



Pinellas County

315 Court Street, 5th Floor
Assembly Room
Clearwater, Florida 33756

Staff Report

File #: 15-104, **Version:** 1

Subject:

Case No. CW 15-14 - City of Oldsmar
Countywide Plan Map amendment from Retail & Services to Employment, regarding 4.4 acres more or less (m.o.l.), located at 200 Forest Lakes Boulevard, Oldsmar (subthreshold amendment).

Recommended Action

Sitting as the Countywide Planning Authority, adoption of an ordinance approving Case No. CW 15-14, the proposal by the City of Oldsmar to amend the Countywide Plan Map from Retail & Services to Employment, regarding 4.4 acres m.o.l., located at 200 Forest Lakes Boulevard, Oldsmar (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.

Background Information:

Council documentation is attached.

Fiscal Impact:

N.A.

Staff Member Responsible:

Gordon Beardslee, Director, Planning Department

Partners:

City of Oldsmar

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Councilmember Jim Kennedy, *Chair*
Commissioner John Morroni, *Vice-Chair*
Commissioner Joanne "Cookie" Kennedy, *Secretary*
Councilmember Doreen Hock-DiPolito, *Treasurer*
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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 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 15-14 AS SUBMITTED BY THE CITY OF OLDSMAR.

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 September 9, 2015.

Case CW 15-14 – City of Oldsmar:

4.4 acres more or less, located at 200 Forest Lakes Boulevard; proposed to change from Retail & Services to Employment.

This amendment by Pinellas County qualifies as a Tier II Type A Subthreshold amendment, because it is fewer than 10 acres in size and meets the Employment category conversion criteria. The subject site contains construction office and warehouse buildings. The property is for sale and the applicant proposes to continue using this property with a similar use.

The PPC, by a vote of 11-0, recommended approval of Case CW 15-14.

Fiscal Impact/Cost/Revenue Summary:

None

Exhibits/Attachments:

Proposed Ordinance
Council Documentation
Legal Ad

PUBLIC HEARING ITEM

Case CW 15-14

City of Oldsmar

ORDINANCE NO. 15-_____

AN ORDINANCE AMENDING THE COUNTYWIDE PLAN MAP OF PINELLAS COUNTY, FLORIDA, BY ACTION ON CASE NUMBER CW 15-14 INITIATED BY THE CITY OF OLDSMAR 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 their 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 Oldsmar initiated a proposed amendment which was considered at a public hearing by the Pinellas Planning Council on September 9, 2015, 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 October 6, 2015, as follows:

Section 1. Amending the Countywide Plan Map

The Countywide Plan Map for Pinellas County adopted in Section 2 of Ordinance 15-30 is amended to reflect the changes adopted as follows:

#CW 15-14 4.4 acres m.o.l., located at 200 Forest Lakes Boulevard, from Retail & Services to Employment

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
OFFICE OF COUNTY ATTORNEY

By 
Attorney



PPC Meeting
September 9, 2015

Agenda Item
III.B.2

Subthreshold
Case - CW 15-14
City of Oldsmar

I. AMENDMENT INFORMATION

From: Retail & Services (R&S)

To: Employment (E)

Area: 4.4 acres m.o.l.

Location: 200 Forest Lakes Boulevard, Oldsmar, FL (City of Oldsmar Jurisdiction)

II. RECOMMENDATION

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

III. BACKGROUND

This proposed amendment is submitted by the City of Oldsmar and seeks to reclassify a parcel totaling 4.4 acres from Retail & Services to Employment. This amendment qualifies as a Tier II Type A Subthreshold amendment, because it is less than 10 acres in size and meets the Employment category conversion criteria (Section 6.5.4.5, Countywide Rules).

The subject site contains construction office and warehouse buildings. The property is for sale and the applicant proposes to continue using this property with a similar use (construction office and storage of construction equipment and materials).

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 Employment recognizes both the current and proposed use for the site and is consistent with the criteria for utilization of this category.

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

PPC Action: The Council recommended approval of the amendment from Retail & Services to Employment (vote 11-0).

