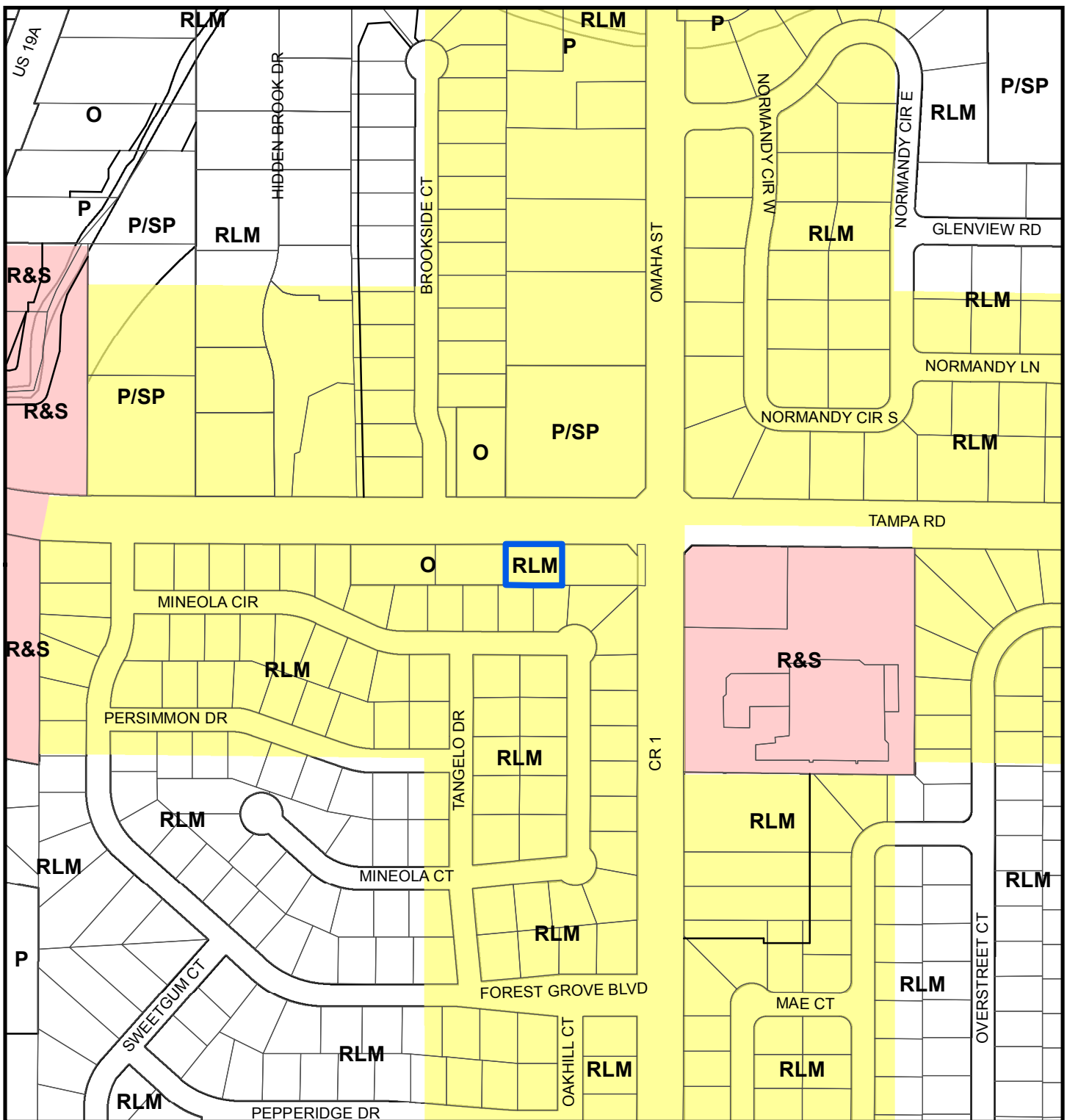
FROM: Residential Low Medium

AREA: 0.2 Acres

JURISDICTION: Pinellas County

TO: Office





Map 6 - Scenic/Noncommercial Corridor (SNCC)

CASE #: CW16-6

FROM: Residential Low Medium

AREA: 0.2 Acres

JURISDICTION: Pinellas County

TO: Office

SNCC TYPE:

Residential

Mixed Use



0 100 200 400 Feet

Relevant Countywide Considerations:

- 1) **Consistency with the Countywide Plan and Rules** – The proposed amendment is submitted by Pinellas County and seeks to reclassify a parcel totaling 0.2 acres. The proposed amendment is from Residential Low Medium (RLM) to Office (O).

