

**PINELLAS PLANNING COUNCIL  
AGENDA MEMORANDUM**

**AGENDA ITEM:** III B-2.

**MEETING DATE:** July 18, 2007

**SUBJECT:** Proposed Subthreshold Amendment to the *Countywide Future Land Use Plan Map*  
**From:** Commercial Recreation – CR  
**To:** Commercial General – CG  
**Area:** 0.4 Acres m.o.l  
**CASE #:** CW 07-17  
**JURISDICTION:** Pinellas County  
**LOCATION:** On the south side of Bay Pines Boulevard, approximately 1000 feet west of 83<sup>rd</sup> Street North.

**RECOMMENDATION:** Council Recommend That The Proposed Amendment To Commercial General Be Approved.

Separately And In Addition, It Is Recommended That The County Give Special Consideration To The Improvement Of The Site With Respect To The “Visual Enhancement Guidelines” Of The Scenic/Non-Commercial Corridor Master Plan.

**I. BACKGROUND**

The subject site is vacant, designated Commercial Recreation (CR) on the Countywide Plan Map and is located on a Scenic/Non-Commercial Corridor (SNCC), Bay Pines Boulevard (refer to Map 6).

It should be noted that the subject parcel and the neighboring parcel to the east (under common ownership) are both designated CR on Pinellas County’s Future Land Use Plan Map. Pinellas County is processing a local amendment that would result in both parcels being amended to Commercial General (CG). However, only the subject parcel is designated CR on the Countywide Plan Map and is proposed to be amended by this request.

The area to the south is designated Residential Urban and is developed with a mobile home park at a density of 13.5 units per acre. The area to the northwest across Bay Pines Blvd. is used as a boat dealership, designated CG, whereas the area to the northeast is designated Recreation/Open Space, and includes the Pinellas Trail. The area to the west is developed with a marina and is designated CG.

***PINELLAS PLANNING COUNCIL ACTION:***

The Council recommended approval from Commercial Recreation to Commercial General (vote 12-0).

***COUNTYWIDE PLANNING AUTHORITY ACTION:***

08/07/07: The Board approved the Council’s recommendation (vote 5-0).

**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;
- Location on a Scenic/Non-Commercial Corridor (SNCC);
- Location within a Coastal High Hazard Area (CHHA); and
- Adjacent to or Impacting a Public Educational Facility or Adjoining Jurisdiction.

In summary, PPC staff has reviewed the proposed CG category against the above four impacted considerations and has concluded that the amendment is an appropriate designation for the subject site due to the following reasons: 1) the application of CG to this site is considered to be consistent with the purpose and locational characteristics of the Countywide Rules; 2) CG is consistent with the SNCC’s corresponding “Enhancement Connector” subclassification; 3) CG will not increase density/intensity within the CHHA; and 4) the amendment will not impact a Public Educational Facility and will not significantly impact the City of Seminole’s ability to provide services to this area.

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 Commercial General category is consistent with the criteria for plan map amendments. Therefore, it is recommended that the proposed amendment of the Countywide Plan Map to Commercial General be approved.**

**Separately and in addition, it is recommended that the County give special consideration to the improvement of the site with respect to the “Visual Enhancement Guidelines” of the Scenic/Non-Commercial Corridor Master Plan.**

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

At their meeting on July 9, 2007, the PAC discussed this case and recommended approval of the staff recommendation (vote 13-0). The draft PAC minutes relative to this case are included as Attachment 1.

