

**PINELLAS PLANNING COUNCIL  
AGENDA MEMORANDUM**

**PRELIMINARY FOR  
PAC REVIEW ONLY**

**AGENDA ITEM:**

**MEETING DATE:** September 17, 2008

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

**From:** Industrial Limited – IL

**To:** Institutional – I

**Area:** 4.6 Acres m.o.l

**CASE #:** CW 08-33

**JURISDICTION:** Largo

**LOCATION:** 14025 58<sup>th</sup> Street North

**RECOMMENDATION:** Council, Based On Accompanying Findings, Recommend That The Proposed Amendment To Institutional Be Approved.

**I. BACKGROUND**

The site is located within the 244-acre Rubin ICOT Center, which is an approved Development of Regional Impact that was annexed into the City of Largo in 2000. This amendment request is the result of a supplemental recommendation from an April, 2006 amendment (CW 06-22, Industrial Limited to Institutional) for the parcel immediately to the north. That parcel is also owned by St. Petersburg College (SPC) and is a part of the SPC Epicenter Campus. The supplemental recommendation advised the City to initiate an additional amendment from Industrial Limited to Institutional on the subject parcel in order to correct an inconsistency relative to size limitations for Institutional uses located within the Industrial Limited Countywide Plan Map category.

This request is a companion amendment to CW 08-32 located at 13707 and 13805 58<sup>th</sup> Street North. That parcel is also owned by St. Petersburg College (SPC) and is a part of the SPC Epicenter Campus.

**II. FINDINGS**

Based on the background data and analysis in this report, the following findings are submitted for consideration of the recommendation for approval of the Countywide Plan Map amendment request. 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 consideration is:

**PINELLAS PLANNING COUNCIL ACTION:**

**COUNTYWIDE PLANNING AUTHORITY ACTION:**

***SUBJECT:*** Case CW 08-33 – Largo

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1) *Consistency with the Countywide Plan and Rules*

This site's current IL category can be considered consistent with the stated purpose and locational characteristics of the Countywide Rules, and would permit a variety of uses that are consistent with the adjacent industrial areas and other uses within the larger Ruben ICOT Center. However, the 4.5 acre parcel bordering the subject site to the north is the SPC teaching facility for corporate training and professional development and since these parcels will be used in combination to join the uses of the SPC Campus, the acreage exceeds the five acre limitation for Institutional uses in the Industrial Limited category.

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 summary, PPC staff finds that the requested Institutional category can be consistent based on the purpose and locational characteristics for the Institutional category found in the Countywide Rules.

***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 Institutional category is consistent with the criteria for plan map amendments. Therefore, it is recommended that the proposed amendment of the Countywide Plan Map to Institutional be approved subject to the City maintaining the area designated Preservation not be included in the area to be designated Industrial Limited.***

