

**PINELLAS PLANNING COUNCIL
AGENDA MEMORANDUM**

AGENDA ITEM: III B-9.

MEETING DATE: December 5, 2007

SUBJECT: Proposed Regular Amendment to the *Countywide Future Land Use Plan Map*
From: Commercial General – CG and Residential Urban - RU
To: Residential Medium – RM
Area: 1.4 Acres m.o.l.
CASE #: CW 07-40
JURISDICTION: St. Pete Beach
LOCATION: Southeast corner of Gulf Boulevard and Punta Vista Drive.

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

I. BACKGROUND

The subject site has two Countywide Plan Map designations: Commercial General (CG) on the western 1.2 acres abutting Gulf Boulevard; and one single family residential lot designated Residential Urban (RU) on the eastern 0.2 acres. The amendment area is on the southeast corner of Gulf Boulevard and 52nd Avenue and is at the entrance to a residential subdivision. The site is vacant, but recently contained a 28 unit hotel. This was demolished to make way for a 19 unit residential town home project (the Countywide Rules would permit up to 21 units)

The area to the east is a single family residential subdivision, to the north is a taxi business, to the west across Gulf Boulevard is restaurant, and to the south are a single family home and an office. The site also has access to Boca Ciega Bay on the southeast.

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:

PINELLAS PLANNING COUNCIL ACTION:

The Council recommended approval from Commercial General and Residential Urban to Residential Medium (vote 11-0).

COUNTYWIDE PLANNING AUTHORITY ACTION:

1-8-08: The Board approved the Council’s recommendation (vote 7-0).

SUBJECT: Case CW 07-40 St. Pete Beach

- *Consistency with the Countywide Plan and Rules; and*
- *Located within a Coastal High Hazard Area.*

In summary, staff has concluded that the requested amendment to Residential Medium (RM) is an appropriate designation because it is compatible with the surrounding residential areas, provides for a good transition from the commercial uses on Gulf Boulevard eastward to the residential subdivision on the east, and due to its direct access to Gulf Boulevard, an arterial roadway. Also, the amendment is not viewed negatively against the Coastal High Hazard Area policies since it represents a reduction in potential residential density.

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 Medium category is consistent with the criteria for Countywide Plan Map amendments. Therefore, it is recommended that the Residential Medium category be approved.

III. PLANNERS ADVISORY COMMITTEE (PAC)

At their meeting on November 26, 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.