**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

***SUBJECT:*** Case CW 07-17– Pinellas County

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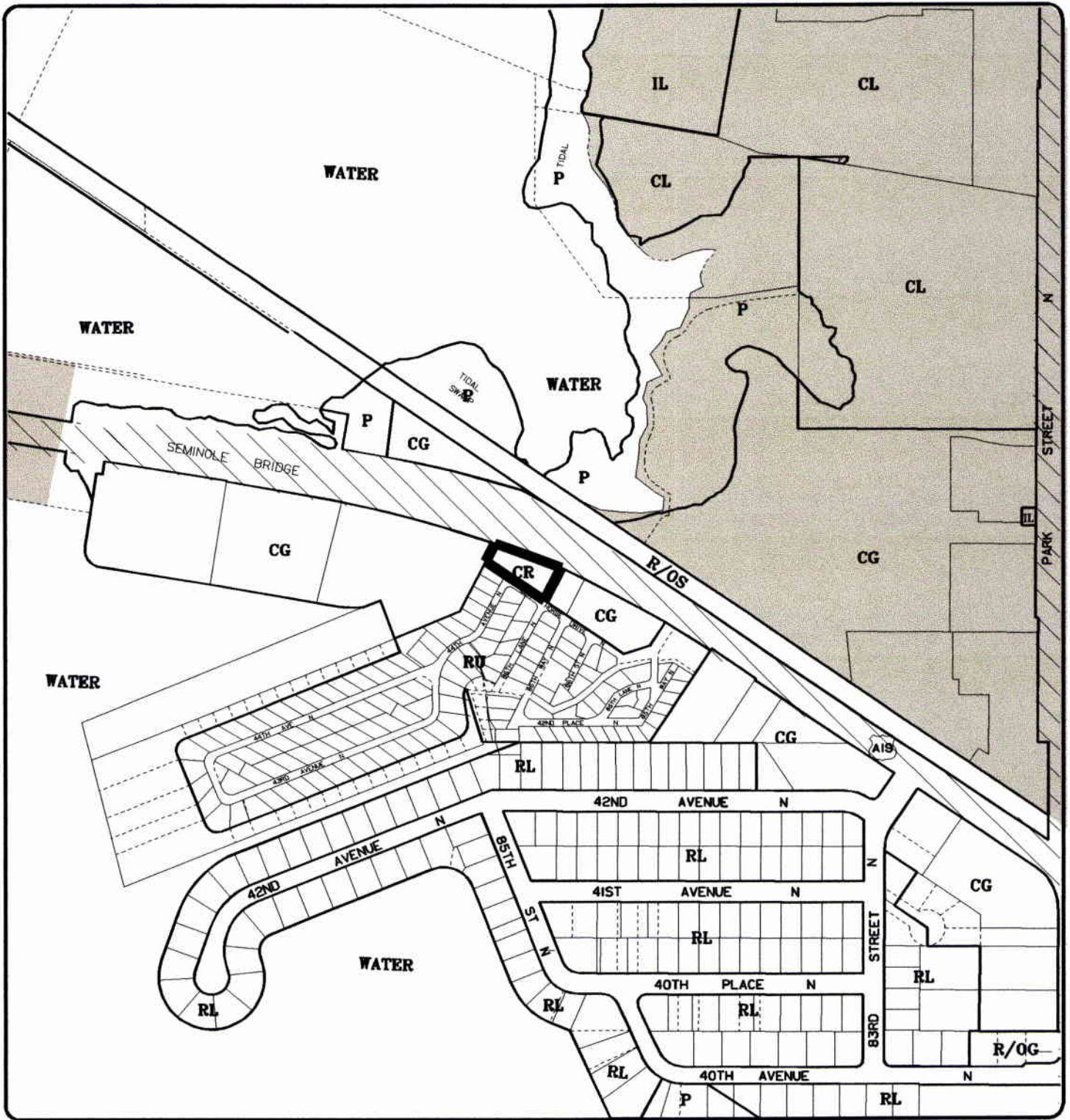
Map 6            Scenic/Non-Commercial Corridor – Black & White

Attachment 1        Draft PAC Minutes

***V. SUPPORT DOCUMENTS – available only at [www.pinellasplanningcouncil.org](http://www.pinellasplanningcouncil.org)  
(see July 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. CW07-17**

**FROM: Commercial Recreation (CR) TO: Commercial General (CG)**

**ACREAGE: 0.40**



CITY OF SEMINOLE



SCALE: 1" = 400'



