



Staff Report

File #: 15-468, **Version:** 1

Agenda Date: 11/10/2015

Subject:

Case No. CW 15-13 - City of St. Petersburg
Countywide Plan Map amendment from Residential Medium to Multimodal Corridor, regarding 0.1 acre more or less, located at 416 35th Avenue North, St. Petersburg (subthreshold amendment).

Recommended Action:

Sitting as the Countywide Planning Authority, adopt an ordinance approving Case No. CW 15-13, the proposal by the City of St. Petersburg to amend the Countywide Plan Map from Residential Medium to Multimodal Corridor, regarding 0.1 acre more or less, located at 416 35th Avenue North, St. Petersburg (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 9-0 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.

Background Information:

Council documentation is attached.

Fiscal Impact:

N/A

Staff Member Responsible:

Gordon Beardslee, Director, Planning Department

Partners:

City of St. Petersburg

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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
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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 ITS CAPACITY AS THE COUNTYWIDE PLANNING AUTHORITY, CONDUCT A PUBLIC HEARING AND APPROVE CASE CW 15-13 AS SUBMITTED BY THE CITY OF ST. PETERSBURG.

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 October 14, 2015.

Case CW 15-13 – City of St. Petersburg:

0.1 acres more or less, located at 416 35th Avenue North; proposed to change from Residential Medium to Multimodal Corridor.

This amendment qualifies as a Tier II Type A Subthreshold amendment; and the proposed amendment to Multimodal Corridor recognizes both the current and proposed use for the site and is consistent with the criteria for utilization of this category. The subject site contains a single family home. The owner of the property proposes to use this property for a photography studio and for parking associated with an existing retail development to the east.

The PPC, by a vote of 9-0, recommended approval of Case CW 15-13.

Fiscal Impact/Cost/Revenue Summary:

None

Exhibits/Attachments:

Proposed Ordinance
Council Documentation
Legal Ad

ORDINANCE NO. 15-_____

AN ORDINANCE AMENDING THE COUNTYWIDE PLAN MAP OF PINELLAS COUNTY, FLORIDA, BY ACTION ON CASE NUMBER CW 15-13 INITIATED BY THE CITY OF ST. PETERSBURG 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 St. Petersburg initiated a proposed amendment which was considered at a public hearing by the Pinellas Planning Council on October 14, 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 November 10, 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, as amended, is amended to reflect the changes adopted as follows:

#CW 15-13 0.1 acres m.o.l., located at 416 35th Avenue North, from Residential Medium to Multimodal Corridor

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 Medium (RM)

To: Multimodal Corridor (MMC)

Area: 0.1 acres m.o.l.

Location: 416 35th Avenue North, St. Petersburg, FL (City of St. Petersburg Jurisdiction)

II. RECOMMENDATION

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

III. BACKGROUND

This proposed amendment is submitted by the City of St. Petersburg and seeks to reclassify a parcel totaling 0.1 acres from Residential Medium to Multimodal Corridor. This amendment qualifies as a subthreshold amendment, because it is less than 10 acres in size and meets the balancing criteria.

The subject site contains a single family home. The owner of the property proposes to use this property for a photography studio and for parking associated with an existing retail development to the east (fronting on 4th Street North).

