



## Staff Report

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**File #:** 15-1008, **Version:** 1

**Agenda Date:** 1/12/2016

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**Subject:**

Case No. CW 15-22 - Pinellas County

Countywide Plan Map amendment from Resort to Retail & Services, regarding 5.7 acres more or less, located at 15151 113th Avenue North (regular amendment).

**Recommended Action:**

Sitting as the Countywide Planning Authority, adopt an ordinance approving Case No. CW 15-22, a proposal by Pinellas County to amend the Countywide Plan Map from Resort to Retail & Services, regarding 5.7 acres more or less, located at 15151 113th Avenue North (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 12-0 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 16-0.

**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  
Board Order  
PPC Staff Report  
Case Maps  
Council Staff Analysis  
Draft PAC Minutes  
Disclosure of Interest  
Application

Site Photos PowerPoint  
Legal Ad Affidavit of Publication

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www.pinellasplanningcouncil.org

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Commissioner Joanne "Cookie" Kennedy, Secretary  
Councilmember Doreen Hock-DiPolito, Treasurer  
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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 15-22 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 December 9, 2015.

**Case CW 15-22 – Pinellas County:**

5.7 acres more or less, located at 15151 113<sup>th</sup> Avenue North; proposed to change from Resort to Retail & Services.

The subject site contains the Indian Springs Marina. The property owner wishes to continue operating the marina, expand some of its operations, and redevelop/repair some of the marina structures.

***The PPC, by a vote of 12-0, recommended approval of Case CW 15-22.***

**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 15-22 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 December 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 January 12, 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 15-22 5.7 acres m.o.l., located at 15151 113<sup>th</sup> Avenue North, from Resort to Retail & Services

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

No. 35  
BCC 10-20-15  
6:03 P.M. MASINOVSKY/Abbott

\* \* \* \*

Deviating from the agenda, Chairman Morroni indicated that Item No. 35 would be heard at this time, and no objections were noted.

\* \* \* \*

#35 Resolution No. 15-107 adopted approving the application of Indian Springs Marina, Inc. through Housh Ghovae and Mitch Riley, P.E., Representatives, for a change in zoning from CR, Commercial Recreation, to C-3, Commercial, Wholesale, Warehousing and Industrial Support, and a variance to allow a maximum building height of 50 feet within 50 feet of residentially zoned land; and Ordinance No. 15-36 adopted amending the Future Land Use Map of Pinellas County by changing the land use designation from Commercial Recreation to Commercial General (Z/LU-20-9-15) on approximately 5.7 acres located at the western terminus of 113th Avenue North in the unincorporated area of Largo (street address: 15151 113th Avenue North). The Local Planning Agency recommended approval of all components of the request. Two letters in objection to the application have been received. No citizens appeared to be heard.

Responding to queries by Commissioner Eggers, Planning Department Zoning Manager Glenn Bailey indicated that the case was advertised in a newspaper and by posting a sign on the property; and that all surrounding property owners within at least a 200-foot radius were notified. He related that in the event the proposed development does not occur, possible uses of the property would include warehousing and auto repair services; and that staff would review any additional site plans and provide zoning clearance.

Motion	-	Commissioner Welch
Second	-	Commissioner Gerard
Vote	-	5 – 0

## I. AMENDMENT INFORMATION

From: Resort (R)

To: Retail & Services (R&S)

Area: 5.7 acres m.o.l.

Location: 15151 113<sup>th</sup> Avenue North (Pinellas County Jurisdiction)

## II. RECOMMENDATION

Council recommend to the Countywide Planning Authority that the proposed map amendment to Retail & Services be approved.

## III. BACKGROUND

This proposed amendment is submitted by Pinellas County and seeks to reclassify a parcel totaling 5.7 acres from Resort to Retail & Services. The subject site contains the Indian Springs Marina. The property owner wishes to continue operating the marina, expand some of its operations, and redevelop/repair some of the marina structures.

## IV. FINDINGS

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

- A. The Retail & Services category recognize the proposed use of the site and is consistent with the criteria for utilization of these categories; and
- B. The proposed amendment either does not involve, or will not significantly impact, the remaining relevant countywide considerations.

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

***PPC Action:*** The Council recommended approval of the amendment from Resort to Retail & Services (vote 12-0).

***CPA Action:***

**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 Retail & Services Countywide Plan Map category be approved.**

## **V. PLANNERS ADVISORY COMMITTEE**

At the Planners Advisory Committee meeting on November 30, 2015, the members discussed and recommended approval of staff recommendation (vote 16-0).

## **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 Coastal High Hazard Area Map

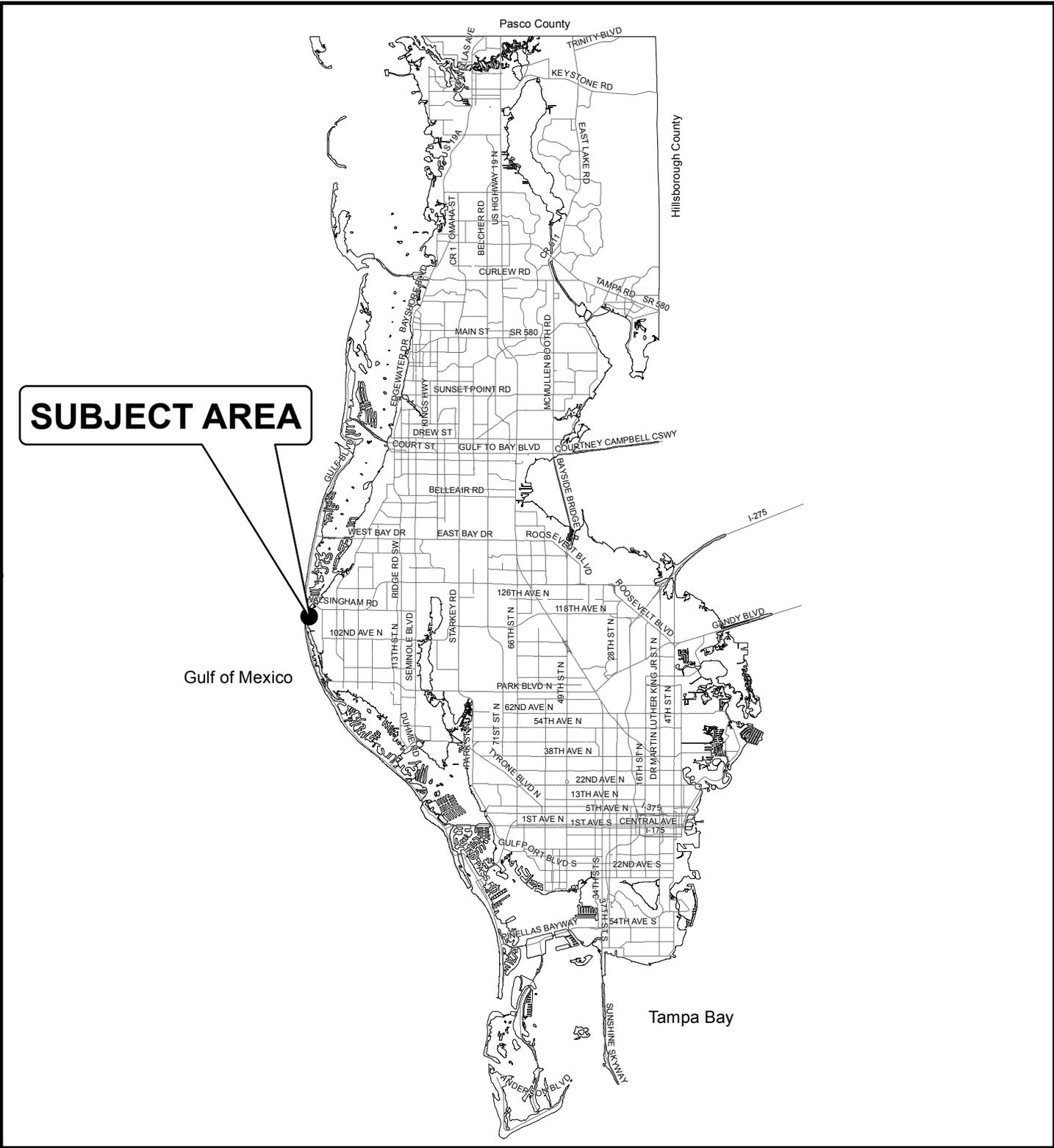
- Attachment 1 Council Staff Analysis
- Attachment 2 Draft Planners Advisory committee Summary Action Sheet

