

**PINELLAS PLANNING COUNCIL
AGENDA MEMORANDUM**

**PRELIMINARY FOR
PAC REVIEW ONLY**

AGENDA ITEM:

MEETING DATE: February 20, 2008

SUBJECT: Proposed Regular Amendment to the *Countywide Future Land Use Plan Map*

From: Residential Low – RL

To: Residential/Office Limited – R/OL

Area: 1.5 Acres m.o.l.

CASE #: CW 08-12

JURISDICTION: City of Largo

LOCATION: Northeast corner of Roosevelt Boulevard and Bradford Street.

RECOMMENDATION: Council, Based On Accompanying Findings, Recommend That The Proposed Amendment To Residential/Office Limited Be Approved.

I. BACKGROUND

The requested Countywide Plan Map amendment to Residential/Office Limited (R/OL) will allow the site to be redeveloped as a professional office complex. The site is developed with two single-family homes as depicted on the aerial (attached Map 3).

The area to the west of the subject site is separated by a local road (Bradford Street) and is developed with a gas station and a commercial plaza, designated Commercial General (CG), while the area to the east immediately adjacent to the subject site and includes the Family Service Center of Pinellas County offering family counseling and other support services, designated Institutional. The property to the north is designated Residential Low (RL) and is developed with single-family homes. The area to the south (across Roosevelt Boulevard) is shared by two parcels, one of which is undeveloped designated R/OL, and the other one is developed with a triplex designated Residential Urban.

PINELLAS PLANNING COUNCIL ACTION:

COUNTYWIDE PLANNING AUTHORITY ACTION:

II. FINDINGS

This amendment is considered a “regular amendment” because it impacts one or more of the six Relevant Countywide Considerations contained in the Countywide Rules. The impacted considerations are:

- *Consistency with the Countywide Plan and Rules; and*
- *Adjacent To or Impacting an Adjoining Jurisdiction.*

In summary, given the site’s location on a Principal Arterial Roadway (Roosevelt Boulevard) the site’s current RL designation is not the most appropriate designation for the subject site and is considered to be inconsistent with the purpose and locational characteristics that are enumerated in the Countywide Rules. A more appropriate designation for the subject site would be the requested R/OL category for the following reasons: 1) the R/OL category will allow for development of an office use, which is compatible with the surrounding adjacent residential, office, and commercial areas; 2) the R/OL category will serve as a transition from Roosevelt Boulevard to low density residential uses to the north; and 3) the site’s close proximity to mass transit and its frontage along Roosevelt Boulevard, which is a Principal Arterial road.

Lastly, the requested R/OL category will not significantly impact Pinellas County (which is adjacent to the subject site to the south across Roosevelt Boulevard).

For a detailed staff evaluation of the proposed amendment’s impact on the above Relevant Countywide Considerations refer to Support Document 1: Council Staff Analysis.

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 has been determined that the proposed Residential/Office Limited category is consistent with the criteria for Countywide Plan Map amendments. Therefore, it is recommended that the Residential/Office Limited category be approved.

III. PLANNERS ADVISORY COMMITTEE (PAC)

The PAC will meet on February 11, 2008, to discuss the case.

IV. LIST OF MAPS & ATTACHMENTS

Map 1	Location
Map 2	Current Countywide Plan Map & Jurisdictional Map – Black & White
Map 3	Aerial – Black & White
Map 4	Current Countywide Plan Map – Color
Map 5	Proposed Countywide Plan Map – Color
Attachment 1	Draft PAC Minutes (to be provided after PAC)

SUBJECT: Case CW08-12 - City of Largo

***V. SUPPORT DOCUMENTS – available only at www.pinellasplanningcouncil.org
(see February PPC Agenda and then click on corresponding case number).***

Support Document 1	Council Staff Analysis
Support Document 2	PPC Disclosure of Interest Form
Support Document 3	Local Government Application



MAP 2

PROPOSED AMENDMENT CASE NO. CW08-12

FROM: Residential Low (RL)

TO: Residential/Office Limited (R/OL)