**PINELLAS PLANNING COUNCIL**

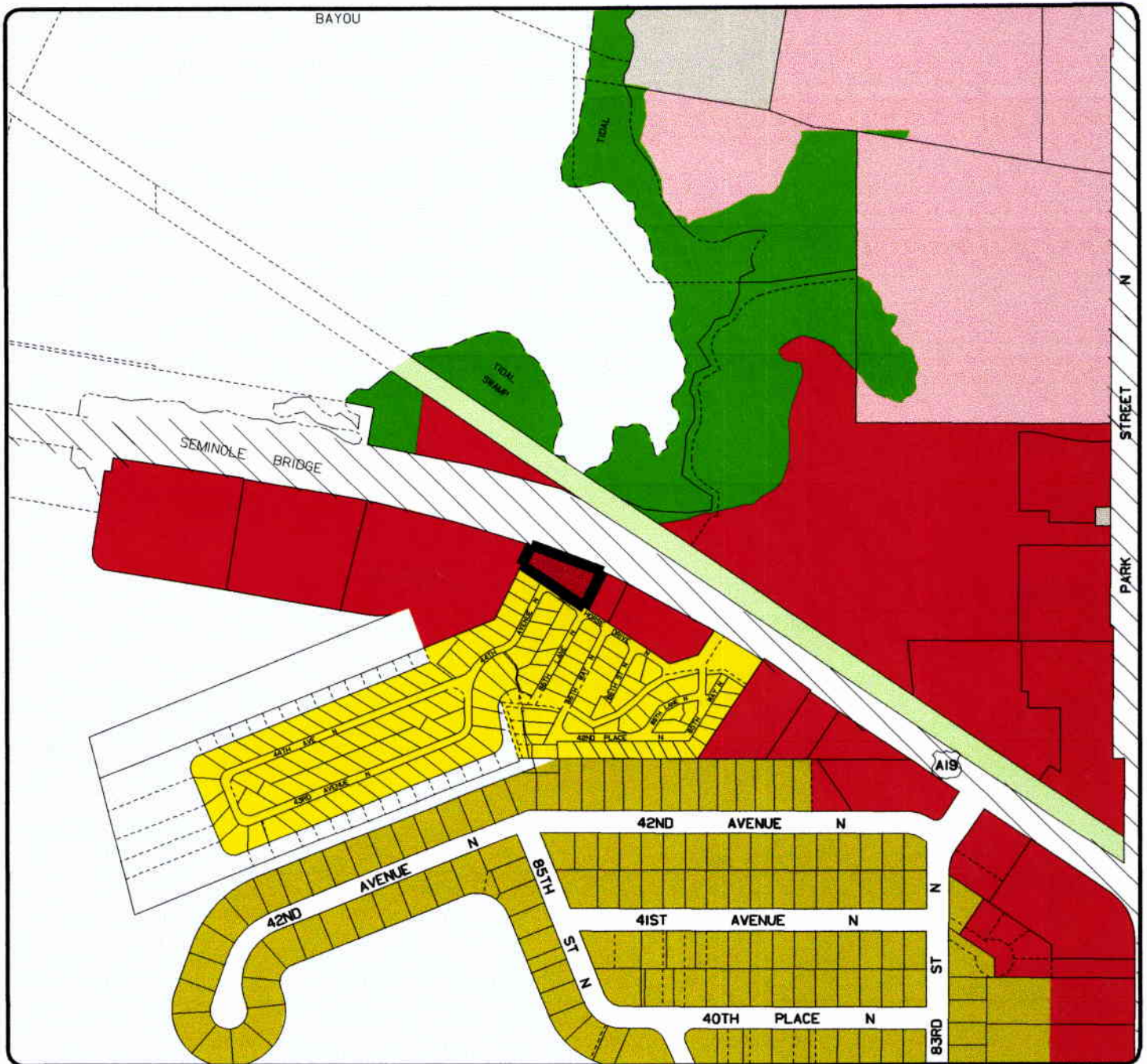
GRAPHICS PREPARED BY THE OFFICE OF PINELLAS COUNTY PROPERTY APPRAISER, JIM SMITH  
 GRAPHICS CREATED USING MEDIT VERSION 2.1 ©



CASE NO. CW07-17  
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>			
							INDUSTRIAL LIMITED		RESIDENTIAL		
							INDUSTRIAL GENERAL		MIXED USE		
									COMMERCIAL		
									INDUSTRIAL		