CPA Action:

SUBJECT: Case CW 15-14 – City of Oldsmar

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.

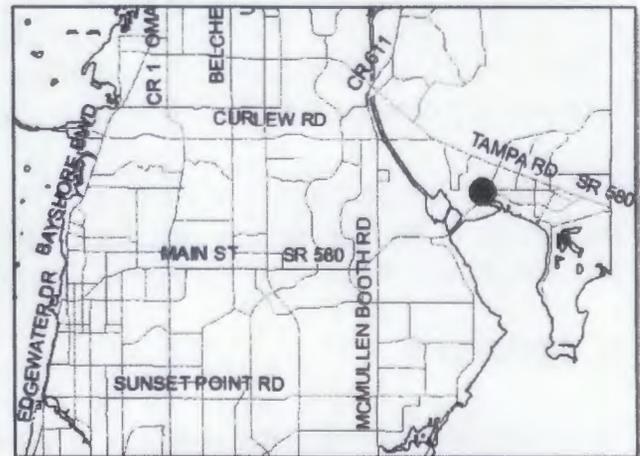


Current Future Land Use

Proposed Future Land Use



Aerial



Location

V. PLANNERS ADVISORY COMMITTEE

At its August 31, 2015 meeting, the PAC discussed and recommended approval of the staff recommendation (vote 10-0).

VI. MEETING DATES

- Planners Advisory Committee, August 31, 2015 at 1:30 p.m.
- Pinellas Planning Council, September 9, 2015 at 3:00 p.m.
- Countywide Planning Authority, October 6, 2015 at 9:30 a.m.



Attachment 1 Draft Planners Advisory Committee Summary Actions Sheet



**PAC AGENDA – SUMMARY AGENDA ACTION SHEET
DATE: AUGUST 31, 2015**

ITEM	ACTION TAKEN	VOTE
I. <u>MINUTES OF REGULAR PAC MEETING OF JUNE 29, 2015</u>	<u>Approved</u> Motion: Dean Neal Second: Marie Dauphinais	10-0
II. <u>REVIEW OF PPC AGENDA FOR JULY 8, 2015 MEETING</u> A. <u>Subthreshold Land Use Plan Amendments</u> 1. Case CW 15-13 – City of St. Petersburg	Withdrawn	
2. Case CW 15-14 – City of Oldsmar	<u>Approved</u> Motion: Dean Neal Second: Robert Klute	10-0
B. <u>Regular Land Use Plan Amendments</u> 1. Case CW 15-15 – Pinellas County	<u>Approved</u> Motion: Dean Neal Second: Marie Dauphinais	11-0
C. <u>CPA Actions – July and August 2015</u>	<u>No Action – Information Only</u>	
D. <u>Annexation Report – July and August 2015</u>	<u>No Action – Information Only</u>	
E. <u>Countywide Plan Update – Status Report</u>	<u>No Action – Information Only</u> Mike Crawford advised that the new Countywide Plan was adopted effective August 7, 2015. The current documents are now available on the PPC website. In response to questioning, Linda Fisher reviewed the timeframes for local governments to achieve consistency per the Special Act.	
III. <u>OLD BUSINESS</u> A. Internet Reservation Systems and Vacation Rentals (Discussion continued from June)	Rick McAulay, City of St. Pete, revisited the issues surrounding the regulation of short term rentals and internet reservation sites. Discussion ensued regarding potential solutions. This item will be discussed again next month with a presentation by Erin Sullivan of the Pinellas County Tax Collector’s office.	
IV. <u>OTHER PAC BUSINESS/PAC DISCUSSION AND UPCOMING AGENDA</u> A. Government in the Sunshine Presentation/Discussion	Chelsea Hardy, Assistant County Attorney for Pinellas County, presented information and answered questions regarding the Government in the Sunshine laws.	
V. <u>ADJOURNMENT</u>	The meeting was adjourned at 2:50 p.m.	

Respectfully Submitted,

PAC Chairman

Date