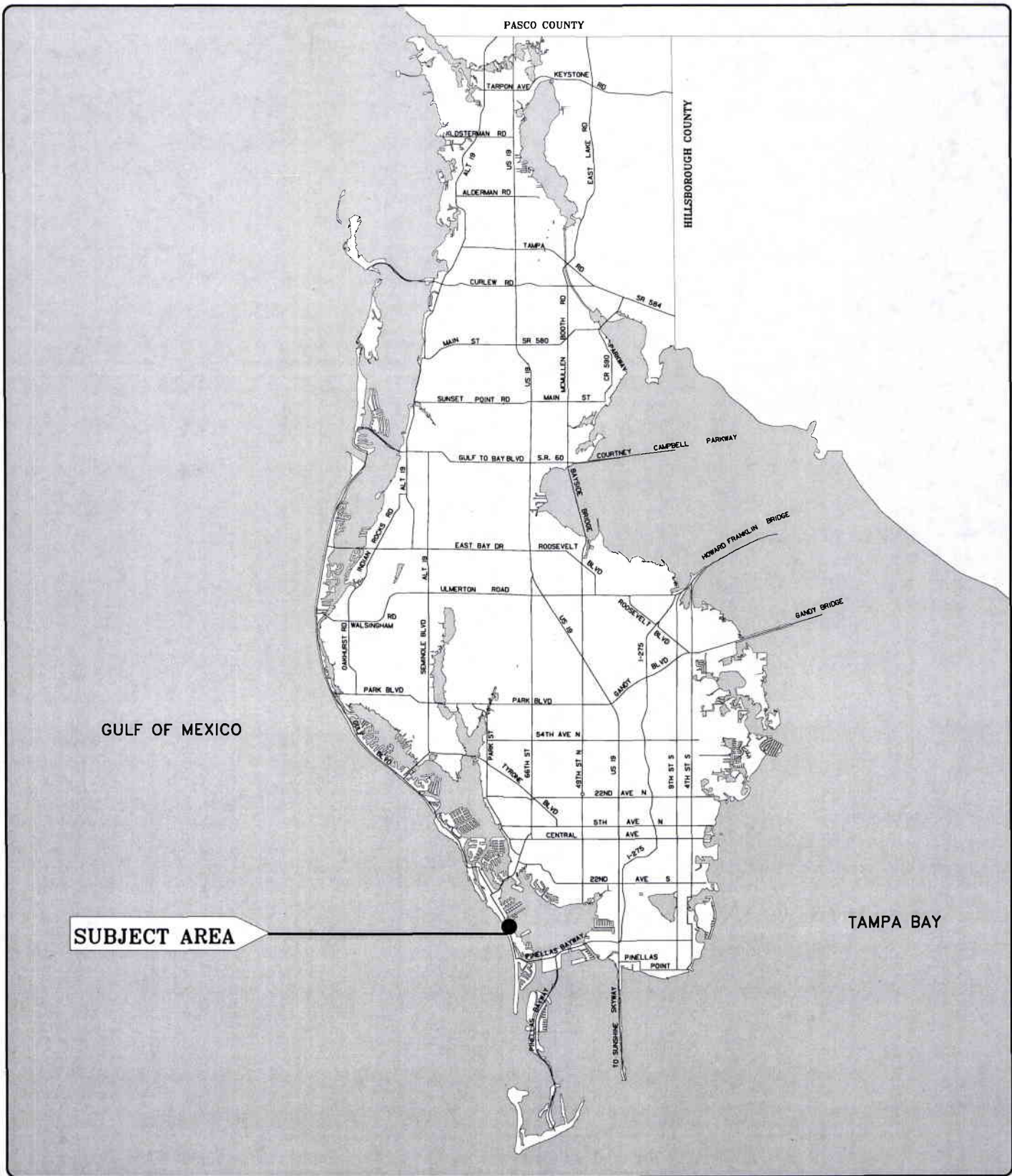
IV. LIST OF MAPS & ATTACHMENTS

| | |
|-------|--|
| 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 |

Attachment 1 Draft PAC Minutes

V. SUPPORT DOCUMENTS – available only at www.pinellasplanningcouncil.org (see December 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

