



Staff Report

File #: 16-222A, **Version:** 1

Agenda Date: 3/15/2016

Subject:

Case No. CW 16-7 - Pinellas County

Countywide Plan Map amendment from Residential Very Low to Public/Semi-Public, regarding 4.2 acres more or less, located on the northeast corner of East Lake Road & Foxwood Lane (regular amendment).

Recommended Action:

Sitting as the Countywide Planning Authority, adopt an ordinance approving Case No. CW 16-7, a proposal by Pinellas County to amend the Countywide Plan Map from Residential Very Low to Public/Semi-Public, regarding 4.2 acres more or less, located on the northeast corner of East Lake Road & Foxwood Lane (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-30-11-15: A resolution approving the application of Senior Development Partners, LLC for a change of zoning from RPD-0.5-W, Residential Planned Development, 0.5 units per acre with a Wellhead Protection Overlay to IL-CO-W, Institutional Limited with a Wellhead Protection Overlay and a Conditional Overlay restricting the use of the property to an assisted living/memory care facility, limiting the maximum number of beds to 64 and limiting the building to one story at a maximum height of 30 feet, and an ordinance for approval of a change in land use from Residential Rural to Institutional, regarding approximately 4.2 acres located at the northeast corner of the intersection of East Lake Road and Foxwood Lane.

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

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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 16-7 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 16-7 – Pinellas County:

4.2 acres more or less, located at the NE Corner of East Lake Road and Foxwood Lane; proposed to change from Residential Very Low to Public/Semi-Public.

The site is occupied by a single family home and a large amount of vacant land. The applicant proposes to develop a 64 bed assisted living facility. The Countywide Rules would allow up to 158 beds, however Pinellas County is utilizing their conditional use process to restrict the number of beds to 64.

The PPC, by a vote of 11-0, recommended approval of Case CW 16-7.

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 16-7 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 16-7 4.2 acres m.o.l., located at the NE Corner of East Lake Road & Foxwood Lane, from Residential Very Low to Public/Semi-Public

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 Very Low (RVL)

To: Public/Semi-Public (P/SP)

Area: 4.2 acres m.o.l.

Location: NE Corner of East Lake Road & Foxwood Lane (Pinellas County Jurisdiction)

II. RECOMMENDATION

Council recommends to the Countywide Planning Authority that the proposed map amendment to Public/Semi-Public 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 is submitted by Pinellas County and seeks to reclassify a 4.2 acre property from Residential Low Medium to Public/Semi-Public.

The site is occupied by a single family home and a large amount of vacant land. The applicant proposes to develop a 64 bed assisted living facility. The Countywide Rules would allow up to 158 beds, however Pinellas County is utilizing their conditional use process to restrict the number of beds to 64.

IV. FINDINGS

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

- A. The Public/Semi-Public category recognize the proposed use of the site and is consistent with the criteria for utilization of the category;
- 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 Very Low to Public/Semi -Public (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 Public/Semi-Public 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