## **VII. SUPPORT DOCUMENTS – available only at [www.pinellasplanningcouncil.org](http://www.pinellasplanningcouncil.org) (see November 2015 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, November 30, 2015 at 1:30 p.m.
- Pinellas Planning Council, December 9, 2015 at 3:00 p.m.
- Countywide Planning Authority, January 12, 2016 at 9:30 a.m.



**Map 1 - Location**

**CASE #:** CW15-22

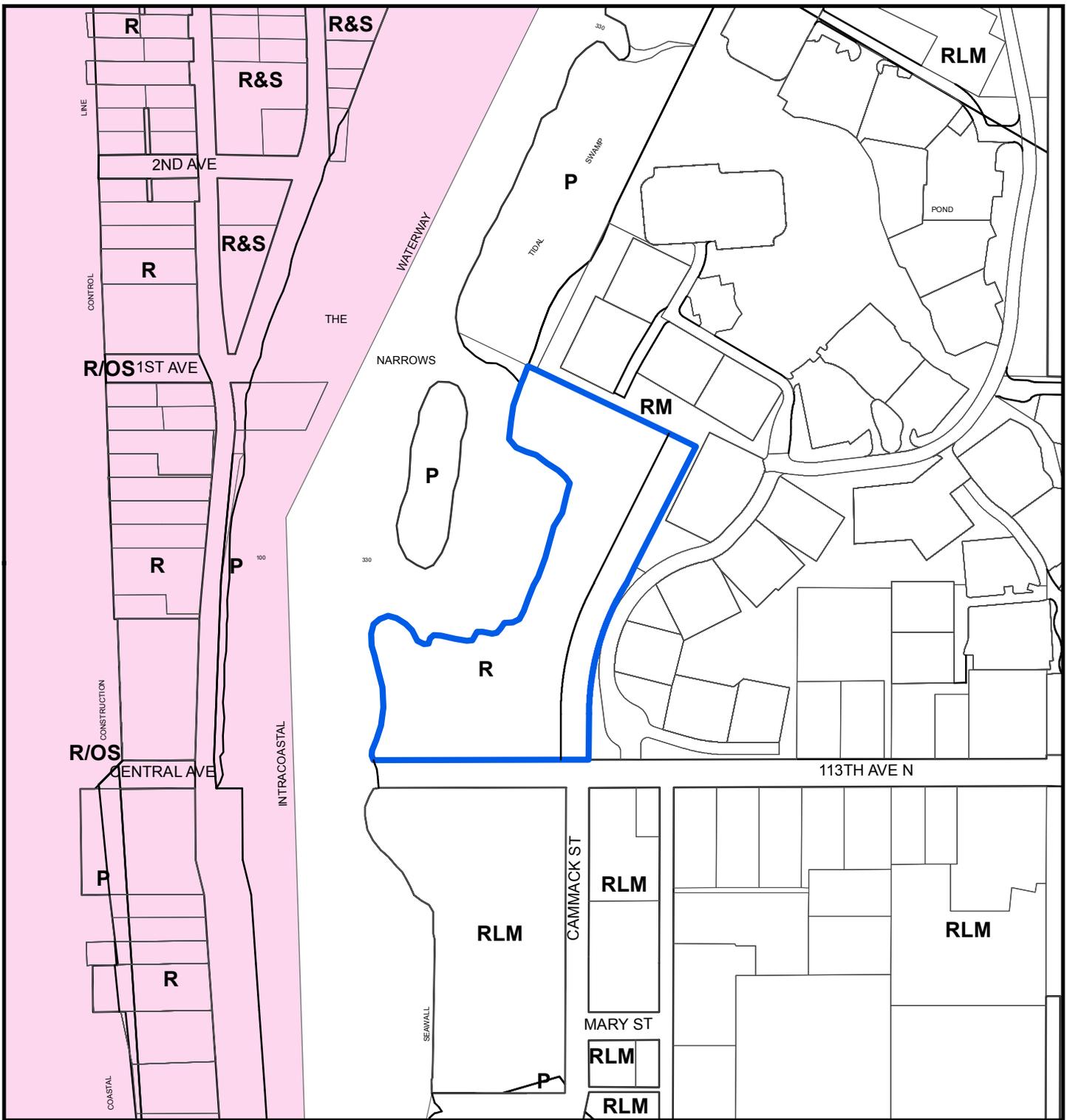
**FROM:** Resort

**AREA:** 5.7 Acres

**JURISDICTION:** Pinellas County

**TO:** Retail & Services





## Map 2 - Current Countywide Plan