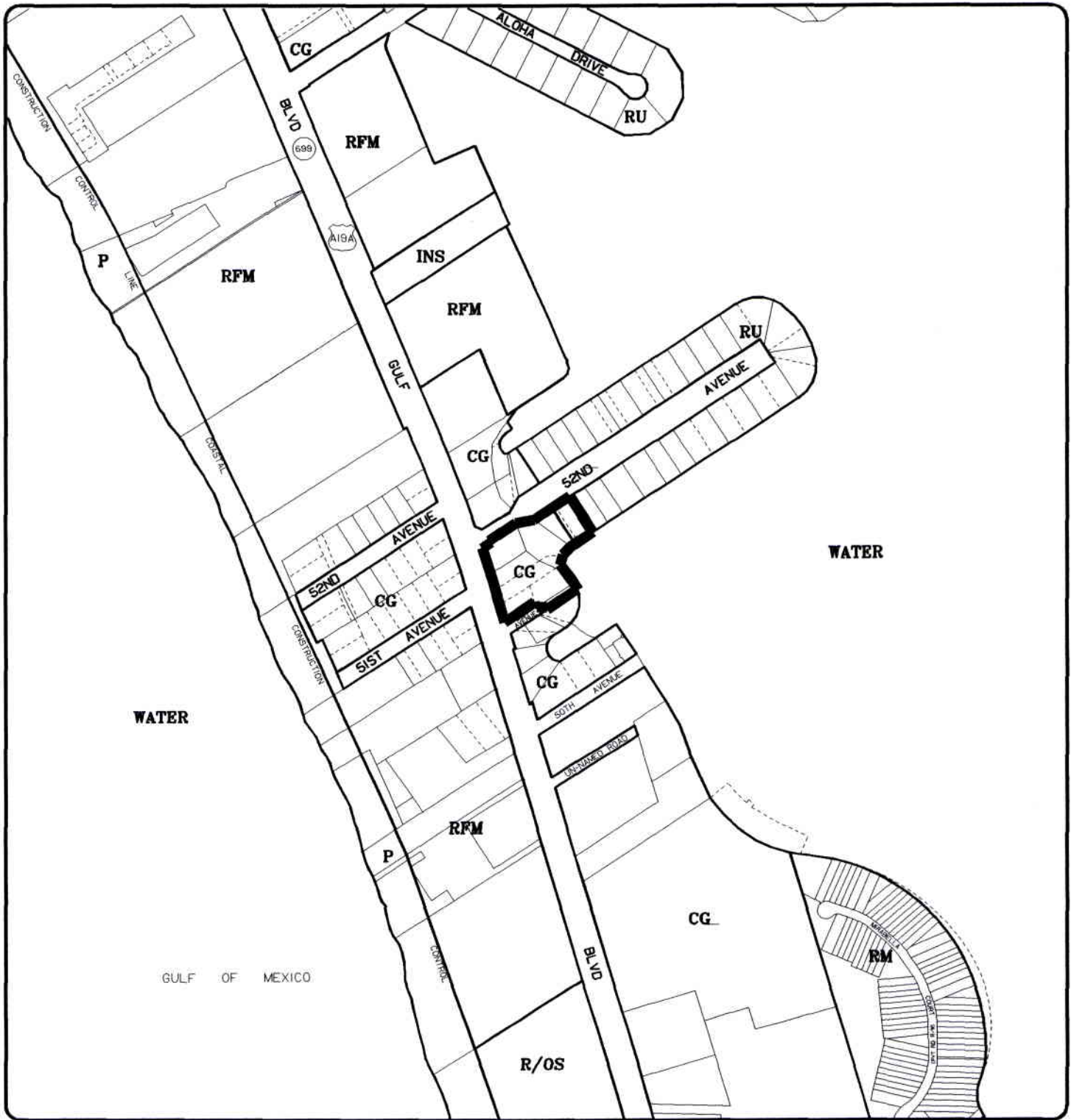
CASE NO. CW07-40



PINELLAS PLANNING COUNCIL



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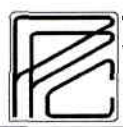