The site is on the south side of Tampa Road, 160 feet west of the intersection of Tampa Road and County Road 1.

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 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.

The area is characterized single family homes (further to the west) and small office uses, with many of these being converted from single family homes. The lot to the east is vacant, and across Tampa Road is an electric substation.

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.” The difference in expected traffic generated between the existing and the proposed categories is an increase of approximately seven vehicle trips per day (20 for the RLM category vs. 27 for Office).

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 located on Tampa Road, which is designated as a Primary SNCC, with this portion of the corridor having a subclassification of “Residential.” 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 Future Land Use Plan;*
- *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/Non-Commercial Corridor Master Plan” through the adoption of local ordinances and regulations consistent with those standards set forth within the Master Plan.*

The Countywide Rules indicate that the requested Office category is not considered to be potentially consistent with the “Residential” subclassification, and would either need to be changed to a Mixed-Use subclassification, or an exception be granted to this concurrent change. Section 6.5.4.1.3.B states that the categories as applied to the site must be consistent with the character, intensity, and scale of the uses permitted, other Countywide Plan Map categories in the area, adjoining existing uses, and the need for and service area of use.

In this case the size and configuration of the site is de minimus in relationship to the frontage and length on the SNCC, and is consistent in relationship to the surrounding existing Countywide Plan Map designations.

The application of these categories to the subject area can be deemed consistent with this section given the use of the property for office purposes and its relationship to adjacent residential and office uses along the corridor.

- 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 not adjacent to another jurisdiction or educational facility.

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

Conclusion:

On balance, it can be concluded that the requested amendment from Residential Low Medium to Office is deemed consistent with the Relevant Countywide Considerations found in the Countywide Rules.

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

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

SUBMITTING LOCAL GOVERNMENT: Pinellas County

LOCAL GOVERNMENT CASE NUMBER: Z/LU-29-11-15

PROPERTY OWNERS/REPRESENTATIVE (include name and address):

Barry Berger, James & Holly Dowling, 1150 Tampa Rd, Palm Harbor, 34683

ANY OTHER PERSONS HAVING ANY OWNERSHIP INTEREST IN THE SUBJECT
PROPERTY: *No*

Interests: Contingent ☐ Absolute ☐

Name/Address:

Specific Interest Held:

INDICATION AS TO WHETHER A CONTRACT EXISTS FOR SALE OF SUBJECT
PROPERTY, IF SO: *No*

Contract is: Contingent ☐ Absolute ☐

All Parties To Contract:

Name/Address:

INDICATION AS TO WHETHER THERE ARE ANY OPTIONS TO PURCHASE SUBJECT
PROPERTY, IF SO: *No*

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)

Residential Low Medium
 Office

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)

Pinellas County
 Z/LU-29-11-15
 Residential Low
 R-4 Residential
 Residential/Office-Limited
 P-1A Limited Office

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)

11/28/15/ 00000 110/1500
 160 west of SW corner of Tampa Road/CR-1 intersection
 0.2
 vacant
 allows 5 upa
 future office

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.