Map & Jurisdictional Map

**CASE #:** CW15-22

**FROM:** Resort

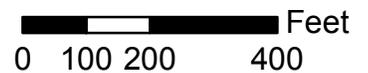
**AREA:** 5.7 Acres

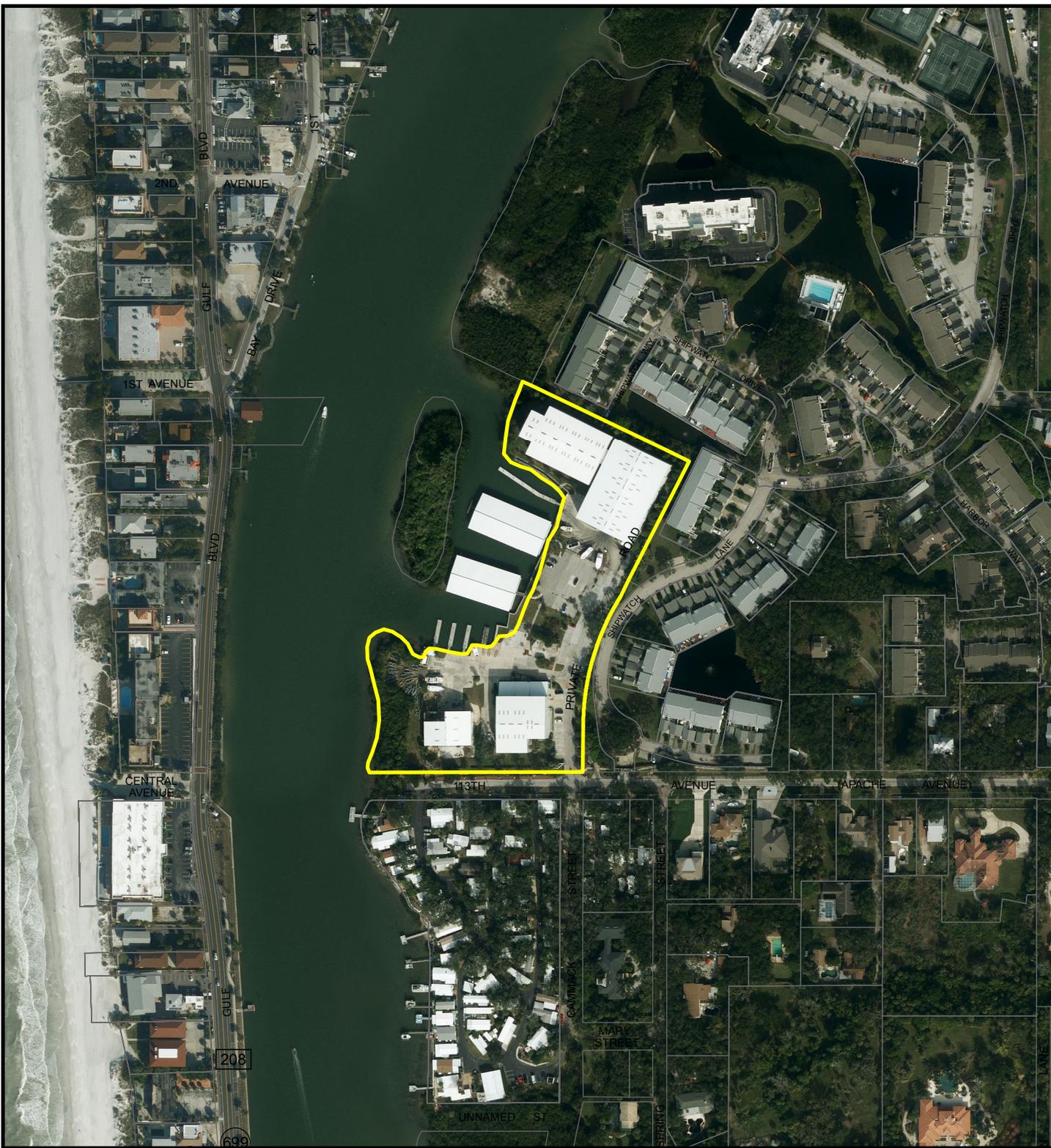
**JURISDICTION:** Pinellas County

**TO:** Retail & Services

**LEGEND:**

- Indian Rocks Beach
- Unincorporated





### Map 3 - Aerial

**CASE #:** CW15-22

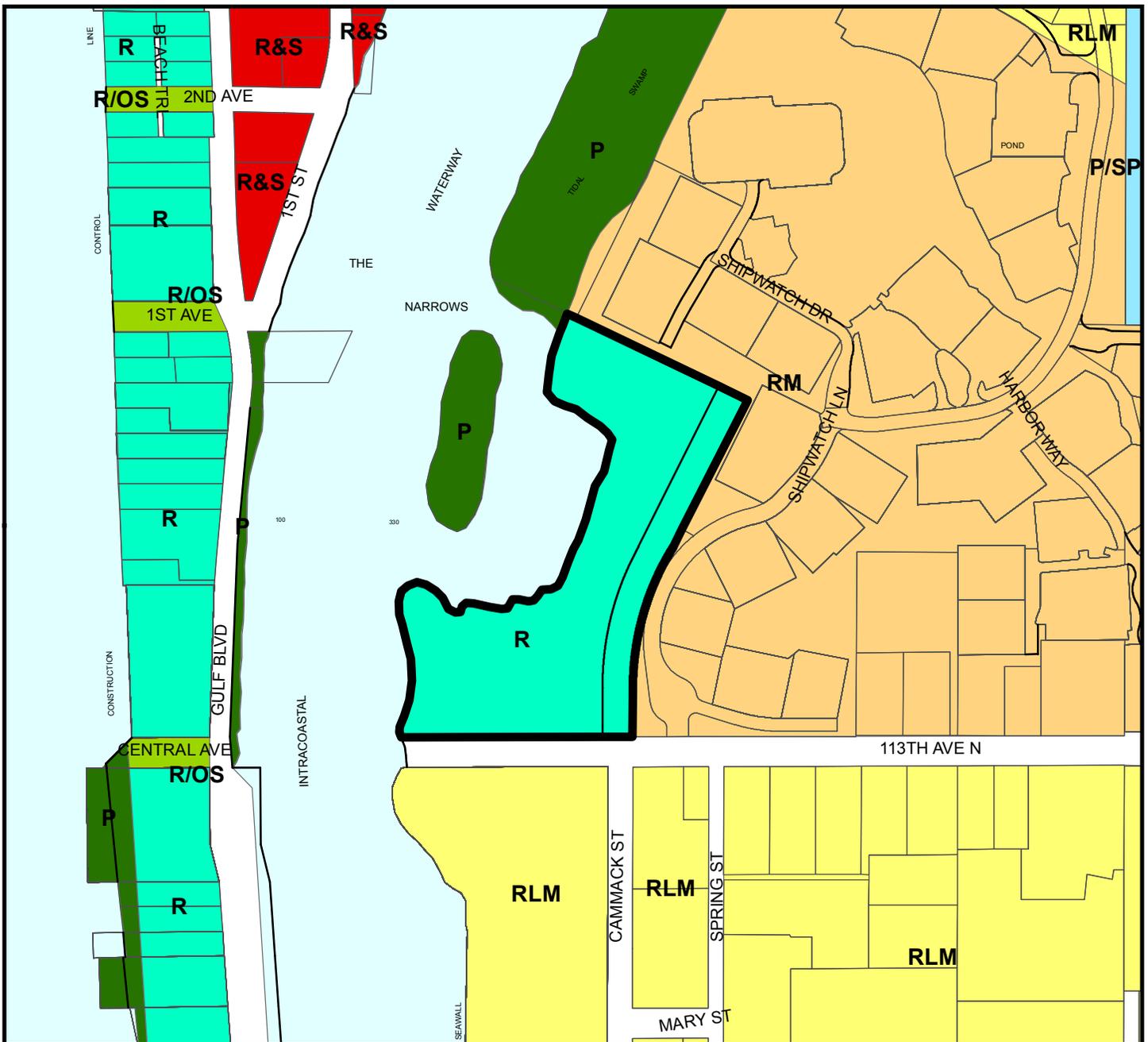
**FROM:** Resort

**AREA:** 5.7 Acres

**JURISDICTION:** Pinellas County

**TO:** Retail & Services





**Plan Map Categories**

- |  |   |  |
|--|---|--|
|  Residential Low Medium |  Resort            |  Public/Semi-Public    |