MAP 2

PROPOSED AMENDMENT CASE NO. CW07-40

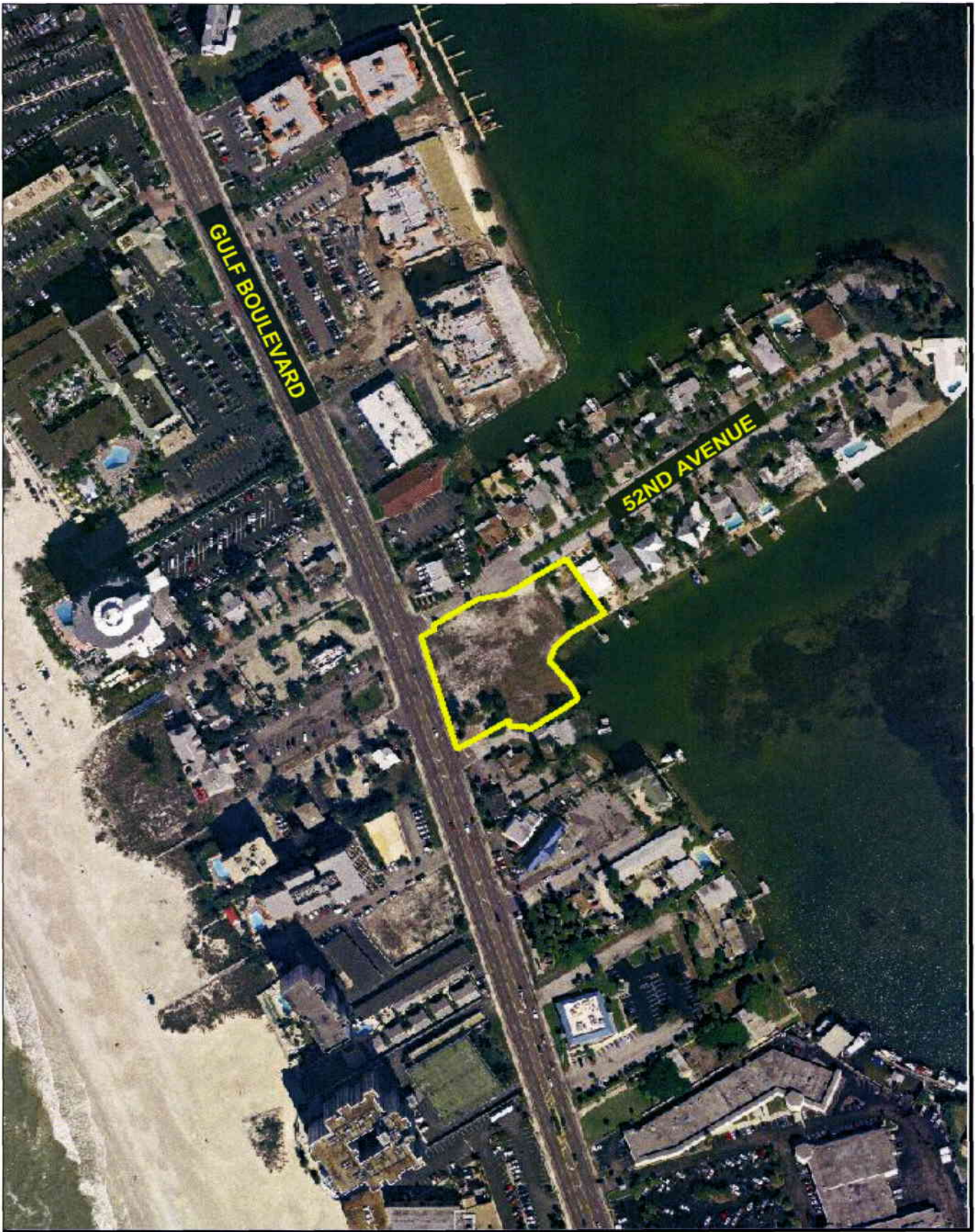
**FROM: Commercial General (CG) TO: Residential Medium (RM)
Residential Urban (RU)**