12/15/2015

N/A

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

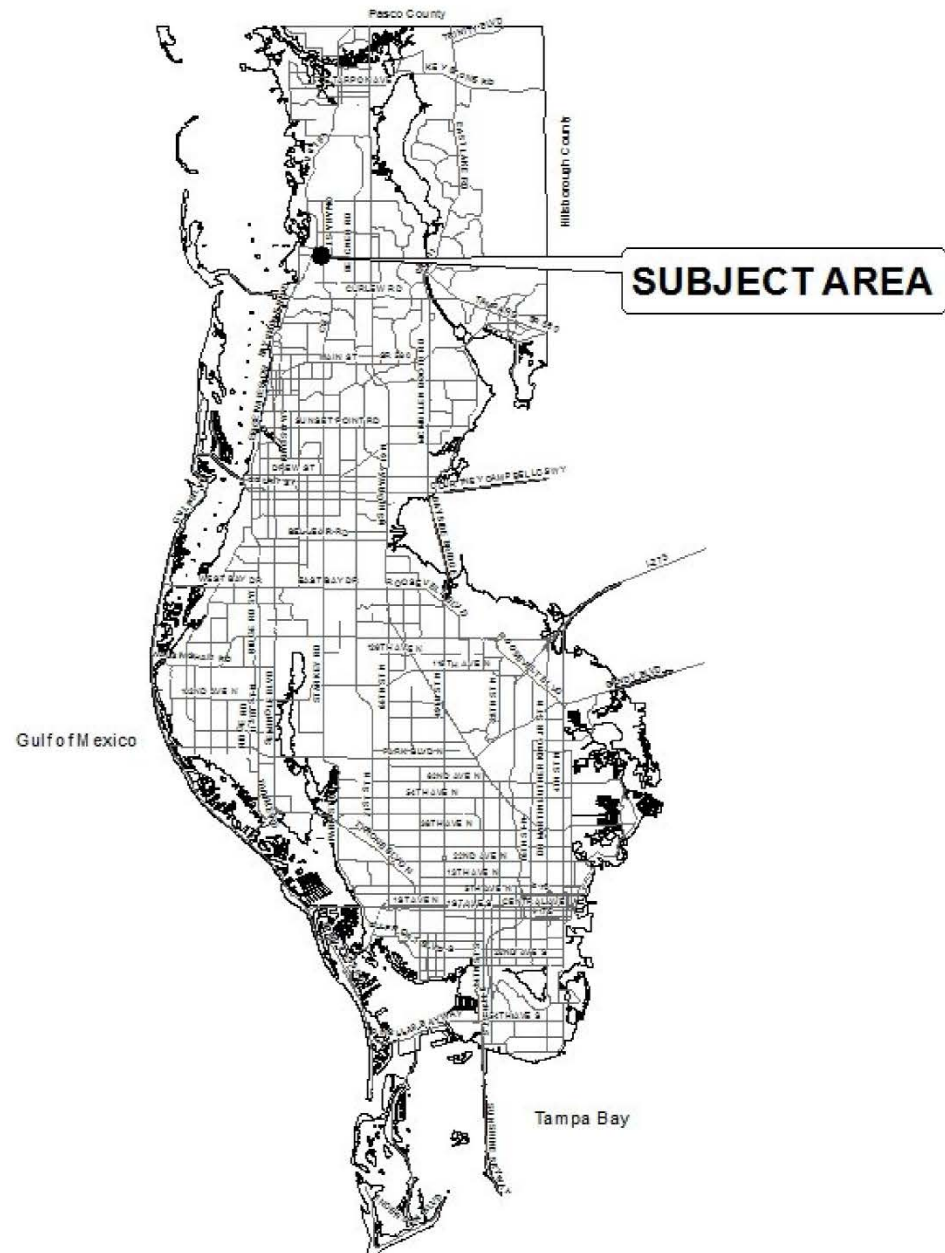
March 15, 2016

Case CW 16-6

Submitted by

Pinellas County





0.2 acres

Residential
Low Medium
to Office

No
immediate
development
plans



Subject
Area

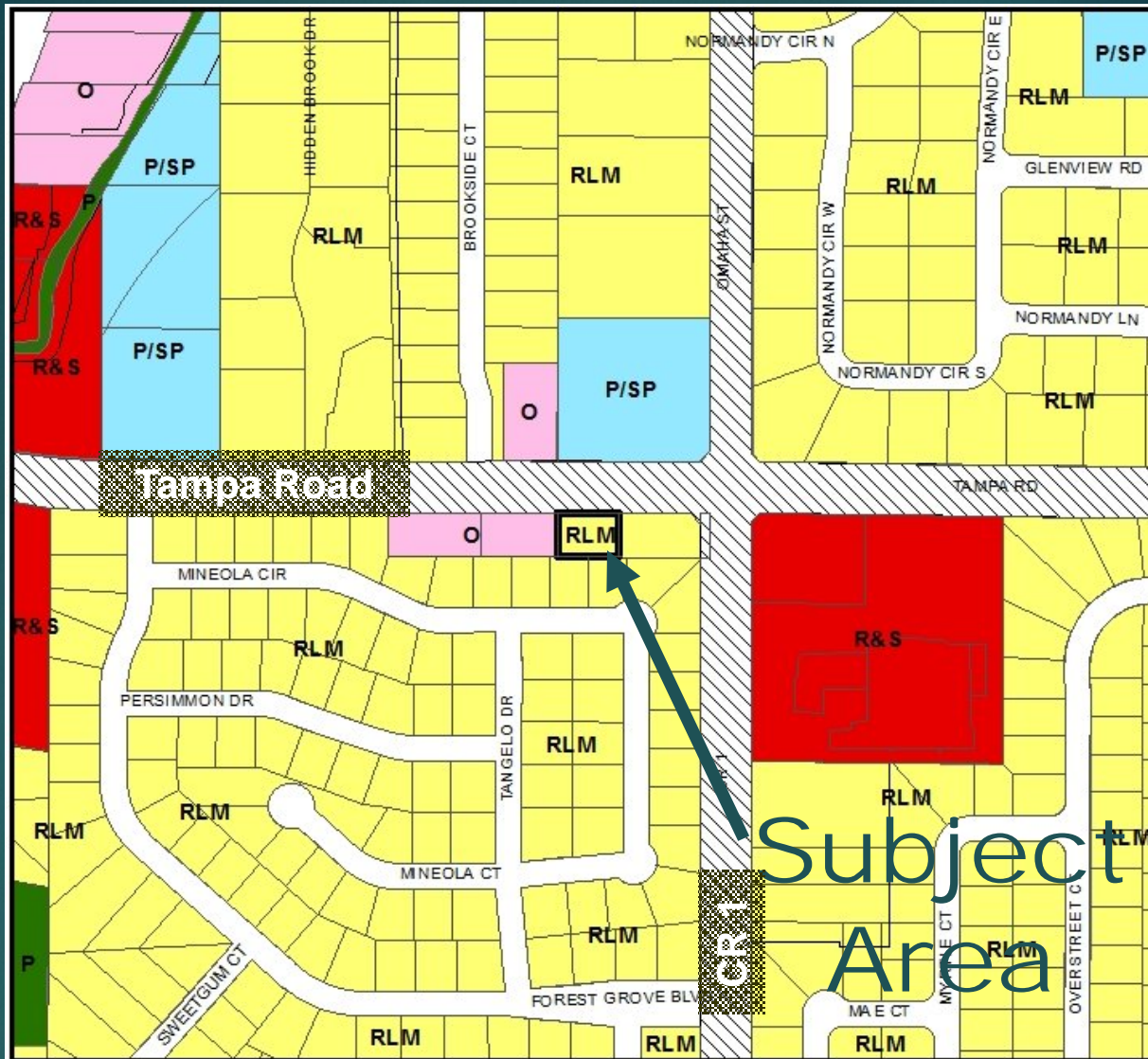


0.2 acres

Residential
Low Medium
to Office

No
immediate
development
plans

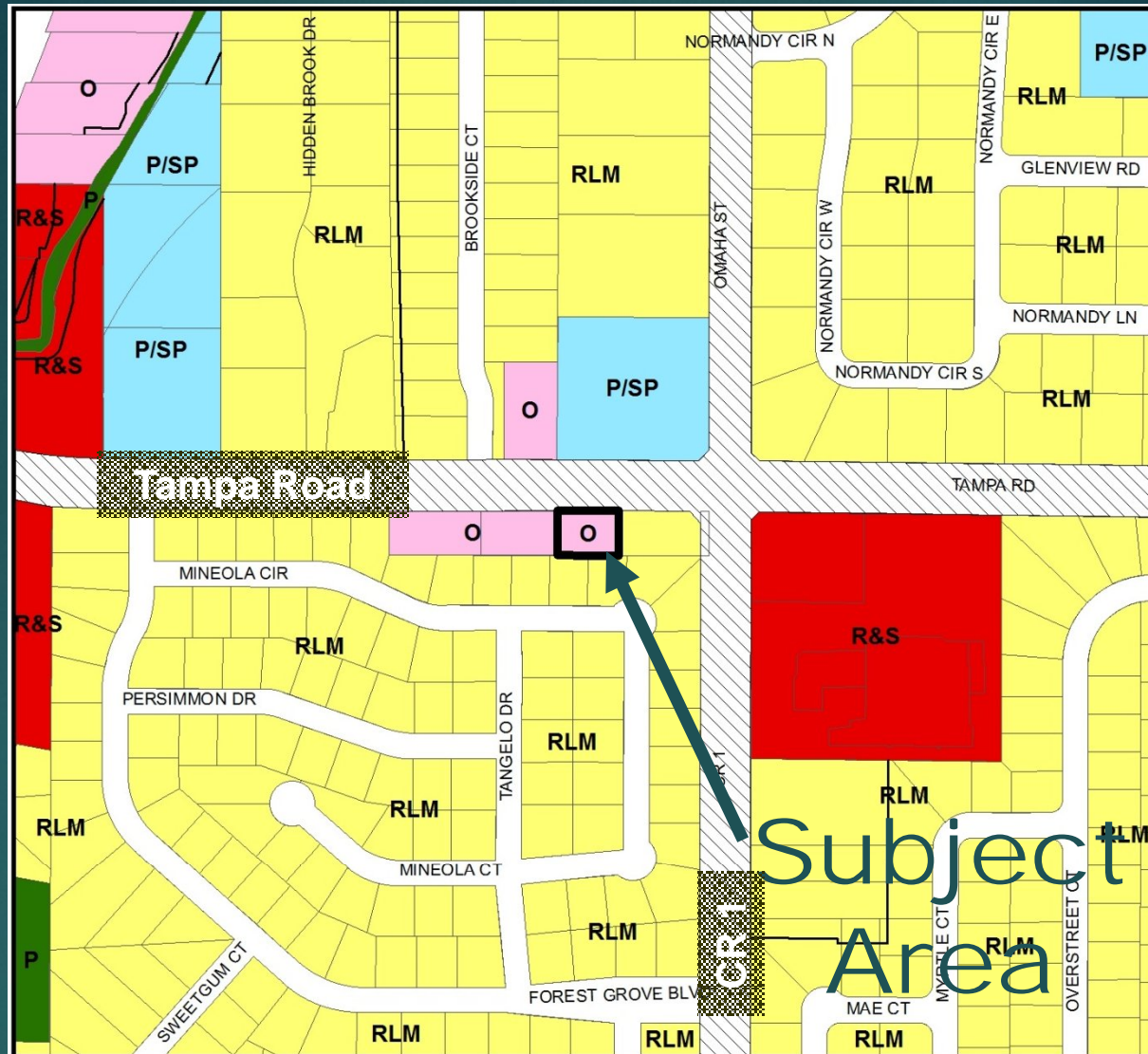




Plan Map Categories

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





Plan Map Categories

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





Vacant subject area



Office
(west on Tampa Rd.)



Office
(west on Tampa Rd.)



Office
(further west on Tampa Rd.)



Vacant site
(east on Tampa Rd.)



Power substation
(across Tampa Rd.)

Recommendation

Approval to Office

▶ Countywide Considerations

- ▶ Consistent with criteria for utilization of this category;
- ▶ The amendment is adjacent to and consistent with the SNCC; and
- ▶ Will not significantly impact other Countywide Considerations.

▶ Separate and in Addition

- ▶ Pinellas County give special consideration to the SNCC guidelines



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

**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 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.