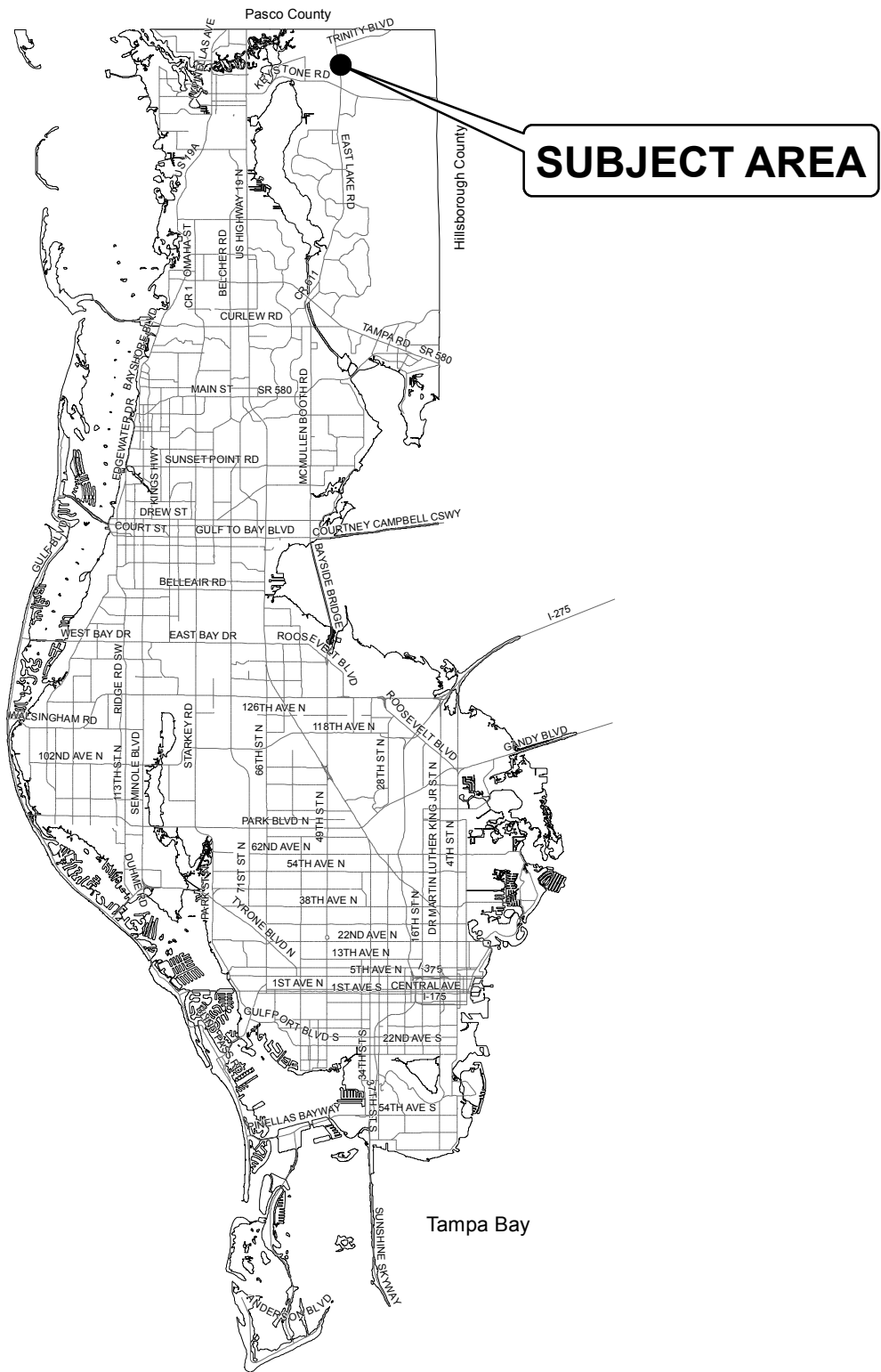
Attachment 1	Council Staff Analysis
Attachment 2	Draft Planners Advisory Committee Summary Action Sheet

VII. SUPPORT DOCUMENTS – available only at www.pinellasplanningcouncil.org (see February 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 #: CW16-7