ACREAGE: 1.5

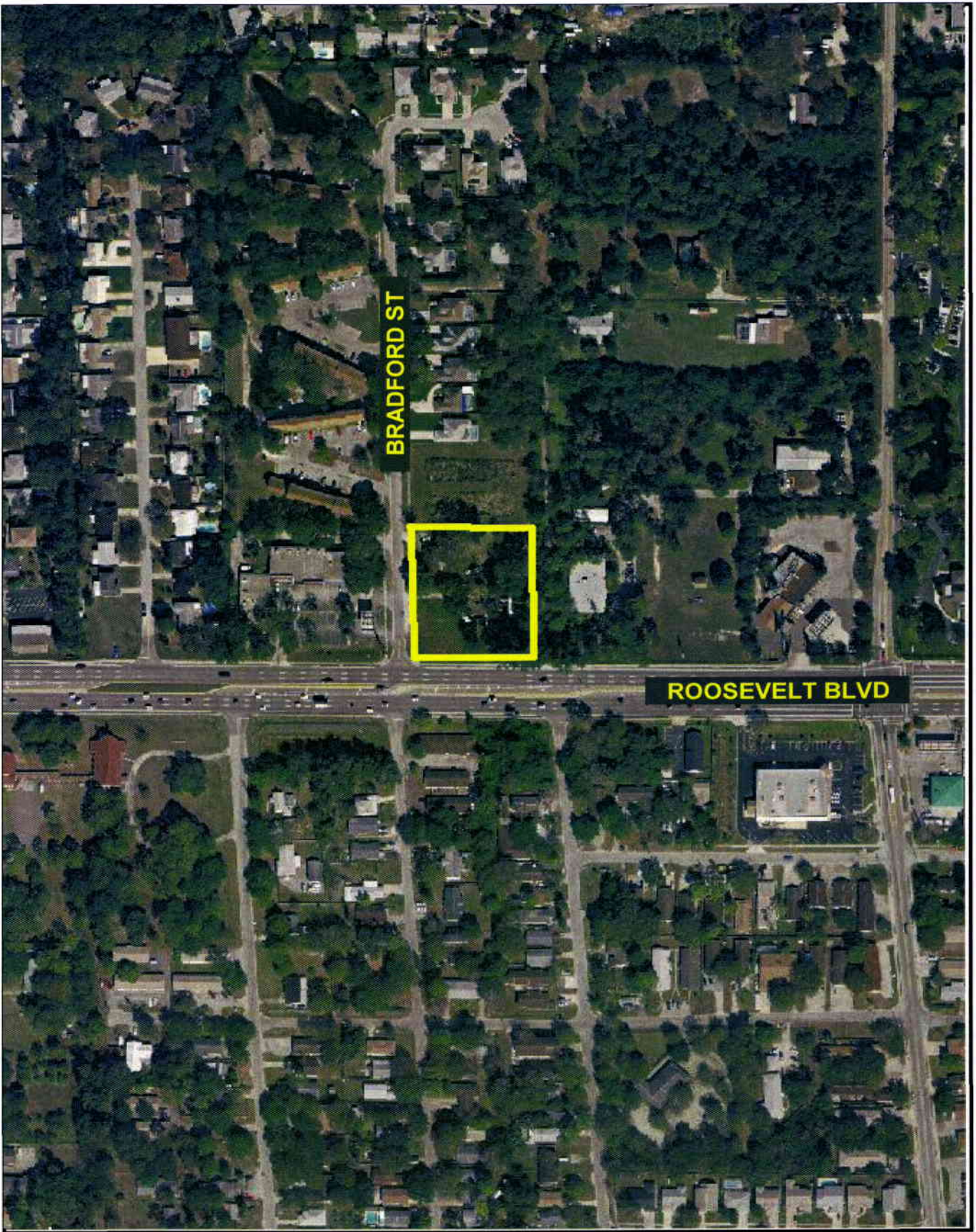


CITY OF LARGO



PINELLAS PLANNING COUNCIL

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CASE NO. CW08-12
MAP 3



NOT TO SCALE



LEGEND

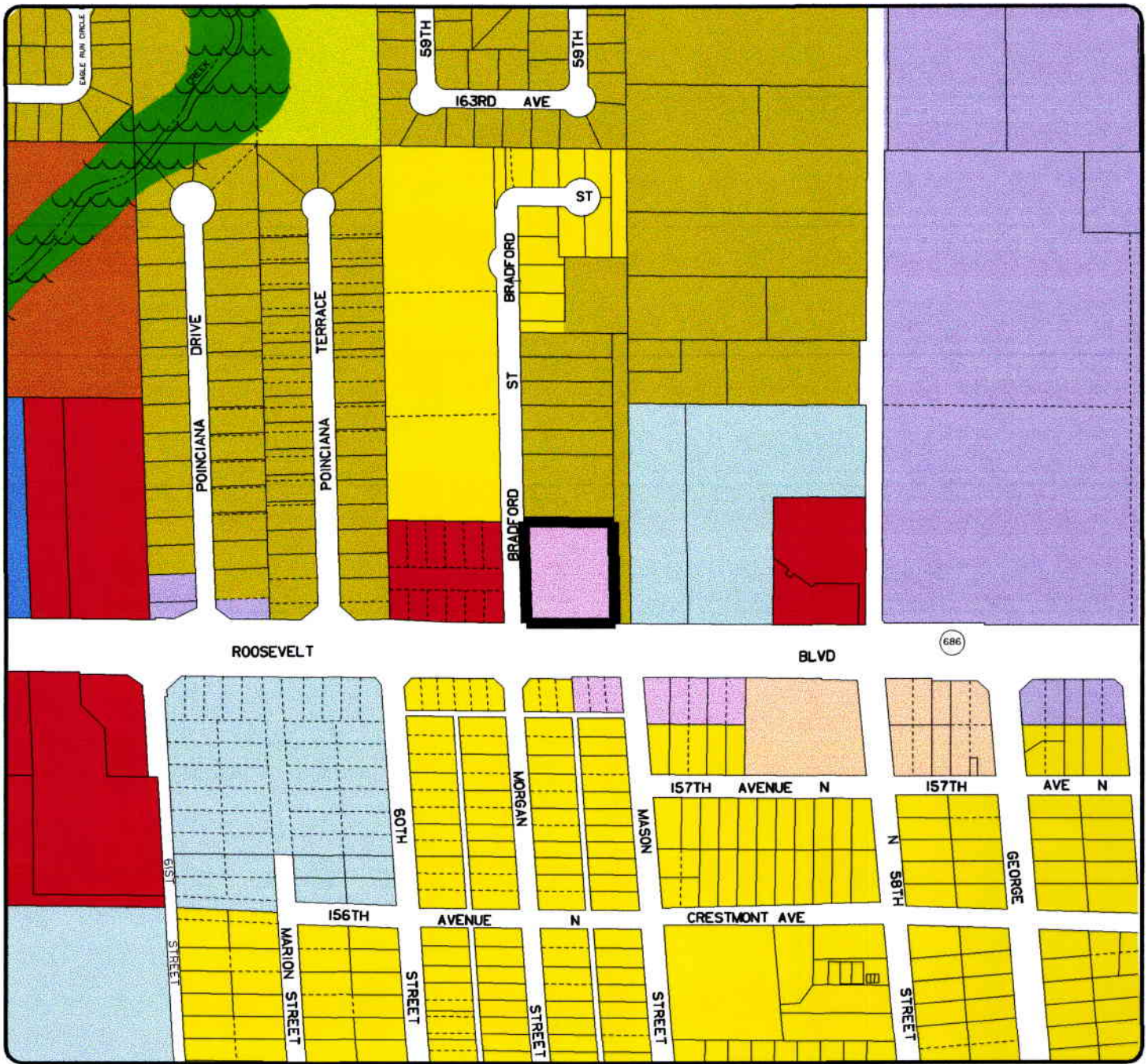
RESIDENTIAL		MIXED USE		COMMERCIAL		PUBLIC/SEMI-PUBLIC		SPECIAL DESIGNATION			
	RESIDENTIAL RURAL		RESIDENTIAL LOW MEDIUM		RESIDENTIAL/OFFICE LIMITED		COMMERCIAL NEIGHBORHOOD		PRESERVATION		WATER/ DRAINAGE FEATURE
	RESIDENTIAL ESTATE		RESIDENTIAL MEDIUM		RESIDENTIAL/OFFICE GENERAL		COMMERCIAL LIMITED		RECREATION/ OPEN SPACE		SCENIC/ NON-COMMERCIAL CORRIDOR
	RESIDENTIAL SUBURBAN		RESIDENTIAL HIGH		RESIDENTIAL/OFFICE/RETAIL		COMMERCIAL RECREATION		INSTITUTIONAL		ACTIVITY CENTER
	RESIDENTIAL LOW		RESIDENTIAL VERY HIGH		RESORT FACILITIES OVERLAY		COMMERCIAL GENERAL		TRANSPORTATION/ UTILITY		COMMUNITY REDEVELOPMENT DISTRICT
	RESIDENTIAL URBAN				RESORT FACILITIES MEDIUM						CENTRAL BUSINESS DISTRICT
					RESORT FACILITIES HIGH						
						INDUSTRIAL		PLANNED REDEVELOPMENT			
							INDUSTRIAL LIMITED		RESIDENTIAL		
							INDUSTRIAL GENERAL		MIXED USE		
									COMMERCIAL		
									INDUSTRIAL		