***III. PLANNERS ADVISORY COMMITTEE (PAC)***

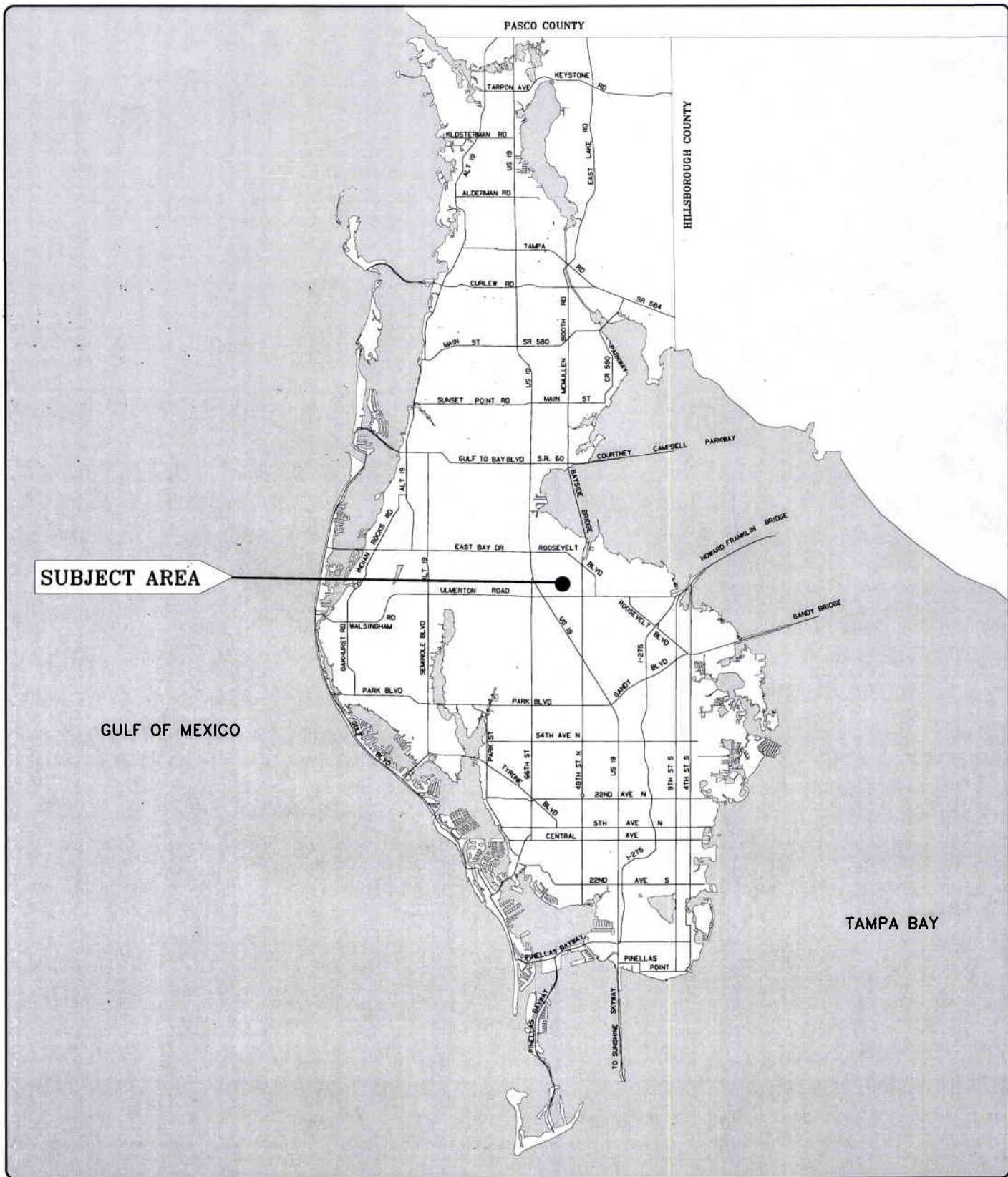
The PAC is scheduled to discuss this case at their meeting on September 8, 2008.

***IV. LIST OF MAPS & ATTACHMENTS***

- |       |  |
|-------|--|
| Map 1 | Location   |
| Map 2 | Current Countywide Plan Map & Jurisdictional Map – Black & White |
| Map 3 | Aerial – Color   |
| Map 4 | Current Countywide Plan Map – Color                              |
| Map 5 | Proposed Countywide Plan Map – Color                             |

***V. SUPPORT DOCUMENTS – available only at [www.pinellasplanningcouncil.org](http://www.pinellasplanningcouncil.org) (see September 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 1