|  Residential Medium     |  Retail & Services |  Recreation/Open Space |
|  |  Preservation     |  |

**Map 4 - Current Countywide Plan Map**

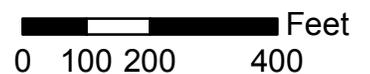
CASE #: CW15-22

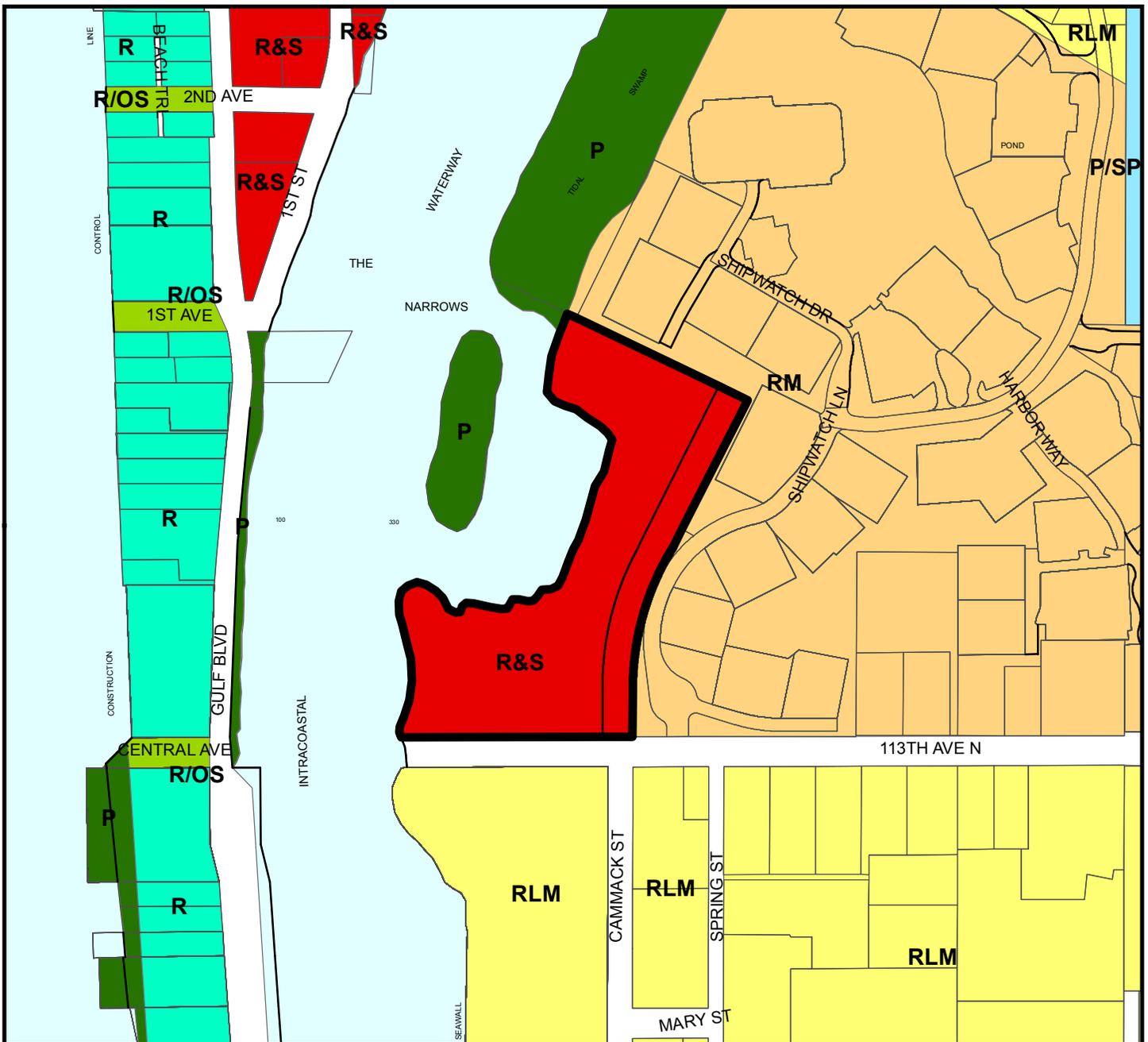
FROM: Resort

AREA: 5.7 Acres

JURISDICTION: Pinellas County

TO: Retail & Services





**Plan Map Categories**

- |  |   |  |
|--|---|--|
|  Residential Low Medium |  Resort            |  Public/Semi-Public    |
|  Residential Medium     |  Retail & Services |  Recreation/Open Space |
|  |  Preservation     |  |