ACREAGE: 1.4



PINELLAS PLANNING COUNCIL

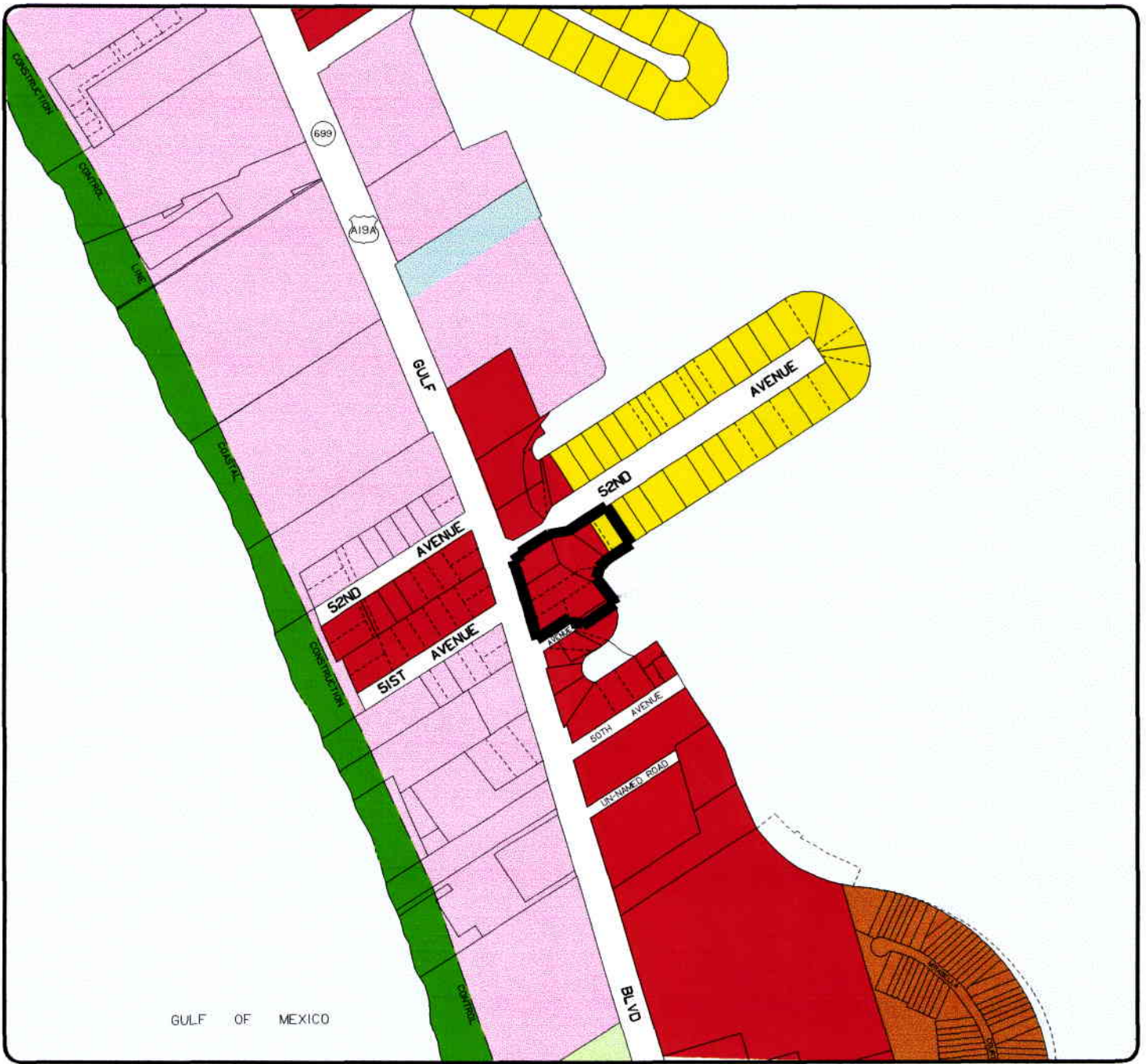
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CASE NO. CW07-40
MAP 3