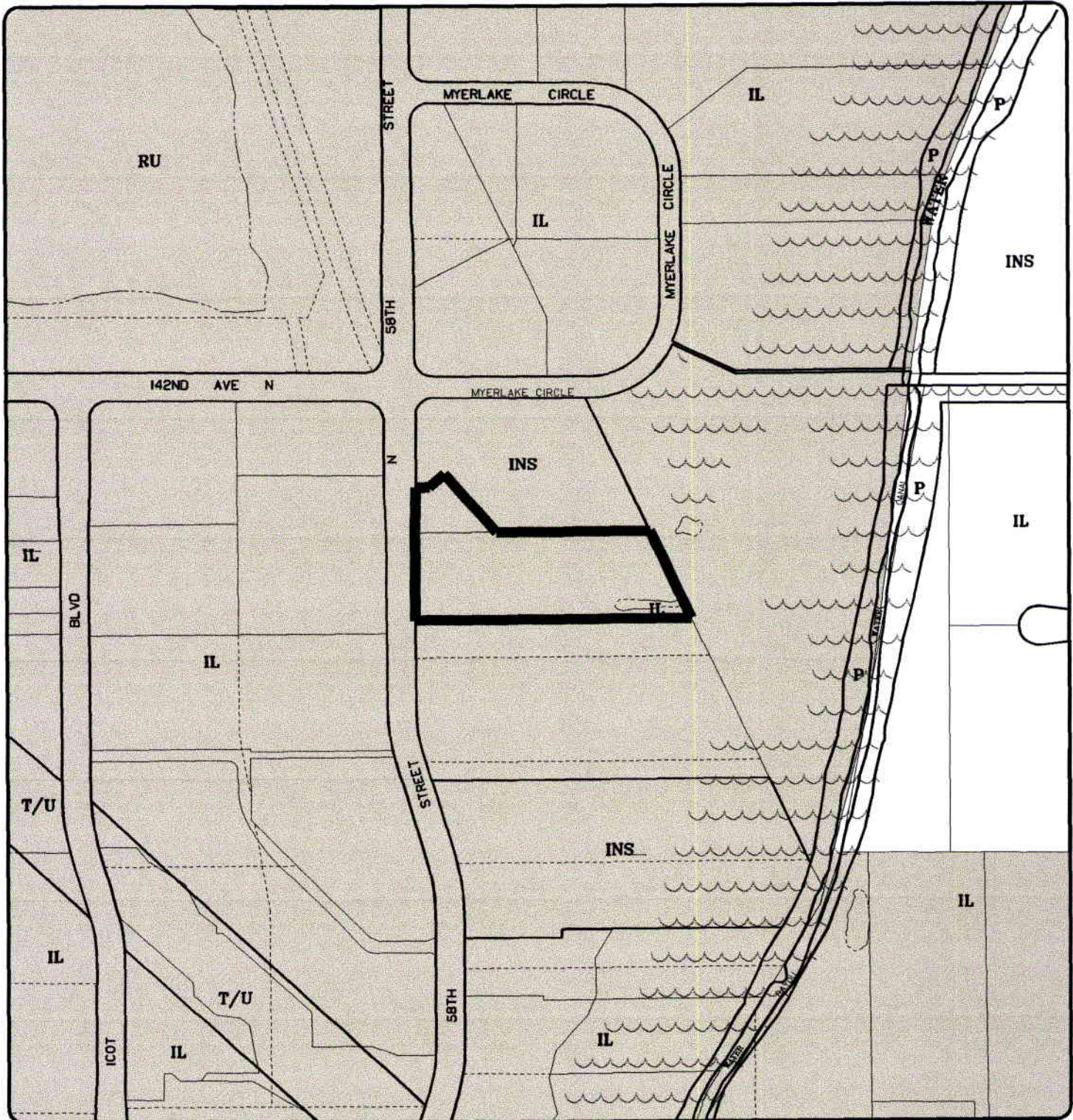
CASE NO. CW08-33



**PINELLAS PLANNING COUNCIL**



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MAP 2