**Map 5 - Proposed Countywide Plan Map**

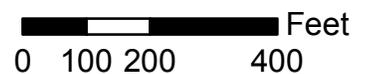
CASE #: CW15-22

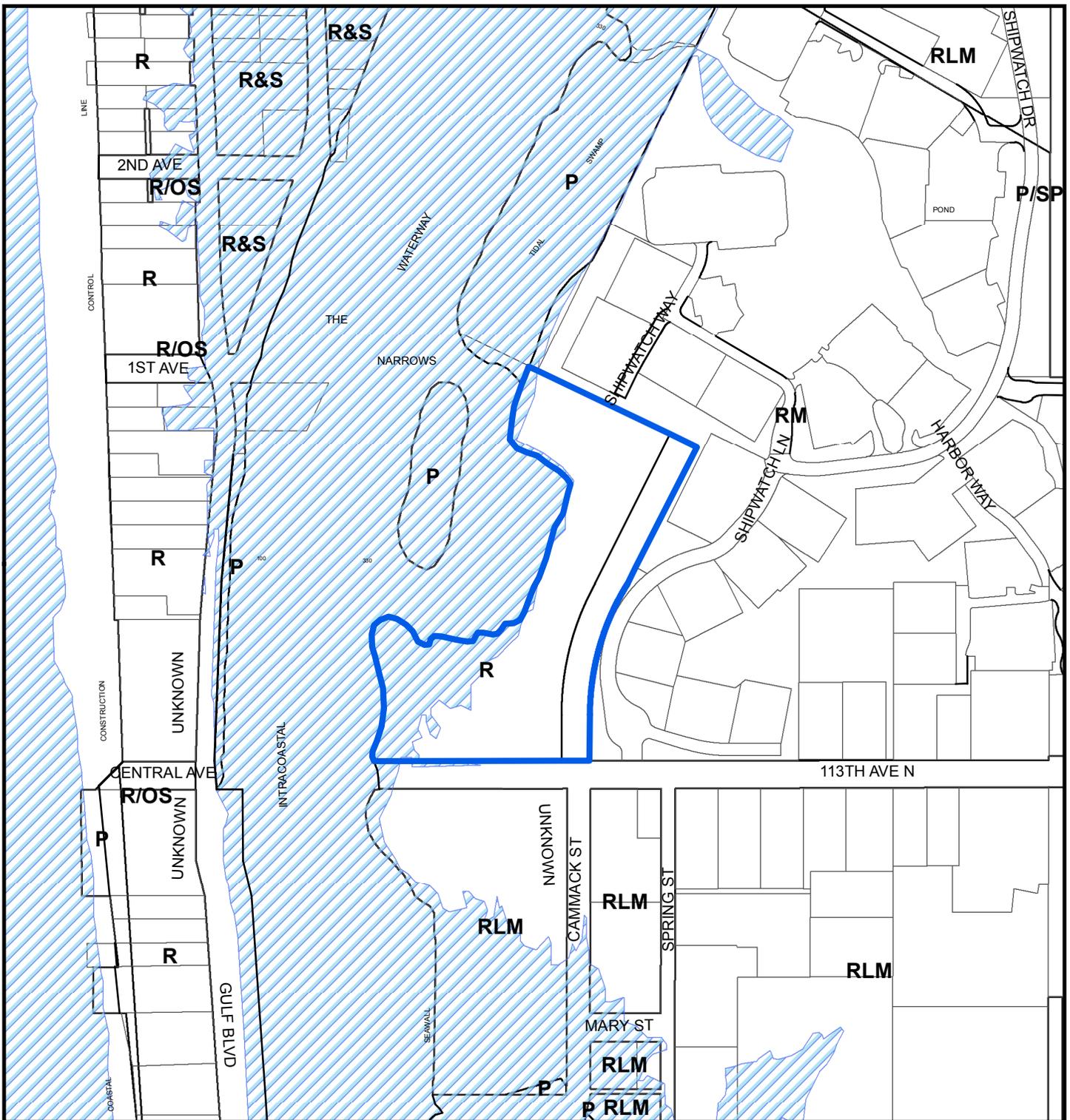
FROM: Resort

AREA: 5.7 Acres

JURISDICTION: Pinellas County

TO: Retail & Services





**Map 6 - Coastal High Hazard Area (CHHA)**

**CASE #:** CW15-22

**FROM:** Resort

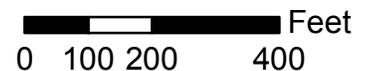
**AREA:** 5.7 Acres

**JURISDICTION:** Pinellas County

**TO:** Retail & Services

**LEGEND:**

 CHHA



**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 5.7 acres. The proposed amendment is from Resort (R) to Retail & Services (R&S).

The proposed R&S 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 current R 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.

A marina is allowed within both the R and R&S categories as a Commercial Recreation use; however, under the R&S category a lower floor area ratio (FAR) will be applied to the site (0.65 FAR with R&S vs. 1.2 FAR with R). It should be noted that the Pinellas County Future Land Use and zoning designations are more restrictive than the Countywide Plan designations. Therefore, the proposed use of their Commercial General category along with the R&S category on the Countywide Plan Map would further restrict the site to a maximum FAR of 0.50.

Additionally, the R&S category is appropriate to locations in and adjacent to activity centers and where surrounding uses support and are compatible with intensive commercial use; in areas in proximity to and with access to major transportation facilities, including transit; and on Multimodal Corridors depicted on the Transit-Oriented Land Use Vision Map, where its proximity to transit service supports the type and density/intensity of the proposed use characteristics. The R category is similar, but is intended more for areas with highly intensive mixes of residential and temporary lodging uses.

The subject area is not adjacent to an activity center, major transportation facilities (with the exception of access to the Intracoastal Waterway), or transit. So, on the surface, even though either category allows for a marina, both categories are intended for locations other than the subject area. However, Pinellas County zoning and land use regulations as applied to this site will result in the restriction of the other uses within R&S category that might prove incompatible with the surrounding area, or that would need to rely on major transportation facilities and transit system.

Also, a study of the marinas across Pinellas County shows that they can be found in the R&S category, as well as R. Therefore, the request to place the marina in the R&S category is appropriate and consistent with how such facilities are treated in other parts of the county. In addition, it will allow the local government, Pinellas County, to better work with the property owner on ensuring the site is redeveloped, taking the surrounding area and transportation facilities into account.

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.” Additionally, traffic generated by the proposed amendment indicates an increase in daily trips (1,590 for R vs. 2,468 for R&S), but 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 878 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 not located on a SNCC.
- 4) **Coastal High Hazard Areas (CHHA)** – Map 6 shows that a portion of the amendment area is located within the CHHA and is therefore subject to the Countywide Rules criteria regarding development in the CHHA. These criteria are used for reviewing proposed amendments that would increase density or intensity, or that would permit certain uses, within the CHHA. The Council and the Countywide Planning Authority may, at their discretion, consider approving such amendments based on a balancing of the ten criteria below:

*Access to Emergency Shelter Space and Evacuation Routes – The uses associated with the requested amendment will have access to adequate emergency shelter space as well as evacuation routes with adequate capacities and evacuation clearance times.*

There are no uses proposed for the site that will require emergency shelter space or utilization of evacuation routes. The R&S category permits 24 residential dwelling units per acre (upa) and R permits 30 upa, showing a potential reduction in allowable units (6 upa). However, Pinellas County does not permit residential uses in their Commercial General category that will be used in conjunction with the Countywide R&S category.