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 | | RESORT FACILITIES MEDIUM | | INDUSTRIAL LIMITED | | RESIDENTIAL | | CENTRAL BUSINESS DISTRICT |
| | | | RESORT FACILITIES HIGH | | INDUSTRIAL GENERAL | | MIXED USE | | COMMERCIAL | | |
| | | | | | | | INDUSTRIAL | | INDUSTRIAL | | |

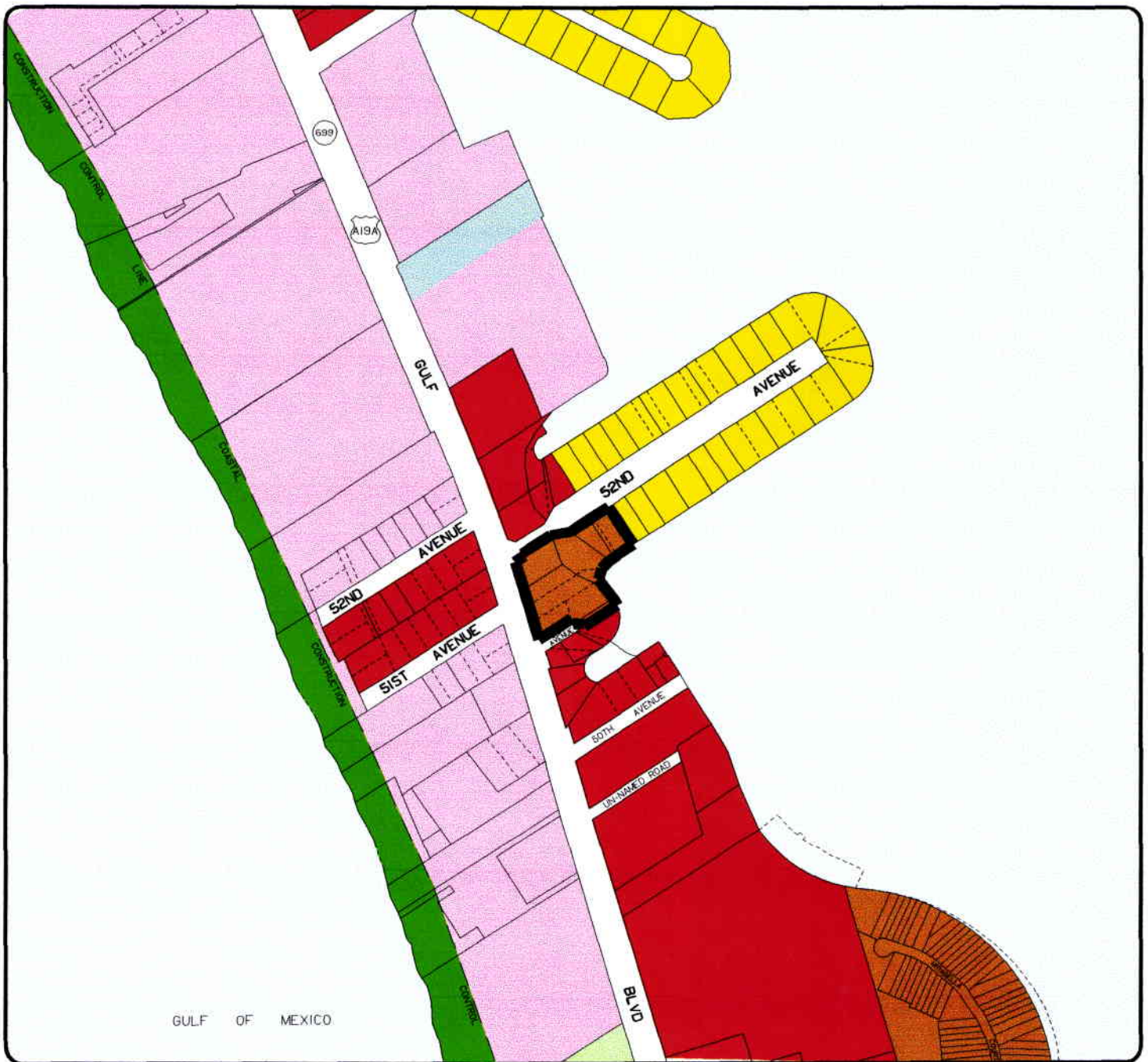
MAP 4
CASE NO. CW07-40

FROM
CG COMMERCIAL GENERAL
RU RESIDENTIAL URBAN

TO
RM RESIDENTIAL MEDIUM
ACREAGE:
1.4

SCALE 1" = 400'

PINELLAS PLANNING COUNCIL
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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 |
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| | RESIDENTIAL URBAN | | | | RESORT FACILITIES MEDIUM | | | | | | CENTRAL BUSINESS DISTRICT |
| | | | | | RESORT FACILITIES HIGH | | | | | | |
| | | | | | | INDUSTRIAL | | | | | |
| | | | | | | | INDUSTRIAL LIMITED | | RESIDENTIAL | | SCALE 1" = 400' |
| | | | | | | | INDUSTRIAL GENERAL | | MIXED USE | | |
| | | | | | | | | | COMMERCIAL | | |
| | | | | | | | | | INDUSTRIAL | | |

MAP 5
CASE NO. CW07-40

PROPOSED FUTURE LAND USE

SCALE 1" = 400'

PINELLAS PLANNING COUNCIL
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Draft PAC Minutes

November 26, 2007

Regular Amendments:

CW 07-40 – City of St. Pete Beach – Mr. Brinson stated that this 1.4-acre site is located on the southeast corner of Gulf Boulevard and Punta Vista Drive. The proposed amendment is from Commercial General (CG) and Residential Urban (RU) to Residential Medium (RM). The subject site has two Countywide Plan Map designations – Commercial General on the western 1.2 acres abutting Gulf Boulevard; and one single family residential lot designated Residential Urban on the eastern 0.2 acres. The amendment area is on the southeast corner of Gulf Boulevard and 52nd Avenue and is at the entrance to a residential subdivision. The site is vacant, but recently contained a 28-unit hotel. This was demolished to make way for a 19-unit residential town home project (the Countywide Rules would permit up to 21 units but the proposed development is for 19 units.)

Mr. Brinson reported that the area to the east is a single family residential subdivision, to the north is a taxi business, to the west across Gulf Boulevard is a restaurant, and to the south are a single family home and an office. He noted that the site also has access to Boca Ciega Bay on the southeast.

Council staff has concluded that the requested amendment to RM is an appropriate designation because it is compatible with the surrounding residential areas, provides for a good transition from Commercial uses on Gulf Boulevard eastward to the residential subdivision on the east, and due to its direct access to Gulf Boulevard, an arterial roadway. Also the amendment is not viewed negatively against the Coastal High Hazard Area policies since it represents a reduction in potential residential density.

