

## MEMORANDUM

TO: Robert S. LaSala, County Administrator

FROM: Michael C. Crawford, Interim Executive Director  
Pinellas Planning Council

SUBJECT: Transmittal of Pinellas Planning Council Items for the  
Countywide Planning Authority Meeting of June 5, 2012  
Re: Parts I, II, and III – Public Hearing Agenda and Part IV – Regular Agenda

DATE: May 18, 2012

I am transmitting herewith the twelve packets of the agenda items to be considered by the Countywide Planning Authority (CPA) at their meeting of June 5, 2012. Attached to this memo is the listing of the CPA items, Parts I, II, III and IV, for incorporation in your complete agenda, which has also been transmitted separately by E-mail.

The CPA items to be included on the agenda are as follows:

### **Part I – Public Hearing Agenda: Subthreshold Plan Map Amendments**

- **Case CW 12-08 – City of Clearwater**

**The Pinellas Planning Council recommended approval of Case CW 12-08.**

- **Case CW 12-11 – City of St. Pete Beach**

**The Pinellas Planning Council recommended approval of Case CW 12-11.**

### **Part II – Public Hearing Agenda: Regular Plan Map Amendments**

- **Case CW 12-09 – City of Tarpon Springs**

**The Pinellas Planning Council recommended approval of Case CW 12-09.**

- **Case CW 12-10 – City of Oldsmar**

**The Pinellas Planning Council recommended approval of Case CW 12-10, subject to the City initiating a Countywide Plan Map adjustment during the next 2012 Map Adjustment Submission date to the Preservation category and the Water/Drainage Feature Overlay category for the portion of the site designated wetlands.**

### **Part III – Public Hearing Agenda: Amendment of Special Area Plan**

- **Case CW 10-01 – (SAP Change No. 2-2012) – City of St. Pete Beach – Substantive Amendments to Eighth Avenue Commercial District SAP (to be continued to July 10, 2012 CPA Public Hearing)**

### **Part IV - Regular Agenda - Composite Annexation Report**

The accompanying Composite Annexation Report for Fiscal Years 2000/01 – 2010/11 summarizes and analyzes both voluntary and involuntary annexations and annexation-related data for this eleven-year period.

**The Pinellas Planning Council accepted the report and authorized transmittal to the Countywide Planning Authority for receipt and filing.**

## **COUNTYWIDE PLANNING AUTHORITY**

### **SCHEDULED PUBLIC HEARINGS**

#### **SUBTHRESHOLD PLAN MAP AMENDMENTS**

a. **Case CW 12-08 – City of Clearwater**

**Location – 0.4 acres m.o.l., located at 3043 and 3047 Cleveland Street  
Amendment from Residential Urban to Institutional**

b. **Case CW 12-11 – City of St. Pete Beach**

**Location – 0.4 acres m.o.l., located at 1307 Gulf Way  
Amendment from Residential High with Resort Facilities Overlay to  
Residential Low Medium**

#### **REGULAR PLAN MAP AMENDMENTS**

a. **Case CW 12-09 – City of Tarpon Springs**

**Location – 16.0 acres m.o.l., located at 615, 625, and 631 N. Jasmine Ave.  
Amendment from Industrial Limited, Industrial Limited with  
Transportation/Utility Overlay, Preservation, and Preservation with  
Transportation/Utility Overlay to Residential Low Medium, Residential Low  
Medium with Transportation/Utility Overlay, Preservation, and Preservation  
with Transportation/Utility Overlay**

b. **Case CW 12-10 – City of Oldsmar**

**Location – 8.2 acres m.o.l., located on the northeast corner of Tampa Road and  
Bay Arbor Boulevard  
Amendment from Industrial Limited and Industrial Limited with  
Water/Drainage Feature Overlay to Commercial General and Commercial  
General with Water/Drainage Feature Overlay**

#### **AMENDMENT OF SPECIAL AREA PLAN**

a. **Case CW 10-01 – (SAP Change No. 2-2012) – City of St. Pete Beach**

**Location – 0.2 acres m.o.l., located at 701 Gulf Way  
Amendment from Residential/Office/Retail to Community Redevelopment  
District (to be continued to the July 10, 2012, CPA Public Hearing Date)**

### **REGULAR AGENDA**

a. **Composite Annexation Report – Receipt and Filing**

TO: The Honorable Chairman and Members of the Board of County Commissioners, in Your Capacity as the Countywide Planning Authority

THROUGH: Robert S. LaSala, County Administrator

FROM: Michael C. Crawford, Interim Executive Director  
Pinellas Planning Council

SUBJECT: June 5, 2012 Countywide Planning Authority Agenda  
Part I – Public Hearing Agenda Re: Subthreshold Plan Map Amendment

DATE: June 5, 2012

**RECOMMENDATION:** THE PINELLAS PLANNING COUNCIL RECOMMENDS THE BOARD, IN YOUR CAPACITY AS THE COUNTYWIDE PLANNING AUTHORITY, APPROVE CASES CW 12-08 AND CW 12-11, AS OUTLINED BELOW.