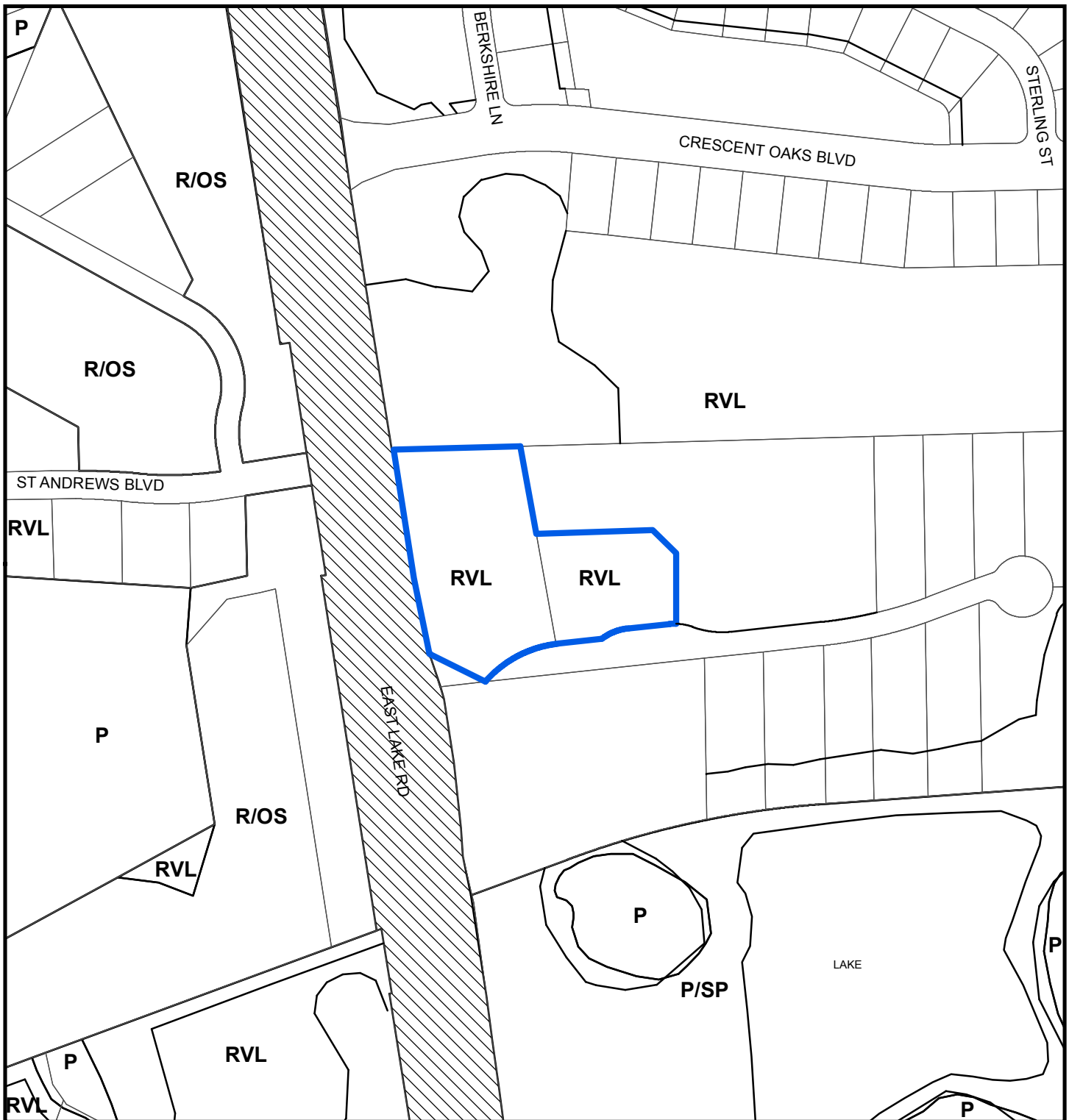
FROM: Residential Very Low

AREA: 4.2 Acres

JURISDICTION: Pinellas County

TO: Public/Semi-Public





Map 2 - Current Countywide Plan Map & Jurisdictional Map

CASE #: CW16-7

FROM: Residential Very Low

AREA: 4.2 Acres


JURISDICTION: Pinellas County

TO: Public/Semi-Public

LEGEND:

 Unincorporated



 Feet
0 100 200 400



Map 3 - Aerial

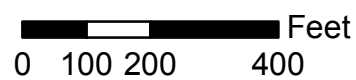
CASE #: CW16-7

FROM: Residential Very Low

AREA: 4.2 Acres






JURISDICTION: Pinellas County

TO: Public/Semi-Public





Plan Map Categories

	Residential Very Low		Recreation/Open Space
	Public/Semi-Public		Preservation
			Scenic/Noncommercial Corridor

Map 4 - Current Countywide Plan Map

CASE #: CW16-7

FROM: Residential Very Low

AREA: 4.2 Acres

JURISDICTION: Pinellas County

TO: Public/Semi-Public



0 100 200 400 Feet



Plan Map Categories

- | | |
|---|---|
|  Residential Very Low |  Recreation/Open Space |
|  Public/Semi-Public |  Preservation |
|  Scenic/Noncommercial Corridor | |

