



## Staff Report

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**File #:** 15-825, **Version:** 1

**Agenda Date:** 12/15/2015

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**Subject:**

Case No. CW 15-18 - City of St. Petersburg  
Countywide Plan Map amendment from Residential Medium to Multimodal Corridor, regarding 0.3 acre more or less, located at 424 and 436 22nd Avenue North, St. Petersburg (subthreshold amendment).

**Recommended Action:**

Sitting as the Countywide Planning Authority, adopt an ordinance approving Case No. CW 15-18, a proposal by St. Petersburg to amend the Countywide Plan Map from Residential Medium to Multimodal Corridor, regarding 0.3 acre more or less, located at 424 and 436 22nd 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 10-0 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 14-0.

**Background Information:**

Council documentation is attached.

**Fiscal Impact:**

N/A

**Staff Member Responsible:**

Gordon Beardslee, Director, Planning Department

**Partners:**

City of St. Petersburg

**Attachments:**

PPC Cover Memo  
Ordinance  
PPC Staff Report  
Draft PAC Summary Action Sheet  
Affidavit of Publication of Legal Ad

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Deputy Mayor Kevin Piccarreto  
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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 15-18 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 November 18, 2015.

**Case CW 15-18 – City of St. Petersburg:**

0.3 acres more or less, located at 424 & 436 22<sup>nd</sup> Avenue North; proposed to change from Residential Medium to Multimodal Corridor.

The subject parcel contains a single family home and an accountant's office. The property owner proposes to use both structures for accounting offices. This amendment will allow the uses to become conforming.

***The PPC, by a vote of 10-0, recommended approval of Case CW 15-18.***

**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 15-18 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 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, the City of St. Petersburg initiated a proposed amendment which was considered at a public hearing by the Pinellas Planning Council on November 18, 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 December 15, 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 15-18 0.3 acres m.o.l., located at 424 & 436 22<sup>nd</sup> 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: 0.3 acres m.o.l.

Location: 424 & 436 22nd Avenue North, St. Petersburg, FL (City of St. Petersburg Jurisdiction)

## II. RECOMMENDATION

Council recommend 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 an area totaling 0.3 acres from Residential Medium to Multimodal Corridor. This amendment qualifies as a subthreshold amendment, because it is less than ten acres in size and meets the balancing criteria.

The subject parcels contain a single family home and an accountant's office. The owner of the property proposes to use both structures for accountant offices. The current use as an accountant's office is non-conforming and this amendment will allow the use to become conforming.

## 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.

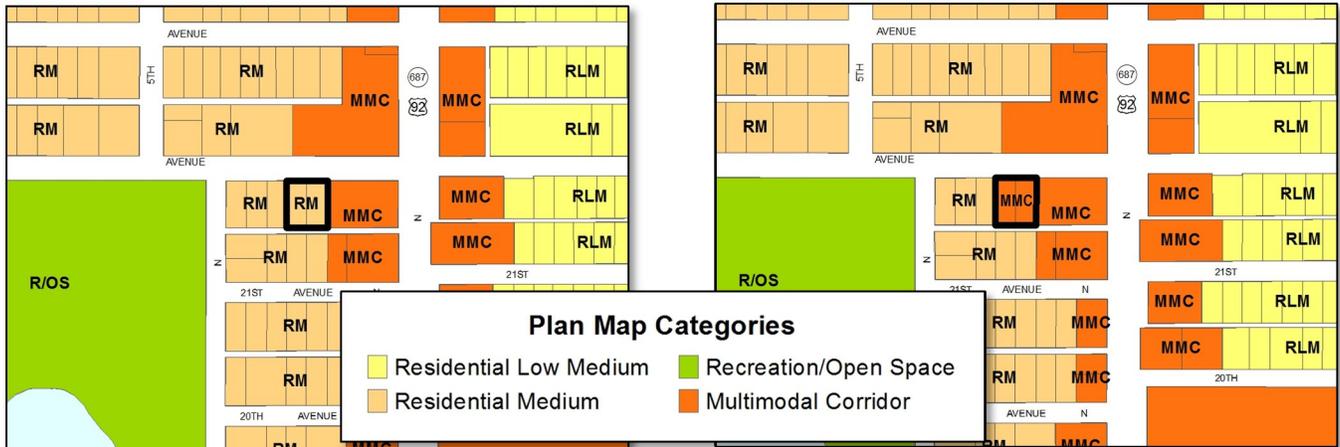
**Please see accompanying attachments and documents in explanation and support of the findings.**

***PPC Action:*** *The Council recommended approval of the amendment from Residential Medium to Multimodal Corridor (vote 10-0).*