**PROPOSED AMENDMENT CASE NO. CW08-33**

**FROM: Industrial Limited (IL) TO: Institutional (INS)**

**ACREAGE: 4.60**

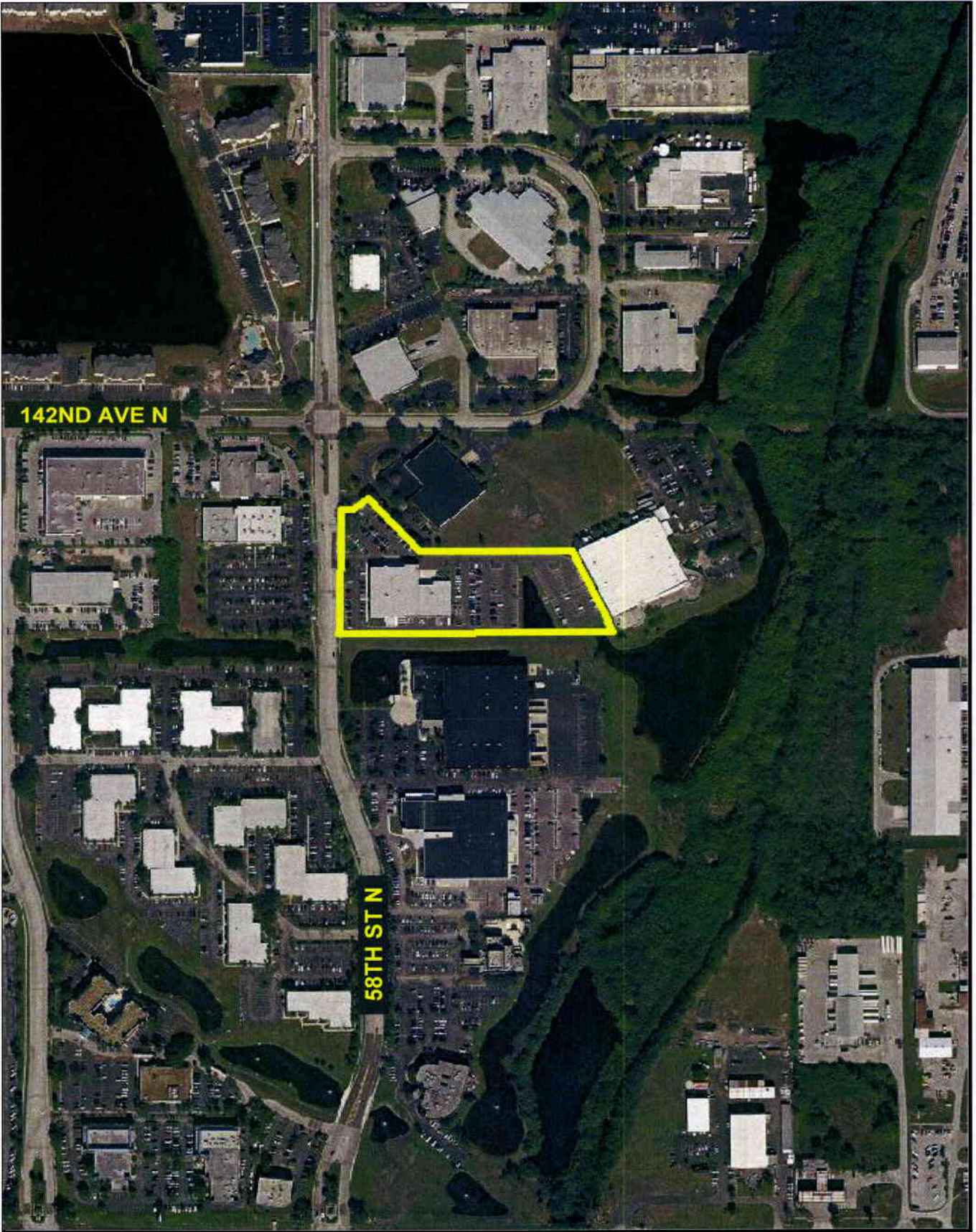
 **CITY OF LARGO**

  
SCALE: 1" = 400'