**DISCUSSION:** The Countywide Planning Authority has received two cases concerning subthreshold amendment of the Countywide Plan Map as described below:

**Case CW 12-08 – City of Clearwater:**

0.4 acres m.o.l., located at 3043 and 3047 Cleveland Street, proposed to change from *Residential Urban to Institutional*.

This application submitted by the City of Clearwater seeks to amend the current Residential Urban category to Institutional. The parcels are vacant and previously contained two single family homes. The property owner, Calvary Baptist Church, proposes to use these parcels as part of a new parking facility. The church has previously purchased and amended the future land use of adjacent parcels to and in the vicinity of the subject site over the last several years in order to accommodate growth of the church and associated church/school facilities.

*The Pinellas Planning Council, by a vote of 11-0, recommended approval of Case CW 12-08.*

**Case CW 12-11 – City of St. Pete Beach:**

0.4 acres m.o.l., located at 1307 Gulf Way, proposed to change from *Residential High with Resort Facilities Overlay to Residential Low Medium*.

This application submitted by the City of St. Pete Beach seeks to amend the current Residential High with Resort Facilities Overlay category to Residential Low Medium. The parcel is vacant and previously contained a hotel. The property owner proposes to redevelop the site with single family residences. This parcel was the subject of a previous future land use amendment (CW09-01 in January 2009) which reclassified the parcel from Residential Low Medium to Residential High with Resort Facilities Overlay. The proposed development at that time never occurred.

***The Pinellas Planning Council, by a vote of 11-0, recommended approval of Case CW 12-11.***

With this transmittal, the complete record of the public hearings held by the Pinellas Planning Council on these cases are on file with the Clerk and is available for review by the Board or any interested party.

TO: The Honorable Chairman and Members of the Board of County Commissioners, in Your Capacity as the Countywide Planning Authority

THROUGH: Robert S. LaSala, County Administrator

FROM: Michael C. Crawford, Interim Executive Director  
Pinellas Planning Council

SUBJECT: June 5, 2012 Countywide Planning Authority Agenda  
Part II – Public Hearing Agenda Re: Regular Plan Map Amendment

DATE: June 5, 2012

**RECOMMENDATION:** THE PINELLAS PLANNING COUNCIL RECOMMENDS THE BOARD, IN YOUR CAPACITY AS THE COUNTYWIDE PLANNING AUTHORITY, APPROVE CASES CW 12-09 AND CW 12-10, AS OUTLINED BELOW.

**DISCUSSION:** The Countywide Planning Authority has received two cases concerning regular amendment of the Countywide Plan Map as described below:

**Case CW 12-09 – City of Tarpon Springs:**

16.0 acres m.o.l., located at 615, 625, and 631 N. Jasmine Ave., proposed to change from *Industrial Limited, Industrial Limited with Transportation/Utility Overlay, Preservation, and Preservation with Transportation/Utility Overlay to Residential Low Medium, Residential Low Medium with Transportation/Utility Overlay, Preservation, and Preservation with Transportation/Utility Overlay.*

This application submitted by the City of Tarpon Springs seeks to amend 11.5 acres of the Industrial Limited category to Residential Low Medium and leave the remaining 4.5 acres of Preservation and Transportation/Utility Overlay designations unchanged. The site is divided by an un-built right-of-way and consists of five parcels totaling 16.0 acres and contains a multiple-tenant industrial use, a horse stable, and a former assisted living facility. The owner wishes to reopen the assisted living facility with an increase in beds and to redevelop the remainder of the site with a multi-family residential development.

The proposed amendment site fronts on Jasmine Avenue, a local roadway, which is used mostly for residential traffic for the single-family neighborhoods to the north and east. While the size of the site is sufficient for an industrial/mixed use project, the configuration, location and access make it difficult for that type of project to develop. These local factors combined do not offer the potential to accommodate “essential and targeted employment industries.”

***The Pinellas Planning Council, by a vote of 11-0, recommended approval of Case CW 12-09.***

## **Case CW 12-10 – City of Oldsmar:**

8.2 acres m.o.l., located at the northeast corner of Tampa Road and Bay Arbor Boulevard, proposed to change from ***Industrial Limited and Industrial Limited with Water/Drainage Feature Overlay to Commercial General and Commercial General with Water/Drainage Feature Overlay***.

This application submitted by the City of Oldsmar seeks to amend the current Industrial Limited designation to Commercial General and leave the Water/Drainage Feature Overlay unchanged. The site consists of an 8.2-acre parcel that contains a retail shopping center.

The site's size is sufficient for an industrial/mixed use project, however the site is already developed with an active retail shopping center and a portion of the site contains wetlands. The site fronts on Tampa Road, an arterial roadway, however, its secondary access is on Bay Arbor Boulevard, which is an entrance to a single family subdivision. These factors combined reduce the potential to accommodate "essential and targeted employment industries." It should be noted that Commercial General was requested as opposed to Residential/Office/Retail in order to retain the right to locate light industrial uses on site.