***CPA Action:***

**SUBJECT:** Case CW 15-18 – 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.

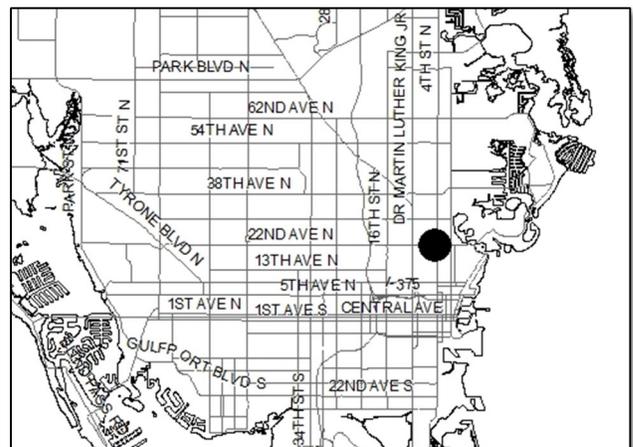


**Current Future Land Use**

**Proposed Future Land Use**



**Aerial**



**Location**

**V. PLANNERS ADVISORY COMMITTEE**

At its November 2, 2015 meeting, the Planners Advisory Committee members discussed and recommended approval of staff recommendation (vote 14-0).

**VI. MEETING DATES**

- Planners Advisory Committee, November 2, 2015 at 1:30 p.m.
- Pinellas Planning Council, November 18, 2015 at 3:00 p.m.
- Countywide Planning Authority, December 15, 2015 at 6:00 p.m.

Attachment 1      Draft Planners Advisory Committee Summary Actions Sheet

**PAC AGENDA – SUMMARY AGENDA ACTION SHEET**  
**DATE: NOVEMBER 2, 2015**

ITEM	ACTION TAKEN	VOTE
I. <u>MINUTES OF REGULAR PAC MEETING OF OCTOBER 5, 2015</u>	<u>Approved</u> Motion: Dean Neal Second: Danny Taylor	12-0
II. <u>REVIEW OF PPC AGENDA FOR NOVEMBER 18, 2015 MEETING</u> A. <u>Subthreshold Land Use Plan Amendments</u> 1. Case CW 15-18 – City of St. Petersburg	<u>Approved</u> Motion: Dean Neal Second: Marie Dauphinais	14-0
2. Case CW 15-19 – City of Pinellas Park	<u>Approved</u> Motion: Jan Norsoph Second: Lauren Matzke	14-0
B. <u>Regular Land Use Plan Amendments</u> None		
C. <u>CPA Actions – October 2015</u>	<u>No Action – Information Only</u>	
D. <u>Annexation Report – October 2015</u>	<u>No Action – Information Only</u>	
E. <u>Countywide Plan Map – 2015 Annual Update</u>	<u>Approved</u> Motion: Lauren Matzke Second: Fred Metcalf	14-0
III. <u>OLD BUSINESS</u>	Michael Crawford pointed out another consideration in the temporary lodging discussions is the effect it may have on affordable housing for local residents.	
IV. <u>OTHER PAC BUSINESS/PAC DISCUSSION AND UPCOMING AGENDA</u> A. Election of Officers Next Month	A. Members notified that 2016 PAC Officers will be elected next month B. Members discussed their experiences with regard to “tiny houses” that do not meet minimum size standards. C. Members discussed their experiences with regard to maintaining the historic character of an area where adjacent lots are owned by a single entity desiring to change the scale and number of units.	
V. <u>ADJOURNMENT</u>	The meeting was adjourned at 1:59 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: CPA 1st Legal Ad** was published in **Tampa Bay Times: 11/3/15**. 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

*Sarah Potts*

Signature of Affiant

Sworn to and subscribed before me this 11/03/2015.

*Jessica Attard*

Signature of Notary Public

Personally known   
Type of identification produced

## 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, November 18, 2015, at 3:00 P.M. or as soon thereafter as the agenda permits.**

**The CPA public hearing will be held on Tuesday, December 15, 2015, at 6:00 P.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 15-18 – Submitted by City of St. Petersburg – 0.3 acres m.o.l.

**From: Residential Medium**  
**To: Multimodal Corridor**  
**Location: 424 & 436 22nd Avenue North**

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.

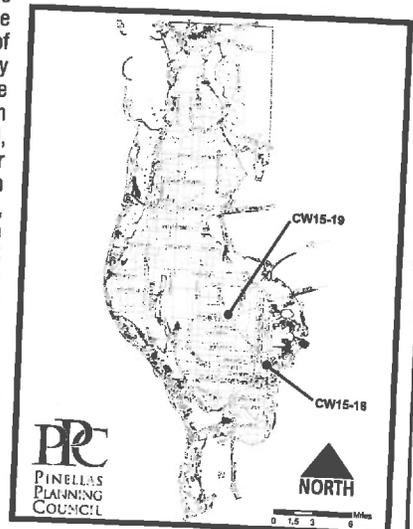
### Case CW 15-19 – Submitted by City of Pinellas Park – 0.5 acres m.o.l.

**From: Residential Low Medium**  
**To: Retail & Services**  
**Location: Generally north of 82nd Avenue, east of 43rd Street, and west of US 19 North**

The current Residential Low Medium category is used to depict areas that are primarily well-suited for suburban, low, or medium-density 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.

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](mailto: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.



PPC  
PINELLAS  
PLANNING  
COUNCIL

11/3/15

Received

NOV 10 2015

Pinellas Planning Council