Map 5 - Proposed Countywide Plan Map

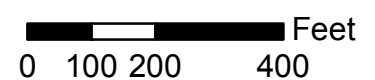
CASE #: CW16-7

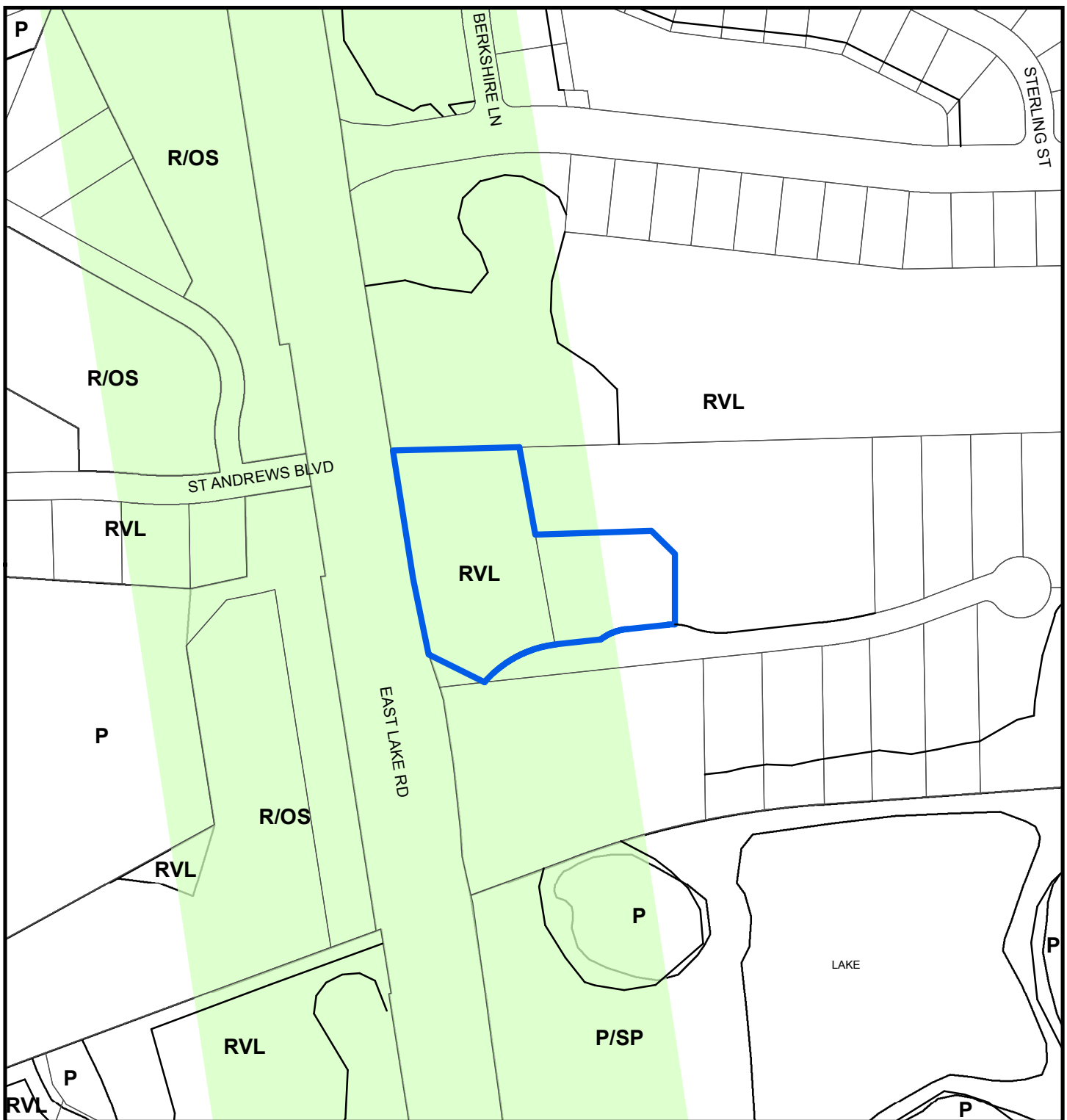
FROM: Residential Very Low

AREA: 4.2 Acres

JURISDICTION: Pinellas County

TO: Public/Semi-Public





Map 6 - Scenic/Noncommercial Corridor (SNCC)

CASE #: CW16-7

FROM: Residential Very Low

AREA: 4.2 Acres


JURISDICTION: Pinellas County

TO: Public/Semi-Public

SNCC TYPE:

 Rural/Open Space



 Feet
0 100 200 400

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 4.2 acres. The proposed amendment is from Residential Very Low (RVL) to Public/Semi-Public (P/SP).

The P/SP category is used to recognize institutional and transportation/utility uses that serve the community or region, and which are consistent with the need, character, and scale of such uses relative to the surrounding uses, transportation facilities, and natural resource features. Additionally, the category as applied to this site and proposed use allows up to 158 beds (residential equivalent use) for uses such as an Adult Living Facility (ALF). Pinellas County is restricting the total number of beds to 64. Additionally, this parcel has good access to major transportation facilities, as the property fronts on East Lake Road, an arterial roadway.