*Utilization of Existing and Planned Infrastructure – The requested amendment will result in the utilization of existing infrastructure, as opposed to requiring the expenditure of public*

*funds for the construction of new, unplanned infrastructure with the potential to be damaged by coastal storms.*

The proposed development will be relying on existing infrastructure.

*Utilization of Existing Disturbed Areas – The requested amendment will result in the utilization of existing disturbed areas as opposed to natural areas that buffer existing development from coastal storms.*

The entire site has been developed over time with a marina and will not impact any natural areas.

*Maintenance of Scenic Qualities and Improvement of Public Access to Water – The requested amendment will result in the maintenance of scenic qualities, and the improvement of public access, to the Gulf of Mexico, inland waterways (such as Boca Ciega Bay), and Tampa Bay.*

Public access to the water will be maintained with the redevelopment of the marina, although through a commercial marina requiring fees or other forms of payment. Scenic qualities may be altered by redevelopment of the site because the boat storage buildings (often referred to as high and dry storage) may change the view to the Intracoastal Waterway from the residential uses adjacent to the marina. The extent of this will be determined at the time of site plan review with Pinellas County.

*Water Dependent Use – The requested amendment is for uses which are water dependent.*

The site is on the waterfront and will provide for a water dependent use.

*Part of Community Redevelopment Plan – The requested amendment is included in a Community Redevelopment Plan, as defined by Florida Statutes for a downtown or other designated redevelopment areas.*

The amendment is not part of such plan.

*Overall Reduction of Density or Intensity – The requested amendment would result in an increase in density or intensity on a single parcel, in concert with corollary amendments which result in the overall reduction of development density or intensity in the surrounding CHHA.*

This amendment is not involved with other parcels.

*Clustering of Uses – The requested amendment within the CHHA provides for the clustering of uses on a portion of the site outside the CHHA.*

Approximately 10% of the site is in the CHHA and the majority of the site improvements are outside of this area.

*Integral Part of Comprehensive Planning Process – The requested amendment has been initiated by the local government as an integral part of its comprehensive planning process, consistent with the local government comprehensive plan.*

The site is not part of an integral planning process at Pinellas County.

- 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 separated from Indian Rocks Beach on the west by the Intracoastal Waterway, but should not have any negative impact on the City of Indian Rocks Beach. The site is not adjacent 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 Resort to Retail & Services is deemed consistent with the Relevant Countywide Considerations found in the Countywide Rules.*

**PAC AGENDA – SUMMARY AGENDA ACTION SHEET**  
**DATE: NOVEMBER 30, 2015**

ITEM	ACTION TAKEN	VOTE
I. <u>MINUTES OF REGULAR PAC MEETING OF NOVEMBER 2, 2015</u>	<u>Approved</u> Motion: Dean Neal Second: Danny Taylor	14-0
II. <u>REVIEW OF PPC AGENDA FOR DECEMBER 9, 2015 MEETING</u> A. <u>Subthreshold Countywide Plan Map Amendments</u> 1. Case CW 15-20 – City of St. Petersburg	<u>Denied</u> (per the request of the submitting city with the anticipation of a forthcoming withdrawal) Motion: Dean Neal Second: Jan Norsoph	15-0
2. Case CW 15-21 – City of St. Petersburg	<u>Approved</u> Motion: Dean Neal Second: Marie Dauphinais	15-0
B. <u>Regular Countywide Plan Map Amendments</u> 1. Case CW 15-22 - Pinellas County	<u>Approved</u> Motion: Dean Neal Second: Marie Dauphinais	16-0
2. Case CW 15-23 – City of Tarpon Springs	<u>Approved</u> Motion: Dean Neal Second: Jan Norsoph	16-0
C. <u>Annexation Report – November 2015</u>	<u>No Action – Information Only</u>	
D. <u>CPA Actions – November 2015</u>	<u>No Action – Information Only</u>	
E. <u>MPO/PPC Emphasis Areas</u>	Whit Blanton presented a PowerPoint on the SPOTLIGHT emphasis areas that arose out of the September Board work session. He discussed timeframes, work products, and public engagement. He further outlined the work plan elements and planning approach for each of the three emphasis areas. There was some discussion and questions were answered. After which, Mr. Blanton expressed a desire to have members of the Planners Advisory Committee on the subcommittees that will be formed to address each of these areas; advising that anyone interested in doing so should follow up with Planning Council staff.	
III. <u>OLD BUSINESS</u>	None	
IV. <u>OTHER PAC BUSINESS/PAC DISCUSSION AND UPCOMING AGENDA</u> A. 2016 PAC Membership Roster/Election of Officers for 2016 B. Complete Streets Overview (Information Only)	A. Gordon Beardslee nominated Marcie Stenmark for Chairman; seconded by Marie Dauphinais and carried unanimously. Lauren Matzke nominated Valerie Brookens for Vice Chairman; seconded by Marshall Touchton and carried unanimously. B. Chelsea Favaro, of the Metropolitan Planning Organization, presented a PowerPoint overview of the Complete Streets Program. This was followed by a brief	

<p>C. Countywide Plan Follow-Up – Old vs. New Map Categories (Information Only)</p>	<p>question and answer session.</p> <p>C. Linda Fisher presented information on the new Countywide Plan Map categories compared with the old. She distributed a table summarizing the changes and sample application and local government category matrix for future reference. Ms. Fisher explained that the Planning Council would be periodically bringing technical assistance items to the PAC relating to the Countywide Plan and invited any suggested topics that would be of benefit.</p> <p>Gordon Beardslee suggested that a separate form be created for Tier I amendments. PPC staff agreed to explore this option.</p>	
<p>V. <u>ADJOURNMENT</u></p>	<p>The meeting was adjourned at 2:50 p.m.</p>	

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-20-9-15

PROPERTY OWNERS/REPRESENTATIVE (include name and address):

Indian Springs Marina, Inc., 15151 113th Ave N, Largo, FL 33774

ANY OTHER PERSONS HAVING ANY OWNERSHIP INTEREST IN THE SUBJECT PROPERTY:

Interests: Contingent  Absolute

Name/Address: None

Specific Interest Held: N/A

INDICATION AS TO WHETHER A CONTRACT EXISTS FOR SALE OF SUBJECT PROPERTY, IF SO:

Contract is: Contingent  Absolute

All Parties To Contract: None

Name/Address:  
N/A

INDICATION AS TO WHETHER THERE ARE ANY OPTIONS TO PURCHASE SUBJECT PROPERTY, IF SO:

All Parties To Option: None

Name/Address  
N/A

ANY OTHER PERTINENT INFORMATION WHICH APPLICANT MAY WISH TO SUBMIT PERTAINING TO REQUESTED PLAN MAP AMENDMENT:

Variance request for 50-foot high buildings within 50 feet of residential zoning.