**PINELLAS PLANNING COUNCIL**

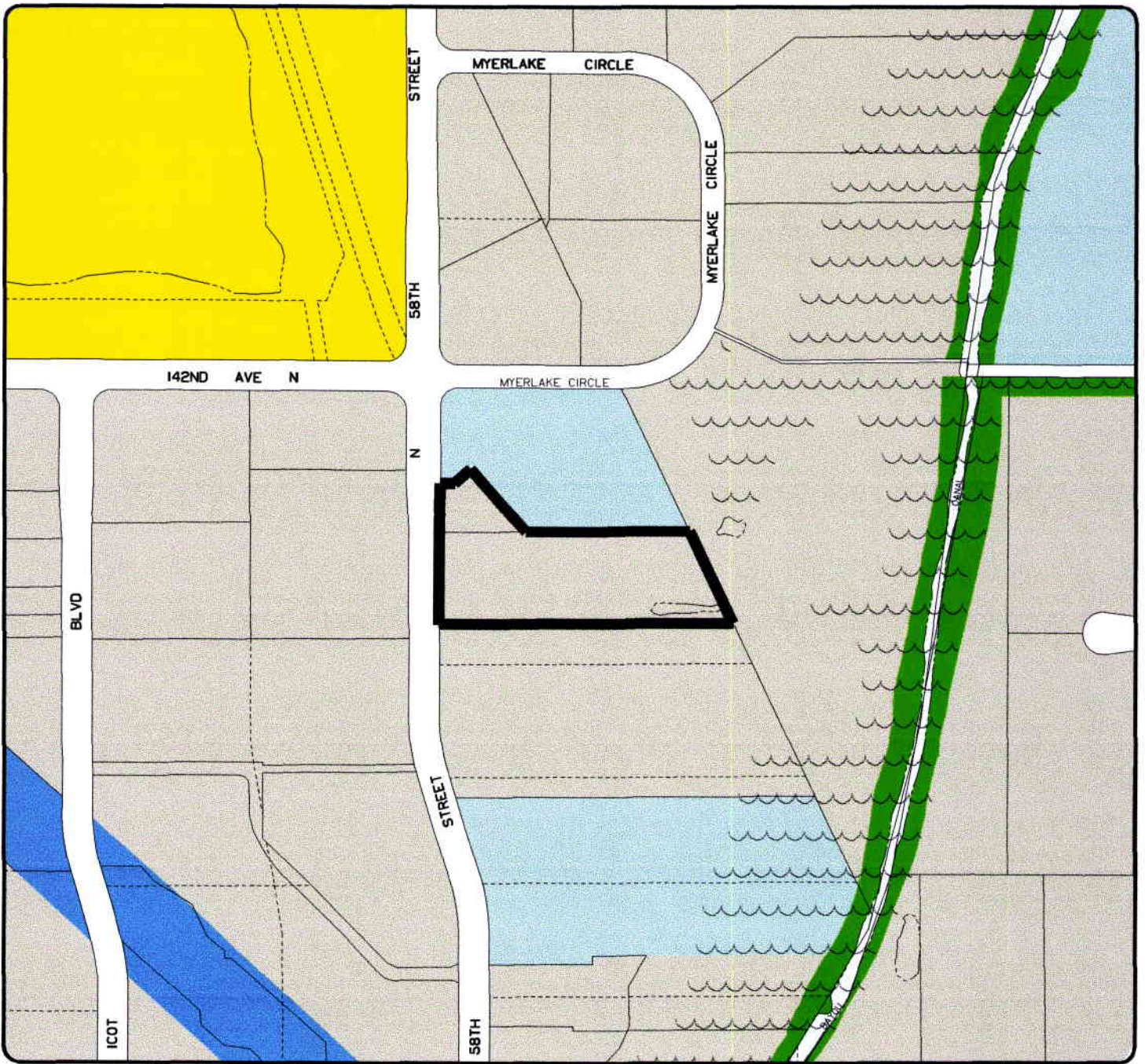
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GRAPHICS CREATED USING MEDIT VERSION 2.1 ©