Mr. Brinson stated that the CG category allows 24 upa and the RM permits 15 upa. Mr. Crawford added that the City of St. Pete Beach zoning regulations would not allow any residential, but with this amendment they could build residential.

Lynn Rosetti moved to approve the staff recommendation of approval for Case CW 07-40. The motion was seconded by Dean Neal and carried (vote 13-0).

Case CW 07-40: City of St. Pete Beach
Council Staff Analysis
December 5, 2007, PPC Meeting

Relevant Countywide Considerations:

- 1) **Consistency with the Countywide Plan and Rules** – The current Countywide Plan Map designations are consistent with the Countywide Rules as is the proposed designation of Residential Medium. However, with the number of single family residences abutting and in close proximity to the subject site the RM category is more appropriate and will provide a transition from other commercial uses on Gulf Boulevard. Additionally, the RM designation will result in a potential reduction of residential density from the number that could be built under the CG and RU categories (30 vs. 21)¹.

Additionally, the RM designation as applied to this site is consistent with the locational characteristics enumerated in the Countywide Rules which states that the category is: “...*generally appropriate to locations within or in close proximity to urban activity centers; in areas where use and development characteristics are medium density residential in nature; and in areas serving as a transition between less urban and more urban residential and mixed use areas. These areas are typically in close proximity to and may have direct access from the arterial and thoroughfare highway network.*”

The RM designation as applied to this site is also consistent with the purpose statement in the Countywide Rules which states that the category is: “...*to depict those areas of the County that are now developed, or appropriate to be developed, in a highly intensive residential manner; and to recognize such areas as primarily well-suited for residential uses that are consistent with the urban and intensive qualities, transportation facilities and natural resource characteristics of such areas.*”

In summary, the proposed RM category is consistent with the purpose statement and the locational characteristics enumerated by the Countywide Rules.

- 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”.

¹ Note that the current City of St. Pete Beach zoning category for the commercial portion of the site does not permit any residential 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 within a CHHA, however it will result in a reduction in potential residential density under the Countywide Rules from 30 units to 21 units.¹
- 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 not adjacent to another jurisdiction, and does not adversely impact any public education facility.

Therefore, on balance, it can be concluded that the requested amendment from CG and RU to RM is deemed consistent with the Relevant Countywide Considerations found in the Countywide Rules.

APPLICATION FOR COUNTYWIDE FUTURE LAND USE PLAN AMENDMENT

Please complete all the information below as accurately as possible to ensure that the application for the 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 FLUP Map Amendment Information

- 1. Current Countywide FLUP Designation CG + RU
- 2. Proposed Countywide FLUP Designation Rm

II. Local Plan Map Amendment Information

- 1. Local Plan Map Amendment Case Number Ord. # 2007-09
- 2. Current Local Plan Designation(s) CG + RU
- 3. Current Local Zoning Designation(s) CG-1 + RU
- 4. Proposed Local Plan Designation(s) Rm
- 5. Proposed Local Zoning Designation(s) Rm

III. Site Description

- 1. Parcel number(s) of area(s) proposed to be amended (include Section/Twp/Rng/Sub/Blk/Lot) Attached
- 2. Acreage 1.4 acres
- 3. Location SE corner of Punta Vista Dr. and Gulf Blvd.
- 4. Existing use Vacant
- 5. Existing density NA
- 6. Name of project (if applicable) Gulf Harbour Townhomes

IV. Verification of Local Action

- 1. Verification of local action to approve amendment to local plan and transmittal of amendment to Countywide Plan Map; and/or copy of local ordinance proposing/approving plan amendment authorizing request for amendment of Countywide Plan Map.

V. Other Pertinent Information

- 1. Submittal letter from the local jurisdiction to the Executive Director requesting amendment to the Countywide FLUP.
- 2. Disclosure of Interest Statement with names and addresses of the application/representative and property owner.
- 3. Proposed local ordinance number and status.
- 4. Staff report and local action to date.
- 5. Attach local plan and zoning maps.
- 6. Include proposed demarcation line for environmentally sensitive areas (if applicable).
- 7. Legal description.
- 8. Map clearly indicating amendment location.
- 9. Plan Amendment Application.