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)

Resort

Retail and Services

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-20-9-15

Commercial Recreation

Commercial Recreation (CR)

Commercial General

C-3

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)

Portion of 13/30/14/00000/140/1100

2. Location/Address

15151 113th Avenue N, Largo 33774

3. Acreage

5.7

4. Existing use(s)

Commercial Marina

5. Existing density and/or floor area ratio

0.35 FAR

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

Indian Springs Marina

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.  
October 20, 2015
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.  
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](http://www.pinellasplanningcouncil.org/amendment.htm)*

# Pinellas Planning Council

December 9, 2015

Case CW 15-22

Submitted by

Pinellas County





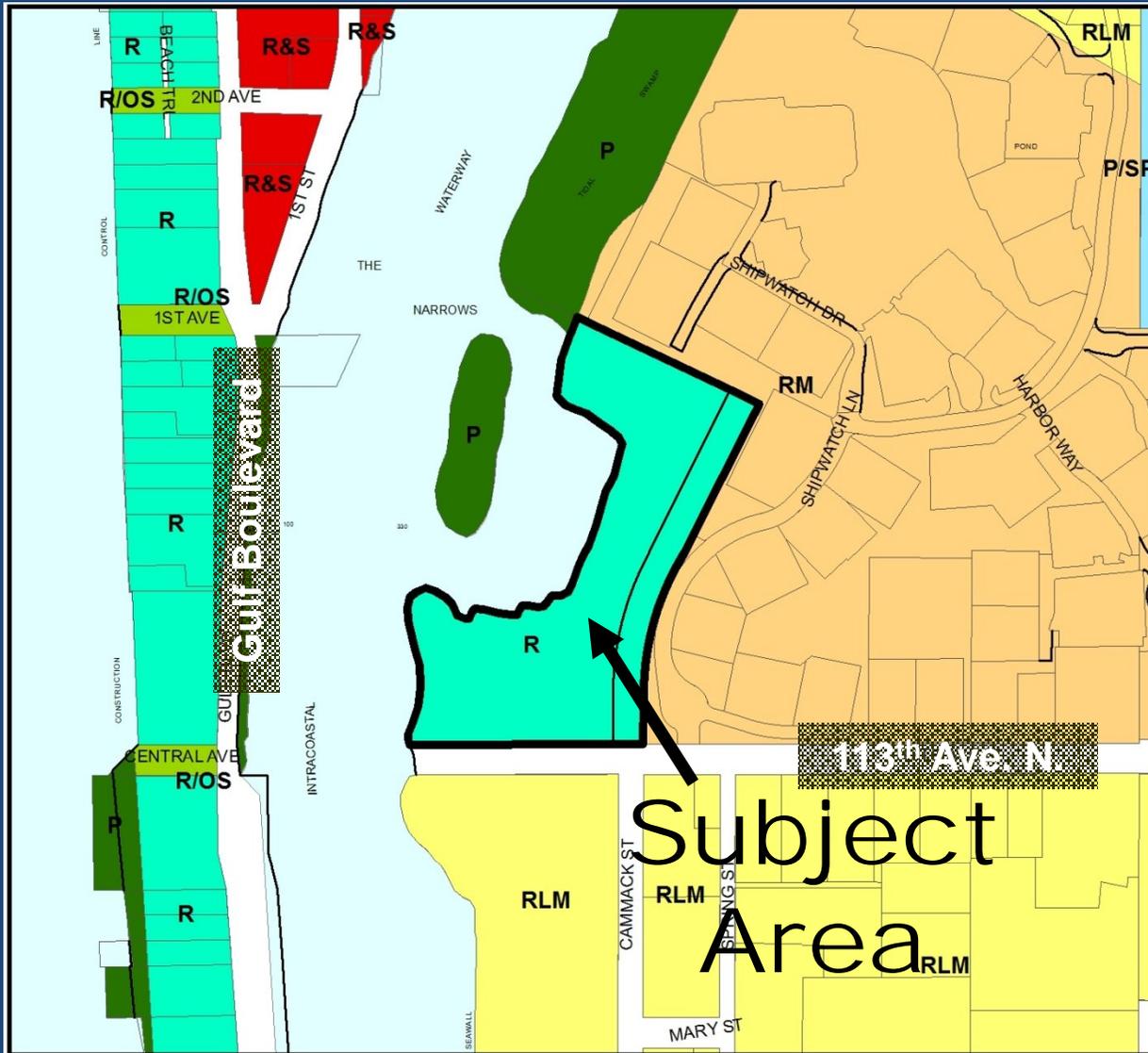
5.7 acres

Resort to  
Retail &  
Services

Indian  
Springs  
Marina



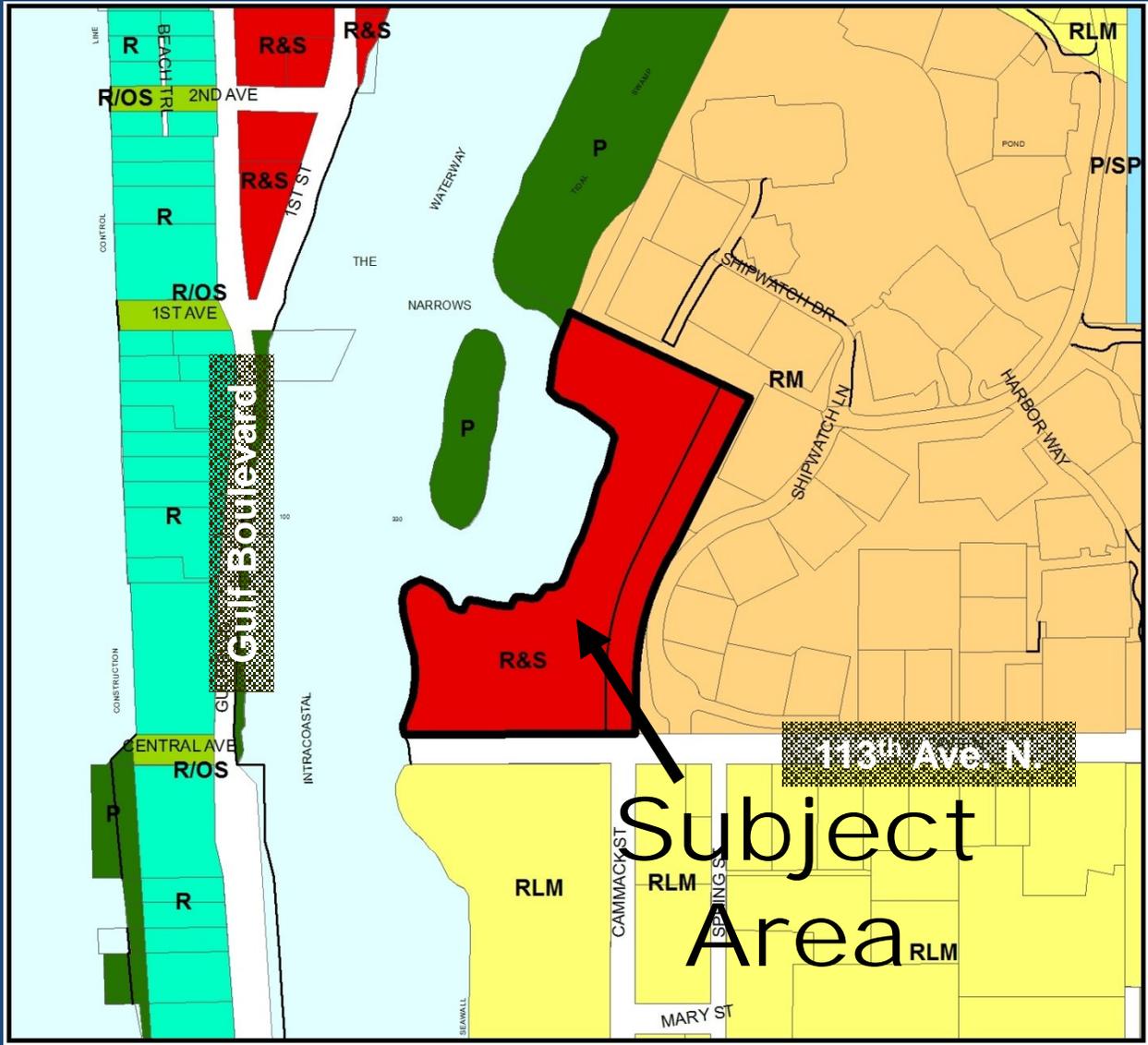




**Plan Map Categories**

- |   |  |  |
|---|--|--|
| <span style="display: inline-block; width: 15px; height: 15px; background-color: yellow; border: 1px solid black;"></span> Residential Low Medium | <span style="display: inline-block; width: 15px; height: 15px; background-color: cyan; border: 1px solid black;"></span> Resort            | <span style="display: inline-block; width: 15px; height: 15px; background-color: lightblue; border: 1px solid black;"></span> Public/Semi-Public     |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: orange; border: 1px solid black;"></span> Residential Medium     | <span style="display: inline-block; width: 15px; height: 15px; background-color: red; border: 1px solid black;"></span> Retail & Services  | <span style="display: inline-block; width: 15px; height: 15px; background-color: lightgreen; border: 1px solid black;"></span> Recreation/Open Space |
|   | <span style="display: inline-block; width: 15px; height: 15px; background-color: darkgreen; border: 1px solid black;"></span> Preservation |  |





**Plan Map Categories**

<span style="display: inline-block; width: 20px; height: 10px; background-color: yellow; border: 1px solid black;"></span> Residential Low Medium	<span style="display: inline-block; width: 20px; height: 10px; background-color: cyan; border: 1px solid black;"></span> Resort	<span style="display: inline-block; width: 20px; height: 10px; background-color: lightblue; border: 1px solid black;"></span> Public/Semi-Public
<span style="display: inline-block; width: 20px; height: 10px; background-color: orange; border: 1px solid black;"></span> Residential Medium	<span style="display: inline-block; width: 20px; height: 10px; background-color: red; border: 1px solid black;"></span> Retail & Services	<span style="display: inline-block; width: 20px; height: 10px; background-color: lightgreen; border: 1px solid black;"></span> Recreation/Open Space