MAP 4
CASE NO. CW08-12

FROM: **RL** RESIDENTIAL LOW
TO: **R/OL** RESIDENTIAL/OFFICE LIMITED
ACREAGE: 1.5

SCALE 1" = 400'

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LEGEND

RESIDENTIAL		MIXED USE		COMMERCIAL		PUBLIC/SEMI-PUBLIC		SPECIAL DESIGNATION			
	RESIDENTIAL RURAL		RESIDENTIAL LOW MEDIUM		RESIDENTIAL/OFFICE LIMITED		COMMERCIAL NEIGHBORHOOD		PRESERVATION		WATER/ DRAINAGE FEATURE
	RESIDENTIAL ESTATE		RESIDENTIAL MEDIUM		RESIDENTIAL/OFFICE GENERAL		COMMERCIAL LIMITED		RECREATION/ OPEN SPACE		SCENIC/ NON-COMMERCIAL CORRIDOR
	RESIDENTIAL SUBURBAN		RESIDENTIAL HIGH		RESIDENTIAL/OFFICE/RETAIL		COMMERCIAL RECREATION		INSTITUTIONAL		ACTIVITY CENTER
	RESIDENTIAL LOW		RESIDENTIAL VERY HIGH		RESORT FACILITIES OVERLAY		COMMERCIAL GENERAL		TRANSPORTATION/ UTILITY		COMMUNITY REDEVELOPMENT DISTRICT
	RESIDENTIAL URBAN		RESORT FACILITIES MEDIUM		RESORT FACILITIES MEDIUM		INDUSTRIAL LIMITED		RESIDENTIAL		CENTRAL BUSINESS DISTRICT
			RESORT FACILITIES HIGH		INDUSTRIAL GENERAL		MIXED USE		COMMERCIAL		INDUSTRIAL
							COMMERCIAL				
							INDUSTRIAL				

MAP 5
CASE NO. CW08-12

PROPOSED FUTURE LAND USE

SCALE 1" = 400'

PINELLAS PLANNING COUNCIL
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**Council Staff Analysis
Case CW08-12: Largo
February 20, 2008, PPC Meeting**

Relevant Countywide Considerations:

- 1) **Consistency with the Countywide Plan and Rules** – The amendment area’s current Residential Low (RL) designation is compatible with the uses in the surrounding area, but is considered to be inconsistent with the purpose and locational characteristics that are enumerated in the Countywide Rules. The RL category is intended for areas that are well-suited for low density, non-intensive residential development in locations outside urban activity centers, where use and development characteristics are low density residential in nature and should be served by and accessed from minor and collector roadways which connect to the arterial highway network. However, the site is on a Principal Arterial roadway and is adjacent to commercial and institutional areas to the east and west.

In comparison, a more appropriate designation for the subject site would be the proposed Residential/Office Limited (R/OL) category. The Countywide Rules distinguish that the R/OL category is appropriate in areas where a combination of residential and office uses are identified as a means of encouraging reuse and neighborhood scale conversion, as is the case with this site.

The Countywide Rules state that the R/OL categories should:

- *“...depict those areas of the county that are now developed, or appropriate to be developed, in an office and/or urban low density residential use; and to recognize such areas as well-suited for such limited mixed use consistent with the surrounding uses, transportation facilities and natural resource characteristics of such areas.”*

Also, the proposed amendment is consistent with the locational characteristics contained in the Countywide Rules which state that:

- *“This category is generally appropriate to locations where it would serve as a transition from more intensive non-residential use to low density residential or less intensive public/semi-public use; and in areas where a combination of office and residential use is established*

or is determined appropriate as a means of encouraging reuse and neighborhood scale conversion. These areas are typically in close proximity to and served by the collector and arterial highway network.”

Therefore, based on these above findings, Council staff has determined that the R/OL category is an appropriate designation for the subject site and is consistent with this Relevant Countywide Consideration.