Additionally, the Water/Drainage Feature Overlay is incorrectly placed over the built portion of the site at present and should be amended to include the on-site wetlands. The same wetlands are presently incorrectly designated Industrial Limited and are requested to be amended to Commercial General. However, the Countywide Rules specify that these areas be designated Preservation and in order to amend the map correctly with the least amount of difficulty for the City, the Council recommends this be accomplished during the next map adjustment timeframe which will occur in September 2012.

***The Pinellas Planning Council, by a vote of 11-0, recommended approval of Case CW 12-10, subject to the City initiating a Countywide Plan Map Adjustment during the next 2012 Map Adjustment submission date to the Preservation category and the Water/Drainage Feature Overlay category for the portion of the site designated wetlands.***

With this transmittal, the complete record of the public hearings held by the Pinellas Planning Council on these cases are on file with the Clerk and is available for review by the Board or any interested party.

TO: The Honorable Chairman and Members of the Board of County Commissioners, in Your Capacity as the Countywide Planning Authority

THROUGH: Robert S. LaSala, County Administrator

FROM: Michael C. Crawford, Interim Executive Director  
Pinellas Planning Council

SUBJECT: June 5, 2012 Countywide Planning Authority Agenda  
Part III – Public Hearing Agenda Re: Amendment of Special Area Plan

DATE: June 5, 2012

**RECOMMENDATION:** THE PINELLAS PLANNING COUNCIL REQUESTS THE BOARD, IN YOUR CAPACITY AS THE COUNTYWIDE PLANNING AUTHORITY, CONTINUE SUBSTANTIVE PLAN CHANGE: CASE CW 10-01 (SAP CHANGE NO. 2-2012), AS OUTLINED BELOW, TO THE JULY 10, 2012 CPA PUBLIC HEARING DATE.

**DISCUSSION:** The Board, in your capacity as the Countywide Planning Authority, has received one case concerning special area plan amendment of the Countywide Future Land Use Plan Map as described below:

**Case CW 10-01 (SAP Change No. 2-2012) – City of St. Pete Beach:**

0.2 acres m.o.l., located at 701 Gulf Way, proposed to change from *Residential/Office/Retail to Community Redevelopment District*.

The City of St. Pete Beach proposes to expand the Community Redevelopment District (CRD) area in the Pass-a-Grille Beach neighborhood and to amend the Eighth Avenue Commercial District Special Area Plan (SAP) that governs the CRD by increasing the maximum temporary lodging density standard, allowing single family residential as a use, and revising the analysis of the infrastructure impacts. The City proposes to expand the CRD by approximately 0.2 acres to a total of approximately 3.3 acres.

The City of St. Pete Beach requested a continuance of this item to the June 20, 2012, Pinellas Planning Council meeting in order to include map graphics showing the SAP's expanded boundary which will reflect the addition of the 0.2-acre subject parcel and to revisit its infrastructure analysis.

***The Pinellas Planning Council, by a vote of 11-0, continued Case CW 10-01 (SAP Change No. 2-2012) to its June 20, 2012, PPC meeting as requested by the City of St. Pete Beach, and recommends the Countywide Planning Authority continue the request to the CPA Public Hearing Date of July 10, 2012.***

With this transmittal, the complete record of the public hearing held by the Pinellas Planning Council on this case is on file with the Clerk and is available for review by the Board or any interested party.

TO: The Honorable Chairman and Members of the Board of County Commissioners, in Your Capacity as the Countywide Planning Authority

THROUGH: Robert S. LaSala, County Administrator

FROM: Michael C. Crawford, Interim Executive Director  
Pinellas Planning Council

SUBJECT: June 5, 2012 Countywide Planning Authority Agenda  
Part IV - Regular Agenda Re: Composite Annexation Report

DATE: June 5, 2012

**RECOMMENDATION:** THE PINELLAS PLANNING COUNCIL RECOMMENDS THE BOARD, IN YOUR CAPACITY AS THE COUNTYWIDE PLANNING AUTHORITY, RECEIVE AND FILE THE COMPOSITE ANNEXATION REPORT FOR PINELLAS COUNTY – FY 2000/01 THROUGH 2010/11, AS OUTLINED BELOW:

**DISCUSSION:** The Composite Annexation Report provides a cumulative update of the results of annexation in Pinellas County, commencing with the charter amendment and effectuation of Pinellas County Ordinance No. 00-63 in November 2000 and leading to the end of the last fiscal year, September 30, 2011. This update compiles and analyzes the data on the cumulative impact of annexation in Pinellas County.

The data compiled and used for this report includes the number of approved annexations and acreage by Countywide Future Land Use Plan Map category for voluntary annexation or referendum annexation. The second set of data reflects approved annexations (both voluntary and referendum) and includes population, acreage, and ad valorem real property taxable value by tax year.

***The Pinellas Planning Council, by a vote of 11-0, accepted the report and authorized transmittal to the Countywide Planning Authority for receipt and filing.***