The current RVL category is primarily used to recognize residential uses up to one unit per acre, and which would allow up to 13 residential equivalent beds. The category is mainly intended for areas that are in a rural or large lot, very low density residential nature. Again, it would allow an ALF, but at a significantly fewer number of beds than what is being requested (13 vs. 64).

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

- 2) **Adopted Roadway Level of Service (LOS) Standard** – The amendment area is located on a roadway operating at an LOS of “C” or better, and that is East Lake Road. Additionally, traffic generated by the proposed amendment indicates a small increase in daily trips (25 for RVL vs. 281 for P/SP) and 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 256 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)** – The amendment area is located on East Lake Road, which is designated as a Primary SNCC, with this portion of the corridor having a subclassification of “Rural/Open Space.” 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.*

The Countywide Rules state that the requested Public/Semi-Public category is not considered compatible with the “Rural/Open Space” subclassification, unless a specific finding to the contrary is made in accordance with section 6.5.4.1.3 B. In these cases, the PPC and Countywide Planning Authority (CPA) can grant exceptions to the otherwise necessary change to the subclassification that would be needed if the amendment were to be approved. The subclassification that would allow this amendment is “Residential,” however this would not be an appropriate action in this case along East Lake Road, so therefore an exception will be considered below.

Section 6.5.4.1.3 B reads as follows:

The PPC and CPA shall have the authority to grant exceptions to the concurrent change to the Corridor Subclassification, as reflected on Submap No. 1, upon approval of an amendment to the Countywide Plan Map adjacent to a Scenic/Noncommercial Corridor, based upon a finding that:

1. The size and configuration of the amendment is de minimus in relationship to its frontage on the affected Scenic/Noncommercial Corridor; or
2. The size and configuration of the amendment is de minimus in relationship to the length of the affected Scenic/Noncommercial Corridor; or
3. The size and location of the amendment is consistent in relationship to the surrounding existing Countywide Plan Map designations.

The size and shape of the parcel are in relative proportion to the frontage along East Lake Road. In other words, the amendment parcel's frontage is not excessive as compared to the overall size of the amendment area.

Relative to the length of the corridor, the amendment area is insignificant. This portion of the SNCC extends from Keystone Road to Trinity Boulevard (approximately 1.2 miles in length) and there is one other area that is designed P/SP along this segment of roadway (Lakeview Community Church to the south). Therefore, the requested amendment should not cause the corridor to be changed from its rural and open space character.

Lastly, the use is considered to be a residential type use (i.e., a "residential equivalent" use) that is consistent with the other residential uses in the area. In addition, due to the fact that the size of the facility is being restricted to 64 beds it should be considered consistent in relationship to the current Countywide Plan Map designations, which are RVL on the east side of East Lake Road.

- 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 to a public 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 Very Low to Public/Semi-Public 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-30-11-15

PROPERTY OWNERS/REPRESENTATIVE (include name and address):

Senior Development Partners, LLC (Attn: Blake Doganiero), 535 S Hercules Ave *Ste 201B*
See Taxes, 678 (2018) 2599 Palm Harbor Blvd Ste 201, Palm Harbor, Clearwater 33764
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:

Conditional Overlay restricting use of property and height of building.

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 Very Low

Public/Semi-Public

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-30-11-15

Residential Rural

RPD-0.5-W

Institutional

IL-CO-W

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)