- 2) **Adopted Roadway Level of Service (LOS) Standard** – The amendment is not located on a roadway whose LOS is below “D”, nor will the amendment if approved cause the LOS to fall below “D”.
- 3) **Location on a Scenic/Non-Commercial Corridor (SNCC)** – The amendment area is not located on a SNCC, so these policies are not applicable
- 4) **Coastal High Hazard Areas (CHHA)** – The amendment area is not located in a CHHA, so these policies are not applicable.
- 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 is adjacent to Pinellas County located to the south (across Roosevelt Boulevard). This area is shared by two parcels, one of which is undeveloped and designated R/OL, and the other one is designated RU, developed with a triplex. The uses associated with the proposed R/OL category will not significantly impact the County or their ability to provide services to their jurisdictional area.

Also, the amendment area does not adjoin, nor will it impact, a public educational facility. Therefore, this request can be considered consistent with this Relevant Countywide Consideration.

APPLICATION FOR COUNTYWIDE FUTURE LAND USE PLAN AMENDMENTS

Please complete ALL the information below as accurately as possible to ensure that the application for land use plan amendment can be processed efficiently. Processing of the application will not be started until this form has been completed. If additional space is needed, please number and attached additional sheets.

I. Countywide FLUP Amendment Information

- | | |
|---|---|
| 1. Existing Countywide FLUP Designation | <u>Residential Low (RL)</u> |
| 2. Proposed Countywide FLUP Designation | <u>Residential Office Limited (R/O/L)</u> |

II. Local Plan Amendment Information

- | | |
|---------------------------------------|--|
| 1. Local Plan Amendment Information | <u>FLUM S-07-03</u> |
| 2. Existing Local Plan Designations | <u>Residential Low</u> |
| 3. Existing Local Zoning Designations | <u>N/A</u> |
| 4. Proposed Local Plan Designations | <u>Residential Office Limited (R/OL)</u> |
| 5. Proposed Local Zoning Designations | <u>N/A</u> |

III. Site Description

- | | |
|--|--------------------------------|
| 1. Parcel Number(s) of area(s) proposed to be amended | <u>32/29/16/00000/140/0100</u> |
| 2. Acreage | <u>1.46 acres</u> |
| 3. Location | <u>2179 Bradford Street</u> |
| 4. Existing Use | <u>Single Home Dwellings</u> |
| 5. Existing Density | <u>2</u> |
| 6. Name of Project (Church/Nursing Home/
Apartment Complex) | <u>N/A</u> |

IV. Verification of Local Action

1. Copy of local ordinance approving plan amendment and providing for transmittal for amendment of Countywide Plan; including ordinance number and status; OR other verification of local action to approve amendment to local plan and transmit for amendment to Countywide Plan.

Please check the items below to ensure the requested information is included in the application package:

V. Other Pertinent Information

- | | |
|---|------------|
| 1. Submittal letter from the local jurisdiction to the PPC requesting amendment to the Countywide FLUP | <u>X</u> |
| 2. Disclosure of Interest Statement containing the names and addresses of the applicant/ representative and property owner | <u>X</u> |
| 3. Staff report and local action to date | <u>X</u> |
| 4. Attach local plan and zoning maps | <u>X</u> |
| 5. Attach Redevelopment Area/Activity Center information and map (if applicable) | <u>N/A</u> |
| 6. Include proposed demarcation line if site is located within environmentally sensitive area and jurisdictional survey, if available | <u>N/A</u> |
| 7. Legal description | <u>X</u> |
| 8. Map clearly indicating amendment location | <u>X</u> |

**DISCLOSURE OF INTEREST STATEMENT
PPC COUNTYWIDE MAP AMENDMENT**

SUBMITTING GOVERNMENT ENTITY: City of Largo

PPC* & CITY/TOWN CASE NUMBER: Ordinance No. 2008-04

PROPERTY OWNERS/REPRESENTATIVE NAME: Gary Shaw and Barbera L. Buffington
12902 Mia Circle
Largo, Florida 33774

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

Interest: _____ Contingent _____ Absolute _____

Name: _____

Specific Interest Held: _____

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

Contract is: _____ Contingent _____ Absolute _____

All Parties to Contract:

Name:

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

All Parties to Option:

Name:

Name:

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

*NUMBER TO BE ASSIGNED BY PLANNING COUNCIL STAFF