**CASE NO. CW08-33  
MAP 3**



**NOT TO SCALE**



**LEGEND**

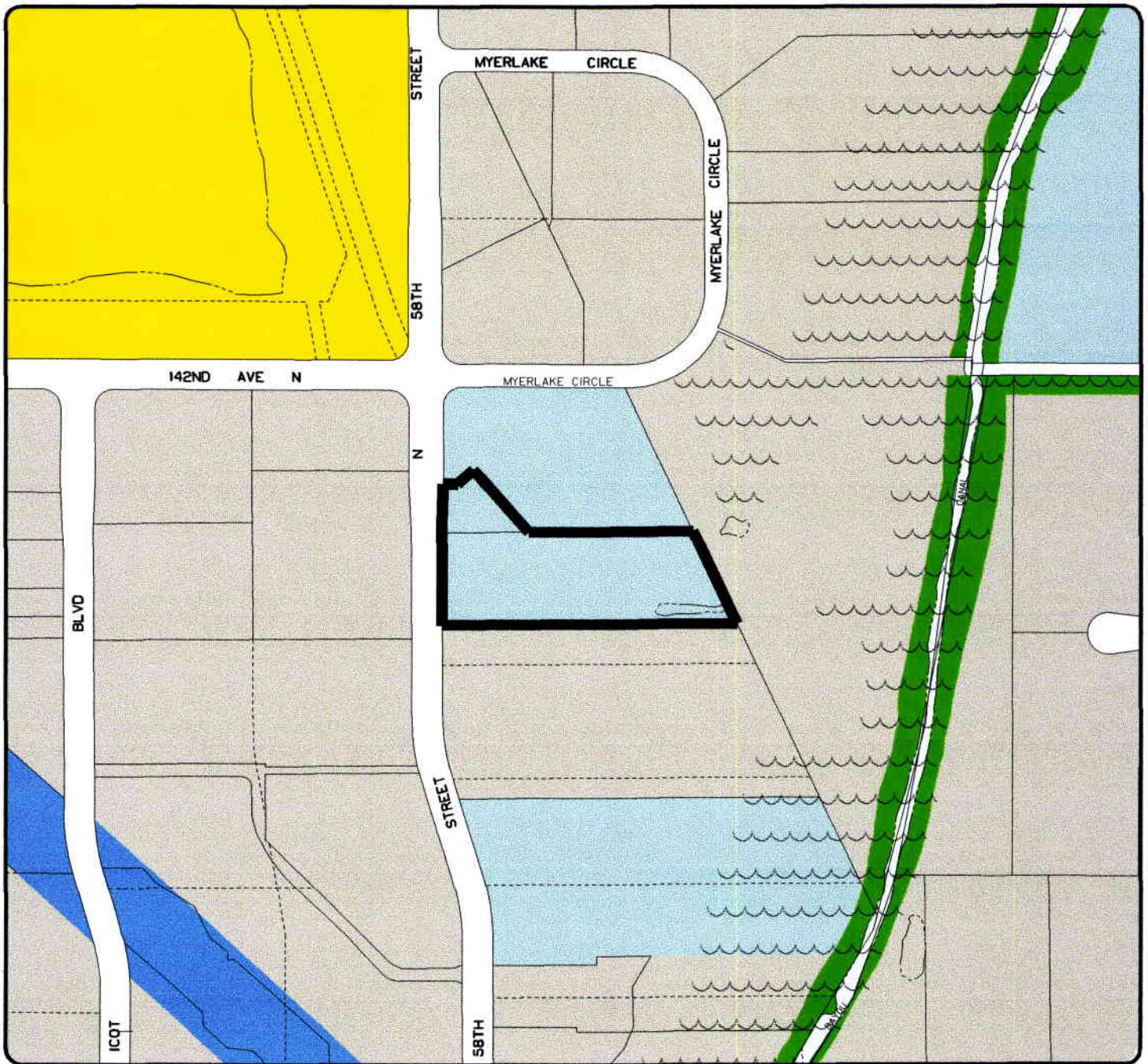
| RESIDENTIAL |                      | MIXED USE |                        | COMMERCIAL |                            | PUBLIC/SEMI-PUBLIC |                         | SPECIAL DESIGNATION          |                         |  |                                  |
|-------------|----------------------|-----------|------------------------|------------|----------------------------|--------------------|-------------------------|------------------------------|-------------------------|--|----------------------------------|
|             | 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     |                    |                         |                              |                         |  |                                  |
|             |                      |           |                        |            |                            | <b>INDUSTRIAL</b>  |                         | <b>PLANNED REDEVELOPMENT</b> |                         |  | RESIDENTIAL                      |
|             |                      |           |                        |            |                            |                    | INDUSTRIAL LIMITED      |                              | MIXED USE               |  | COMMERCIAL                       |
|             |                      |           |                        |            |                            |                    | INDUSTRIAL GENERAL      |                              | INDUSTRIAL              |  |                                  |