**MAP 4**

CASE NO. CW07-17

**FROM:**

CR COMMERCIAL RECREATION

**TO:**

CG COMMERCIAL GENERAL

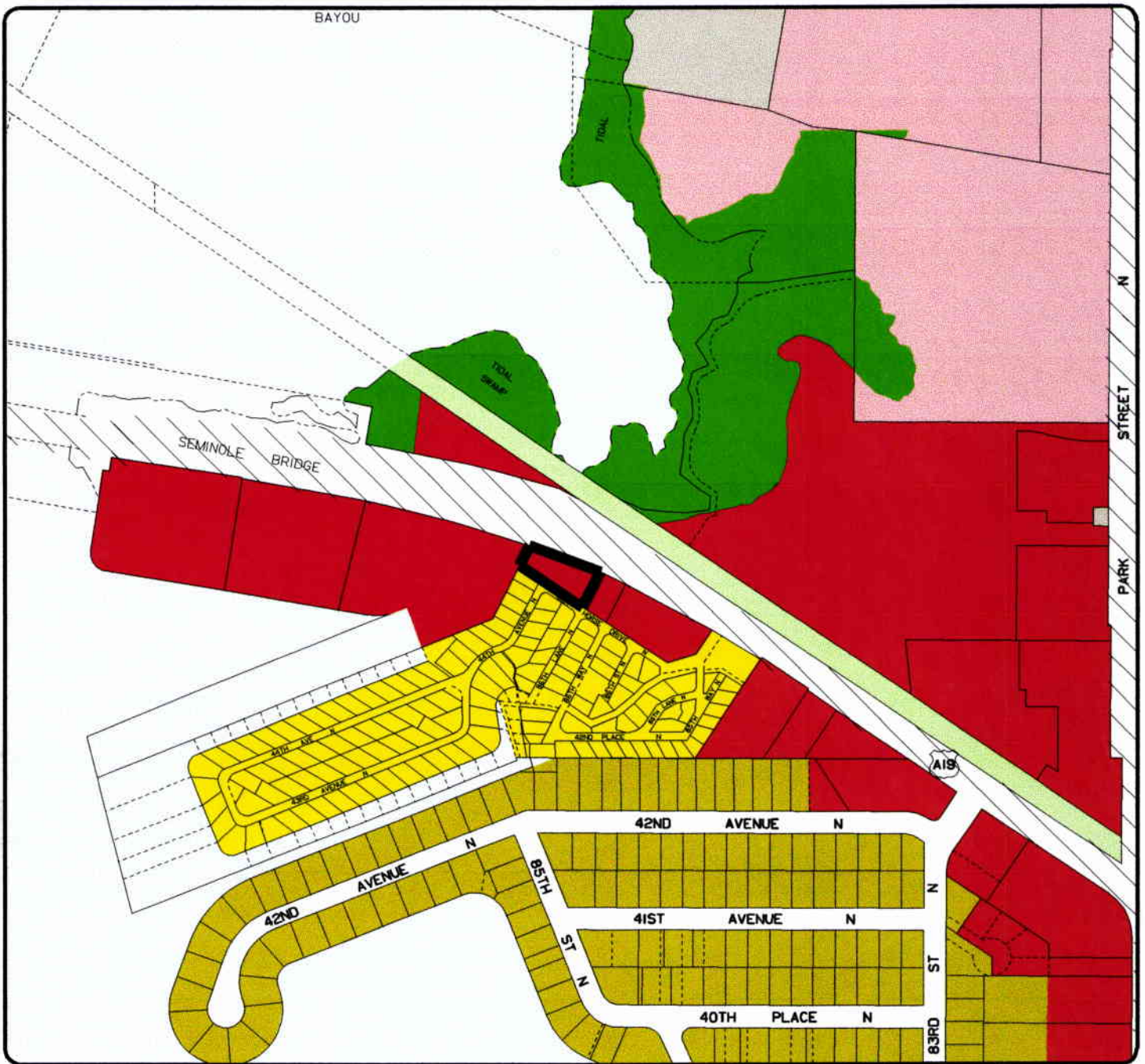
**ACREAGE: 0.40**



SCALE 1" = 400'

**PINELLAS PLANNING COUNCIL**

GRAPHICS PREPARED BY THE OFFICE OF THE PINELLAS COUNTY PROPERTY APPRAISER, 126 SOUTH GADSDEN STREET, CLEARWATER, FL 34615