	<span style="display: inline-block; width: 20px; height: 10px; background-color: darkgreen; border: 1px solid black;"></span> Preservation	





Marina entrance from 113<sup>th</sup> Ave



Inside marina looking west to  
Indian Rocks Beach



Inside marina



Inside marina – storm damaged building



Residential to east of subject area



Residential to south of subject  
area



Residential to east of subject area



Entrance roadway (113<sup>th</sup> Ave. N.)

# Recommendation

## Approval to Retail & Services

### – Countywide Considerations

- Consistent with criteria for utilization of this category;
- No LOS issue, but still potential reduction in trips;
- Consistent with criteria for amendments in the CHHA; and
- Will not significantly impact other Countywide Considerations.



# Tampa Bay Times

Published Daily

STATE OF FLORIDA }  
COUNTY OF Pinellas County } ss

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: 11/21/15**. 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

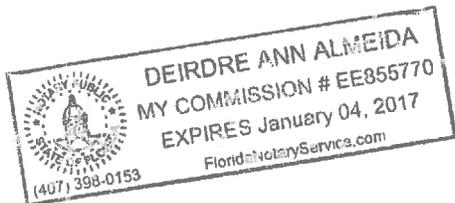
Sworn to and subscribed before me this 11/21/2015.

*[Signature]*

Signature of Notary Public

Personally known \_\_\_\_\_ or produced identification

Type of identification produced \_\_\_\_\_



Received

DEC 01 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, December 9, 2015, at 3:00 P.M. or as soon thereafter as the agenda permits.**

**The CPA public hearing will be held on Tuesday, January 12, 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 15-20 – Submitted by City of St. Petersburg – 8.3 acres m.o.l.**

**From:** Residential Medium  
**To:** Residential Low Medium  
**Location:** A portion of the Allendale neighborhood generally bounded by 38th Avenue North, Dr. Martin Luther King Jr. Street North, Foster Hill Drive North and Haines Road 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 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.

**Case CW 15-21 – Submitted by City of St. Petersburg – 2.9 acres m.o.l.**

**From:** Residential Low Medium  
**To:** Residential Medium  
**Location:** A portion of the Allendale neighborhood generally bounded by 42nd Avenue North, 12th Street North, Haines Road North, and 15th Street North.

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 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.

**Case CW 15-22 – Submitted by Pinellas County – 5.7 acres m.o.l.**

**From:** Resort  
**To:** Retail & Services  
**Location:** 15151 113th Avenue North

The current 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 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 15-23 – Submitted by City of Tarpon Springs – 0.8 acres m.o.l.**

**From:** Residential Medium  
**To:** Retail & Services  
**Location:** South side of Lake Tarpon Avenue, west of 1513 Lake Tarpon Avenue

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 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.