**MAP 4**  
**CASE NO. CW08-33**

**FROM:** **IL** INDUSTRIAL LIMITED  
**TO:** **INS** INSTITUTIONAL  
**ACREAGE: 4.60**

**SCALE 1" = 400'**

**PINELLAS PLANNING COUNCIL**  
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 PINELLAS COUNTY PROPERTY APPRAISER, JIM SMITH  
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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 HIGH     |                    | INDUSTRIAL LIMITED      |                     | RESIDENTIAL             |  | CENTRAL BUSINESS DISTRICT        |
|             |                      |           | RESORT FACILITIES HIGH   |            | INDUSTRIAL GENERAL         |                    | MIXED USE               |                     | COMMERCIAL              |  |                                  |
|             |                      |           |                          |            |                            |                    | INDUSTRIAL              |                     | INDUSTRIAL              |  |                                  |

**MAP 5**  
**CASE NO. CW08-33**

**PROPOSED FUTURE LAND USE**

**SCALE 1" = 400'**

**PINELLAS PLANNING COUNCIL**  
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## Support Document 1

### Case CW 08-33: City of Largo Council Staff Analysis September 17, 2008, PPC Meeting

#### **Relevant Countywide Considerations:**

An evaluation of the impact of the amendment on the six Relevant Countywide Considerations is as follows:

- 1) **Consistency with the Countywide Plan and Rules** – The site is currently designated Industrial Limited (IL) and this category is appropriate for this location in the county. Institutional uses that are greater than five acres in size are required to apply for an amendment to the Institutional Countywide Plan Map category. Since this 4.6 acre site, combined with the acreage of the adjacent St. Petersburg College (SPC) site to the north (over 4.0 acres), exceeds five acres in total, the amendment is needed for SPC to occupy the site consistent with the Countywide Rules. Additionally, requesting amendment to the Institutional category at this location is appropriate in order to recognize the SPC Epicenter as a whole in the Rubin ICOT Center. Furthermore, based on the purpose and locational characteristics, the Institutional category can be considered consistent with the Countywide Rules and is therefore consistent with this Relevant Countywide Consideration.

The amendment area's current designation of IL is considered to be compatible with the surrounding office-oriented industrial uses and Countywide Plan Map categories. Also, the category is consistent with the Countywide Rules since they state that the IL category's locational characteristics are appropriate to areas of the county with sufficient size to encourage an industrial park arrangement with provision for internal service access, with minimal adverse impact on adjoining uses, and with access to the arterial highway network and mass transit.

The Countywide Rules state that the proposed Institutional category "is appropriately applied to locations where institutional like uses are able to serve the community relative to surrounding uses within the area." Applying the Institutional category to the site can be considered consistent with this locational characteristic, given the proposed use of the site for SPC and the site's location within the Rubin ICOT Center.

This request, if approved, would result in a loss of designated industrial land, but would recognize a use that is highly beneficial to Pinellas County. The report entitled *“Pinellas by Design, and Economic Development and Redevelopment Plan for the Pinellas Community”* states that,

- *“To support a robust local economy, redevelopment efforts must focus on maintaining adequate real estate to meet the needs of primary employers and other uses that will benefit the community.”*
- *“A critical factor in maintaining the economic competitiveness of communities is the presence of colleges and universities. A population of highly educated workers is a prerequisite for many employers to consider relocating or expanding into a given area. Many of the most advanced and lucrative industries, such as computer manufacturing and biotechnology, also rely on the research capabilities of universities to assist in the development of new technologies.”*

The SPC Epicenter campus does now and will continue to greatly benefit the community and should help to provide advanced training for students that may eventually enter the industrial workforce.

It should be noted that many of the uses permitted under the Institutional category are generally not compatible with the adjacent industrial areas. However, due to the parcel’s size, the specific use on-site, and the site’s location within an office-oriented industrial area; this amendment can be considered consistent with the character of the area.

Therefore, based on the above considerations, the amendment to the Institutional designation 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”. In addition, according to the Countywide Rules, Institutional uses are expected to generate slightly less vehicular trips than Industrial Limited uses.
- 3) **Location on a Scenic/Non-Commercial Corridor (SNCC)** – The amendment area is not located within 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 area is not adjacent to, nor does it impact, another jurisdiction or public educational facility.

**Considerations Relevant To PPC Resolution No. 06-3:**

Given that the proposed amendment involves an industrially designated parcel, the amendment has been evaluated against PPC Resolution No. 06-3. The following analysis identifies important considerations which establish a basis to support the amendment to the Countywide Plan Map.