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

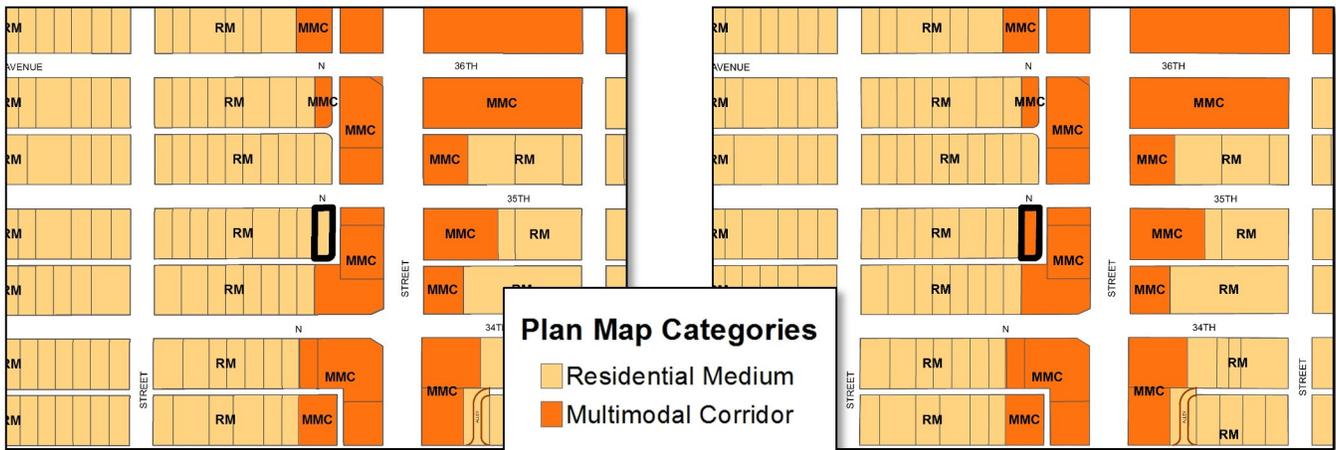
Please see accompanying attachments and documents in explanation and support of the findings.

PPC Action: *The Council recommended approval of the amendment from Residential Medium to Multimodal Corridor (vote 9-0).*

CPA Action:

SUBJECT: Case CW 15-13 – City of St. Petersburg

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.

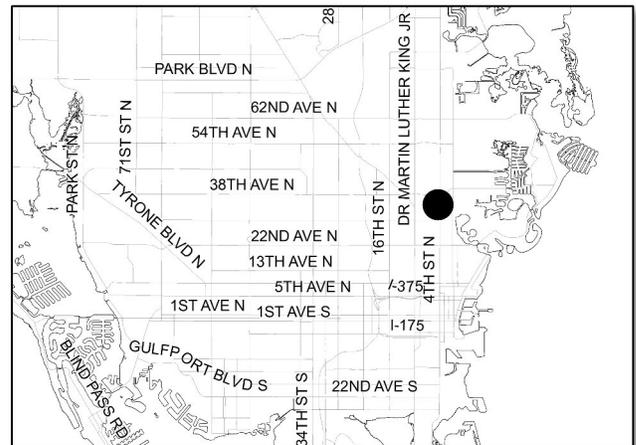


Current Future Land Use

Proposed Future Land Use



Aerial



Location

V. PLANNERS ADVISORY COMMITTEE

At the Planners Advisory Committee meeting on October 5, 2015, the members discussed and recommended approval of staff recommendation (vote 12-0).

VI. MEETING DATES

- Planners Advisory Committee, October 5, 2015 at 1:30 p.m.
- Pinellas Planning Council, October 14, 2015 at 3:00 p.m.
- Countywide Planning Authority, November 10, 2015 at 9:30 a.m.