10/27/16/29303/000/0010 & 0120

2. Location/Address

NE corner of East Lake Rd & Foxwood Ln

3. Acreage

4.2

4. Existing use(s)

Single Family Home & Vacant

5. Existing density and/or floor area ratio

0.5 upa

6. Proposed use/name of project (if applicable)

Assisted Living Facility

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



Pinellas Planning Council

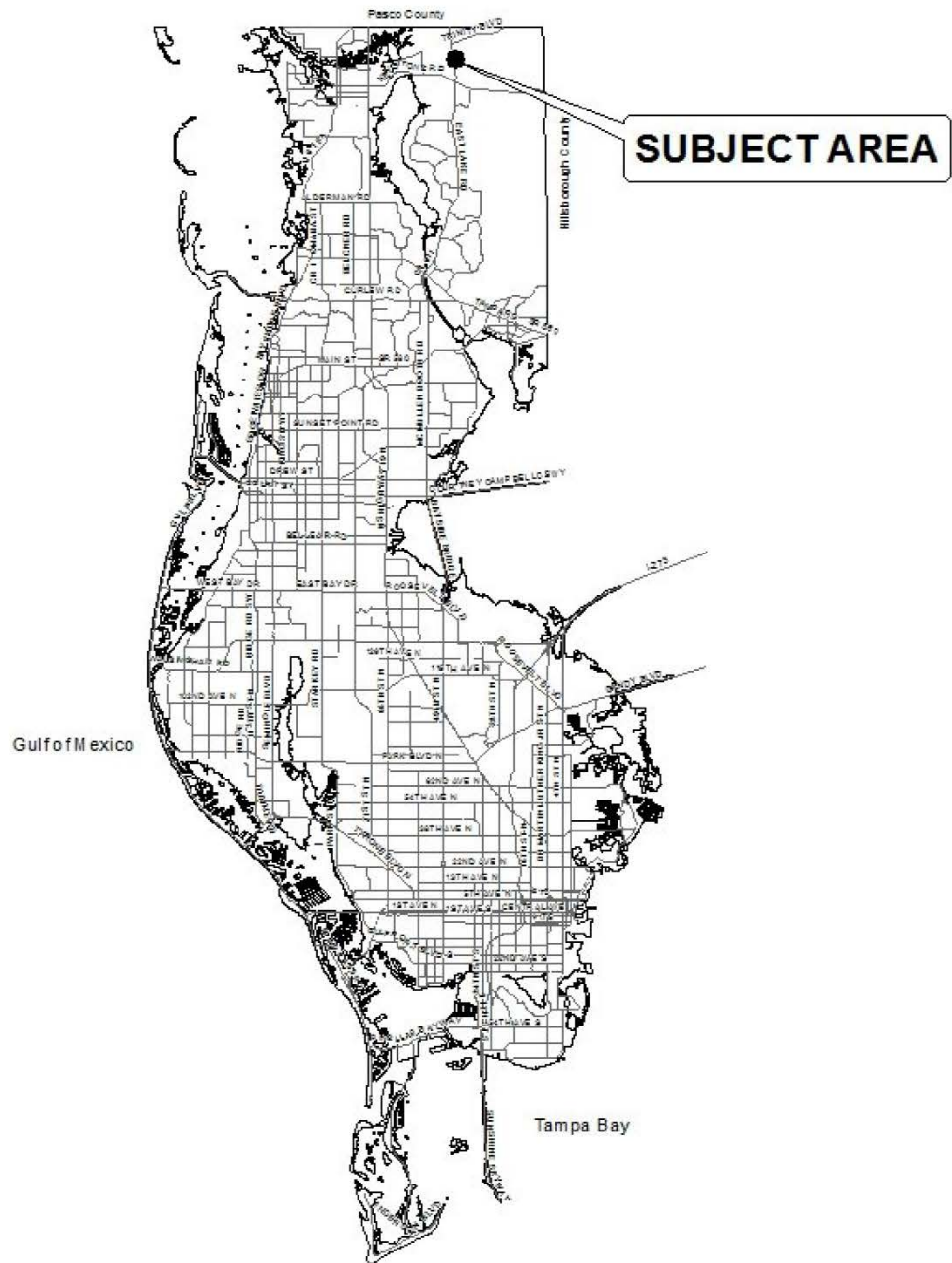
March 15, 2016

Case CW 16-7

Submitted by

Pinellas County





4.2 acres

Residential
Very Low to
Public/Semi-
Public

Proposed
ALF



4.2 acres

Residential
Very Low to
Public/Semi-
Public

Proposed
ALF





Plan Map Categories

- | | |
|--|--|
|  Residential Very Low |  Recreation/Open Space |
|  Public/Semi-Public |  Preservation |
| |  Scenic/Noncommercial Corridor |





Plan Map Categories

- | | |
|--|--|
|  Residential Very Low |  Recreation/Open Space |
|  Public/Semi-Public |  Preservation |
| |  Scenic/Noncommercial Corridor |





Subject Area
(view towards the east)



Subject Area
(along East Lake Rd.)



Subject Area
(along East Lake Rd.)



Single Family Home
(on subject site)



Single Family Home
(on subject site)



Adjacent Golf Course
(north of subject area)



Single Family Area
(east of subject site)



Office Uses
(south of subject area)



Residential Area
(across East Lake Rd. to the west)

Recommendation

Approval to Public/Semi-Public

▶ 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

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 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.