- 1) **Is the site's existing Industrial Limited category consistent with the (issues and concepts) position statements and strategies of the Countywide Plan and Economic Development and Redevelopment Plan (EDRP) for Pinellas County?**

Yes, the parcel is of countywide significance and is within a prime industrial location as identified in the report on industrial lands. However, when looking at this site's ownership and use as a higher education facility, its location, size, and surrounding uses, it appears that the amendment to Institutional is acceptable in that it serves the same end objectives as would the Industrial Limited designation.

- 2) **Considerations relative to the site's ability and importance to provide for essential and targeted employment opportunities vital to the local economy?**

**Positive aspects of maintaining the current land use designation:**

- The site is in close proximity to a prospective workforce (i.e. nearby residential areas).
- The site is within the Rubin ICOT Center that was designed as an area that would accommodate industrial users.
- Access to the site is off 58<sup>th</sup> Street North, and eventually to Ulmerton Road, which is considered a Major Arterial Road.

- The site is considered to be within an industrially consolidated node that has high wage employers.

**Aspects in support of amending the site's current IL designation:**

- The site is part of the St. Petersburg College's Epicenter Campus that provides advanced training for students that may eventually enter the industrial workforce.
- SPC is an employer that provides higher than average wages.

**3) Have there been changed or changing conditions that render the current industrial designation no longer viable relative to providing for essential and targeted employment opportunities?**

No. If it were not for the fact that SPC is occupying the site the site would remain a viable for an industrial user.

**4) Are there compelling reasons in the public interest to make such an amendment?**

Legitimate public interests served by the proposed change to the Institutional category are as follows:

- As stated previously, the EDRP says "a critical factor in maintaining the economic competitiveness of communities is the presence of colleges and universities. A population of highly educated workers is a prerequisite for many employers to consider relocating or expanding into a given area. Many of the most advanced and lucrative industries, such as computer manufacturing and biotechnology, also rely on the research capabilities of universities to assist in the development of new technologies." This amendment will provide for this by allowing SPC to occupy the site consistent with this statement.

**Conclusion**

***In consideration of and based upon a balanced legislative determination of these Relevant Countywide Considerations, as they relate to the overall purpose and integrity of the Countywide Plan, it has been determined that the proposed Institutional category is consistent with the criteria for plan map amendment. Therefore, it is recommended that the proposed amendment of the Countywide Plan Map to Institutional be approved.***

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

SUBMITTING GOVERNMENT ENTITY: City of Largo

PPC\* & CITY/TOWN CASE NUMBER: Ordinance No. 2008-58

PROPERTY OWNERS/REPRESENTATIVE:

Name: Susan Reiter  
St. Petersburg College  
Postal Office Box 13489  
St. Petersburg, Florida 33733-3489

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

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>Industrial Limited (IL)</u> |
| 2. Proposed Countywide FLUP Designation | <u>Institutional (I)</u>       |

II. Local Plan Amendment Information

- |                                       |                           |
|---------------------------------------|---------------------------|
| 1. Local Plan Amendment Information   | <u>FLUM 2-08-03</u>       |
| 2. Existing Local Plan Designations   | <u>Industrial Limited</u> |
| 3. Existing Local Zoning Designations | <u>N/A</u>                |
| 4. Proposed Local Plan Designations   | <u>Institutional</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>04/30/16/77515/000/0600 and</u><br><u>04/30/16/77515/000/0701</u> |
| 2. Acreage   | <u>4.60 acres</u>  |
| 3. Location  | <u>14025 58th Street North</u>                                       |
| 4. Existing Use  | <u>Institutional</u>   |
| 5. Existing Density  | <u>One (1)</u>   |
| 6. Name of Project (Church/Nursing Home/<br>Apartment Complex) | <u>St. Petersburg College</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   X
- 5. Attach Redevelopment Area/Activity Center information and map (if applicable)
- 6. Include proposed demarcation line if site is located within environmentally sensitive area and jurisdictional survey, if available
- 7. Legal description   X
- 8. Map clearly indicating amendment location   X