**LEGEND**

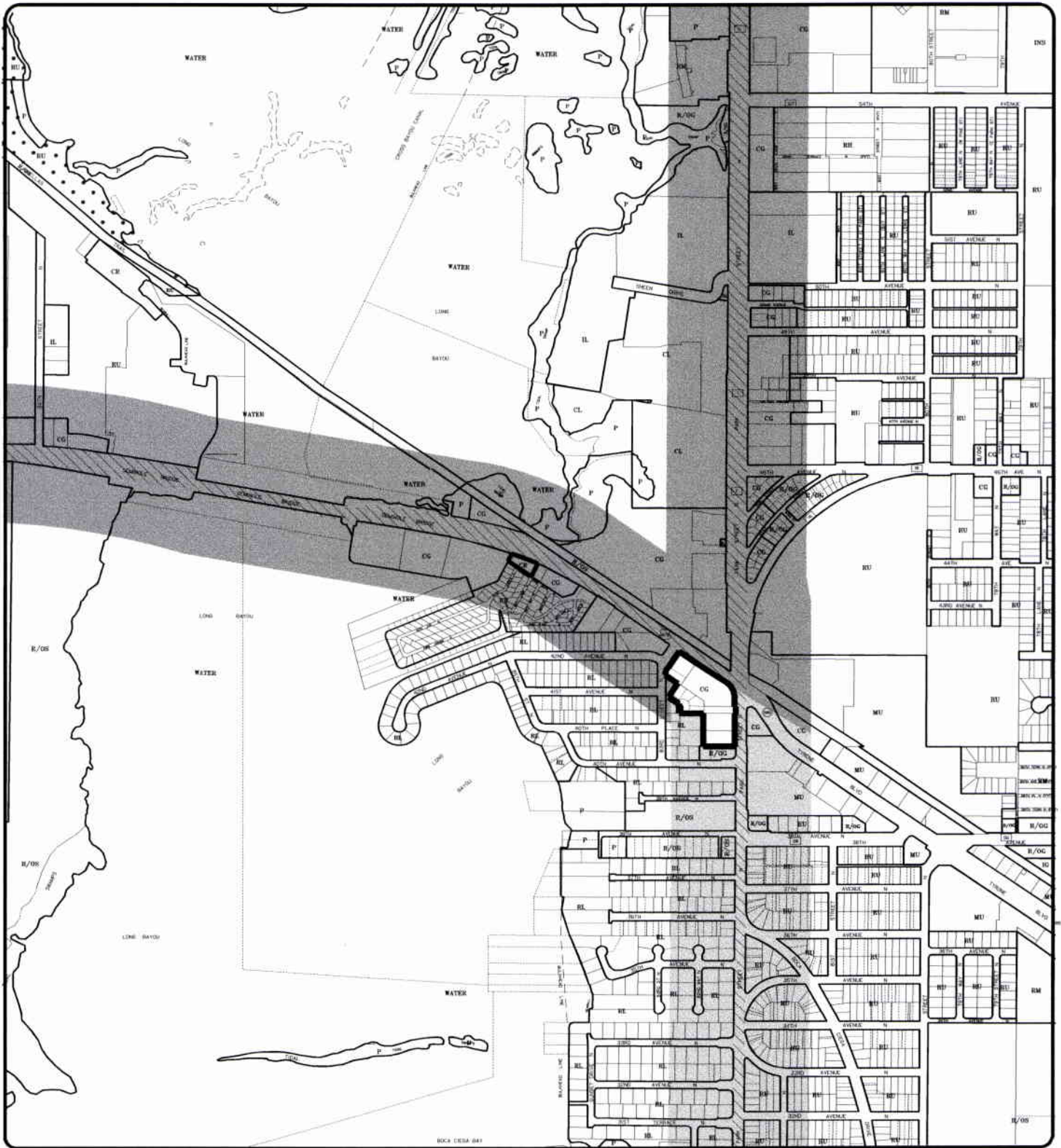
RESIDENTIAL		MIXED USE		COMMERCIAL		PUBLIC/SEMI-PUBLIC		SPECIAL DESIGNATION			
	RESIDENTIAL RURAL		RESIDENTIAL LOW MEDIUM		RESIDENTIAL/OFFICE LIMITED		COMMERCIAL NEIGHBORHOOD		PRESERVATION		WATER/DRAINAGE FEATURE
	RESIDENTIAL ESTATE		RESIDENTIAL MEDIUM		RESIDENTIAL/OFFICE GENERAL		COMMERCIAL LIMITED		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>					
							INDUSTRIAL LIMITED				
							INDUSTRIAL GENERAL				
								<b>PLANNED REDEVELOPMENT</b>			
									RESIDENTIAL		
									MIXED USE		
									COMMERCIAL		
									INDUSTRIAL		