Attachment 1 Draft Planners Advisory Committee Summary Actions Sheet

PAC AGENDA – SUMMARY AGENDA ACTION SHEET
DATE: OCTOBER 5, 2015

ITEM	ACTION TAKEN	VOTE
I. <u>MINUTES OF REGULAR PAC MEETING OF AUGUST 31, 2015</u>	<u>Approved</u> Motion: Dean Neal Second: Marie Dauphinais	12-0
II. <u>REVIEW OF PPC AGENDA FOR OCTOBER 14, 2015 MEETING</u> A. <u>Subthreshold Land Use Plan Amendments</u> 1. Case CW 15-13 – City of St. Petersburg	<u>Approved</u> Motion: Lauren Matzke Second: Dean Neal	12-0
B. <u>Regular Land Use Plan Amendments</u> 1. Case CW 15-16 – Pinellas County	<u>Approved</u> Motion: Dean Neal Second: Derek Kilborn	12-0
2. Case CW 15-17 – City of Dunedin	<u>Approved</u> Motion: Dean Neal Second: Derek Kilborn	12-0
C. <u>CPA Actions – September 2015</u>	<u>No Action – Information Only – None to Report</u>	
D. <u>Annexation Report – September 2015</u>	<u>No Action – Information Only</u>	
III. <u>OLD BUSINESS</u> A. Internet Reservation Systems and Vacation Rentals (Discussion continued from June)	Mike Crawford reviewed the issues and prior discussions to this point. Subsequently, the PAC continued discussion regarding relevance; state, county and local planning and legal contexts; case studies; and objectives. Erin Sullivan Chief Tax Auditor, Pinellas County Tax Collector’s Office of presented information relative to their experience with Airbnb and taxation issues.	
IV. <u>OTHER PAC BUSINESS/PAC DISCUSSION AND UPCOMING AGENDA</u> A. 2016 PAC Appointment Letters B. Reminder: Pictures at the November PAC meeting	A. Members notified that 2016 PAC appointment letters are going out to local jurisdictions B. Members reminded that pictures will be taken at the November PAC meeting	
V. <u>ADJOURNMENT</u>	The meeting was adjourned at 3:02 p.m.	

Respectfully Submitted,

PAC Chairman

Date

Tampa Bay Times

Published Daily

STATE OF FLORIDA }
COUNTY OF Pinellas County } ss

Before the undersigned authority personally appeared Virginia Marshall 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: Public Hearing was published in Tampa Bay Times: 9/26/15. in said newspaper in the issues of B Pinellas

Affiant further says the said Tampa Bay Times is a newspaper published in Pinellas County, Florida and that the said newspaper has heretofore been continuously published in said Pinellas County, Florida, each day and has been entered as a second class mail matter at the post office in said Pinellas County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid not promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper

Virginia M Marshall
Signature of Affiant

Sworn to and subscribed before me this 09/26/2015.

Joseph J Fish
Signature of Notary Public

Personally known or produced identification

Type of identification produced _____

JOSEPH F. FISH
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF116052
Expires 6/23/2018

Received

OCT 02 2015

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, October 14, 2015, 2015, at 3:00 P.M. or as soon thereafter as the agenda permits.

The CPA public hearing will be held on Tuesday, November 10, 2015, 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 15-13 – Submitted by City of St. Petersburg – 0.1 acres m.o.l.

From: Residential Medium
To: Multimodal Corridor
Location: 416 35th Ave. N.

The current Residential Medium category is used to depict areas that are primarily well-suited for medium-density residential uses at a maximum density of 15 dwelling units per acre. The proposed Multimodal Corridor category is intended to recognize those corridors of critical importance to the movement of people and goods throughout the county and that are served by multiple modes of transport, including automobile, bus, bicycle, rail, and/or pedestrian. This category is intended to include those transportation corridors connecting Activity Centers, characterized by mixed-use development, and in particular, supported by and designed to facilitate transit.

Case CW 15-16 – Submitted by Pinellas County – 5.0 acres m.o.l.

From: Residential Very Low
To: Public/Semi-Public and Preservation
Location: South side of Keystone Rd., 1960 ft east of East Lake Rd.

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 proposed Preservation category is intended to recognize natural resource features worthy of preservation and those areas of the county that are now used, or are appropriate to be used, for the conservation, production, and management of the regional potable water supply and the supporting infrastructure, consistent with the natural resources of the area.

Case CW 15-17 – Submitted by City of Dunedin – 2.4 acres m.o.l.

From: Residential Low Medium
To: Resort
Location: 2641 Michael Place

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 Resort category is intended to depict areas developed, or appropriate to be developed, in high-density residential and resort use; and to recognize such areas as well-suited for the combination of residential and temporary lodging use consistent with their location, surrounding uses, transportation facilities, and natural resources of such areas.

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 mcravford@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.