**MAP 5**  
CASE NO. CW07-17

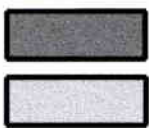
**PROPOSED FUTURE LAND USE**

SCALE 1" = 400'

**PINELLAS PLANNING COUNCIL**  
GRAPHICS PREPARED BY THE OFFICE OF THE PINELLAS COUNTY PROPERTY APPRAISER, 216 NORTH GRAPHICS PREPARED USING KENTZ VERSION 2.1 ©

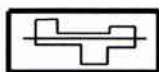


**LEGEND**

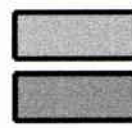


*RURAL/OPEN SPACE*

*RESIDENTIAL*



*MIXED USE*



*UNIQUE/SCENIC VIEW*

*ENHANCEMENT CONNECTOR*

**PINELLAS PLANNING COUNCIL**  
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**COUNTYWIDE SCENIC/  
 NON-COMMERCIAL CORRIDORS**

**CASE NO. CW07-17 MAP 6**



SCALE: 1000'

# **Draft PAC Minutes**

## **July 9, 2007**

Regular Amendment:

CW 07-17 – Pinellas County – Mr. Brinson stated that this 0.4-acre site is located on the south side of Bay Pines Boulevard, approximately 1000 feet west of 83<sup>rd</sup> Street North. The proposed Countywide Plan Map amendment is from Commercial Recreation (CR) to Commercial General (CG). This amendment will bring both the subject property and the neighboring property to the east (which share common ownership) under the same Countywide Plan Map designation. The amendment area is vacant.

After full presentation of the report, Chairman Metcalf asked if there were further input. There being none, Dean Neal moved to approve the PPC staff recommendation of approval for case CW 07-17, including separate and additional recommendation that the County give special consideration to the improvement of the site with respect to the Visual Enhancement Guidelines of the Scenic/Non-Commercial Corridor Master Plan. The motion was seconded by Renea Vincent and carried (vote 13-0).

**Council Staff Analysis  
Case CW 07-17: Pinellas County  
July 18, 2007, PPC Meeting**

**Relevant Countywide Considerations:**

- 1) **Consistency with the Countywide Plan and Rules** – The site’s current designation of Commercial Recreation (CR) is not the most appropriate designation for the site for the following reasons: its small size, its irregular configuration, and its isolated location away from other CR Countywide Plan Map categories.

On the other hand, given the commercial character of the surrounding area, adjacency to other Commercial General (CG) Countywide Plan Map categories, and access/location along Bay Pines Blvd. (a Principal Arterial Road), the proposed CG category is a more suitable designation for the subject site.

Also, the CG designation is consistent with the locational characteristics found in the Countywide Rules. The CG category is intended for areas that provide a wide range of commercial goods and services and should be appropriately applied to areas in and adjacent to activity centers, in areas where the surrounding land uses support and are compatible with intensive commercial use, and in areas in proximity to and with good access to major transportation facilities, including mass transit.

For the above enumerated reasons, this request can be considered consistent with this Relevant Countywide Consideration.

- 2) **Adopted Roadway Level of Service (LOS) Standard** – The proposed 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 located on Bay Pines Blvd, which is a SNCC. The proposed CG designation is considered to be consistent with the SNCC’s corresponding “Enhancement Connector” subclassification for the following reasons: 1) the amendment is a logical in-fill of an existing non-residential classification; and 2) the amendment is considered to be compatible in terms of its relationship

with surrounding Countywide Plan Map categories. Therefore, this request can be considered consistent with this Relevant Countywide Consideration.

- 4) **Coastal High Hazard Areas (CHHA)** – The proposed amendment area is located in a Level “A” hurricane evacuation zone. However, the proposed CG designation will not increase the site’s permitted density or intensity, since the site’s current CR designation permits the same maximum development standards. Both the CG and CR Countywide Plan Map categories permit structures to be built at a floor area ratio of .55 and an impervious surface ratio of .90, and both allow for 24 residential units per acre.

The CHHA criteria establishes several considerations that would allow for a plan amendment that does increase density/intensity based upon the particular details of the amendment area and the nature of the proposed development. Since this proposed amendment to CG will not result in an increase in potential density or intensity on the site as a function of this request, it will not be reviewed against the specific criteria for amendments within the CHHA.

Therefore, the request can be considered consistent with this Relevant Countywide Consideration.

- 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 the City of Seminole, located to the northeast across Bay Pines Blvd. The Countywide Plan Map designates this adjacent area Recreation/Open Space and Preservation. The requested amendment to CG should not significantly impact the interests of Seminole since they do not provide any services to the amendment area. All services to the subject site and immediate area such as police, water, fire, and sewer are provided by Pinellas County.

Additionally, 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.

DISCLOSURE OF INTEREST STATEMENT  
PINELLAS COUNTY PLANNING COUNCIL CASE NUMBER

SUBMITTING GOVERNMENT ENTITY: PINELLAS COUNTY

PPC OR CITY/TOWN CASE NUMBER: LU-2-4-07

PROPERTY OWNER(S):

Name: Russell P. Buchan

Name: \_\_\_\_\_

Address: PO Box 7219  
St Petersburg, FL 33734

Address: \_\_\_\_\_

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

Interest:

Contingent:

Absolute:

Name: N/A

A specific interest held:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

Contract is: N/A Contingent

N/A Absolute

All Parties To Contract:

Name: N/A

Name: N/A

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

All Parties To Option:

Name: N/A

Name: N/A

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

\_\_\_\_\_  
\_\_\_\_\_

NUMBER TO BE ASSIGNED BY PLANNING COUNCIL STAFF

REGULAR PLAN AMENDMENTS  
APPLICATION FOR COUNTYWIDE FUTURE LAND USE PLAN AMENDMENTS

Please complete ALL the information below as accurate 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 attach additional sheets.

**I. Countywide FLUM Amendment Information**

- |   |                       |
|---|-----------------------|
| 1. Existing Countywide FLUM Designation | Commercial Recreation |
| 2. Proposed Countywide FLUM Designation | Commercial General    |

**II. Local Plan Amendment Information**

- |                                       |                       |
|---------------------------------------|-----------------------|
| 1. Local Plan Amendment Case Number   | LU-2-4-07             |
| 2. Existing Local Plan Designations   | Commercial Recreation |
| 3. Existing Local Zoning Designations | C-2                   |
| 4. Proposed Local Plan Designations   | Commercial General    |
| 5. Proposed Local Zoning Designations | C-2                   |

**III. Site Description**

- |  |                         |
|--|-------------------------|
| 1. Parcel Number(s) of area(s) proposed to be amended<br>(Include Section/Twp/Rng/Sub/Blk/Lot) | 01/31/15/00000/320/0500 |
| 2. Acreage   | 0.40                    |

3. Location A parcel of land containing approximately 40 acre located on the south side of Bay Pines Boulevard, 1000 ft. west of 83rd Street North, St. Petersburg.

- |  |        |
|--|--------|
| 4. Existing Use  | Vacant |
| 5. Existing Density  |        |
| 6. Name of Project (Church/Nursing Home/Apartment Complex) |        |

**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.

**V. Other Pertinent Information**

- |   |       |
|---|-------|
| 1. Submittal letter from the local jurisdiction to the PPC requesting amendment to the Countywide FLUP.                                 | _____ |
| 2. Disclosure of Interest Statement containing the names and addresses of the application/representative and property owner             | _____ |
| 3. Proposed Local Adoption ordinance Number and Status.   | _____ |
| 4. Annexation Ordinance Number and Status (If Applicable)   | _____ |
| 5. Staff Report and Local Action to Date.   | _____ |
| 6. Attach Local Plan and Zoning Maps.   | _____ |
| 7. Attach Redevelopment Area/Activity Center Information and Map (If Applicable)  | _____ |
| 8. Include proposed demarcation line if site is located within environmentally sensitive area, and jurisdictional survey, if available. | _____ |
| 9. Legal description.   | _____ |
| 10. Map clearly indicating amendment location.  | _____ |