

**PINELLAS PLANNING COUNCIL
AGENDA MEMORANDUM**

AGENDA ITEM: III B-8.

MEETING DATE: January 16, 2008

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

From: Industrial Limited – IL

To: Commercial General – CG

Area: 1.1 Acres m.o.l

CASE #: CW 08-07

JURISDICTION: Pinellas County

LOCATION: 1999 Starkey Road

RECOMMENDATION: Council, Based On Accompanying Findings, Recommend That The Proposed Amendment To Commercial General Be Denied.

I. BACKGROUND

The subject site is designated Industrial Limited (IL) on the Countywide Plan Map. The IL category is primarily an industrial category, but does allow office uses and a variety of other supporting and compatible uses.

Pinellas County has requested that the current IL category be changed to Commercial General to recognize the current use, a restaurant. However, the site could be redeveloped with another commercial use. The site has been used as a restaurant for a number of years and there is a commercially designated strip south of the subject site extending to the intersection of Ulmerton and Starkey Roads. The remainder of the surrounding area, with the exception of an area designated Residential Low Medium further to the north, is designated either IL or Industrial General.

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;*

PINELLAS PLANNING COUNCIL ACTION:

The Council recommended approval of the amendment from Industrial Limited to Commercial General (vote 9-2).

COUNTYWIDE PLANNING AUTHORITY ACTION:

2/5/08: The Board approved the amendment from Industrial Limited to Commercial General (vote 7-0).

SUBJECT: Case CW 08-07 – Pinellas County

- *Adopted Roadway Level of Service (LOS); and*
- *Adjacent To or Impacting an Adjoining Jurisdiction.*

In summary, it can be concluded that amending the site's IL designation to CG would be inconsistent with the IL category's purpose statement contained in the Countywide Rules, which encourages the reservation of existing IL developed parcels. The proposed CG designation would eliminate the potential for redeveloping the site, either individually or in combination with other IL areas, with a use that would provide a long term economic benefit to Pinellas County.

Furthermore, it can be determined that the existing IL category is consistent with the position statements and strategies of the Countywide Plan and Economic Development and Redevelopment Plan (EDRP) for Pinellas County.

Lastly, Starkey Road is operating at a level of service "F" and with the additional trips expected from the CG category this would worsen an already poor condition.

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 inconsistent with the criteria for Countywide Plan Map amendments. Therefore, it is recommended that the proposed amendment of the Countywide Plan Map to Commercial General be denied.

III. PLANNERS ADVISORY COMMITTEE (PAC)

At their meeting on January 7, 2008, the PAC discussed this case and recommended approval of the staff recommendation (vote 7-4). 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 – 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

SUBJECT: Case CW 08-07 – Pinellas County

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

Support Document 1

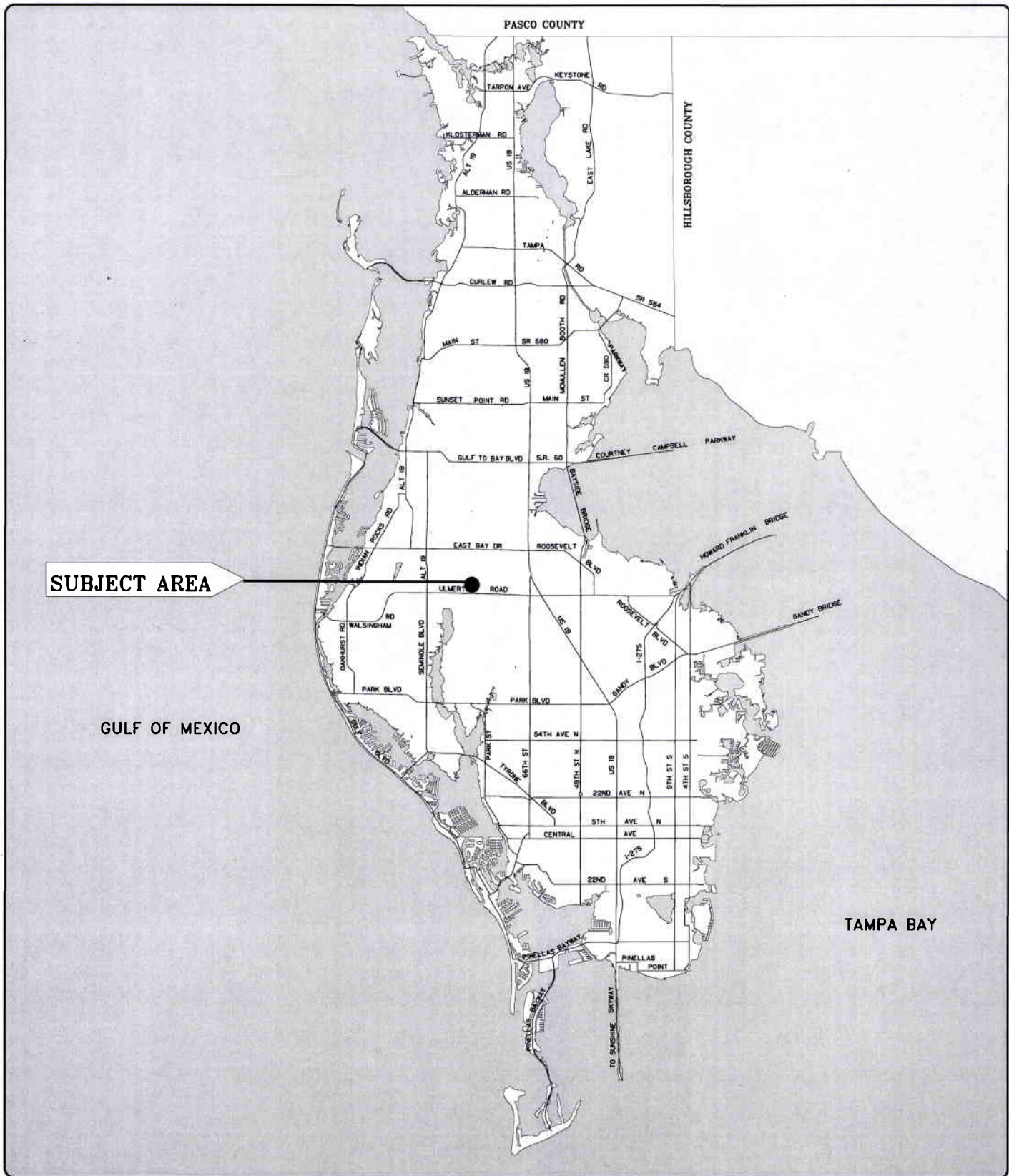
Support Document 2

Support Document 3

Council Staff Analysis

PPC Disclosure of Interest Form

Local Government Application



MAP 1

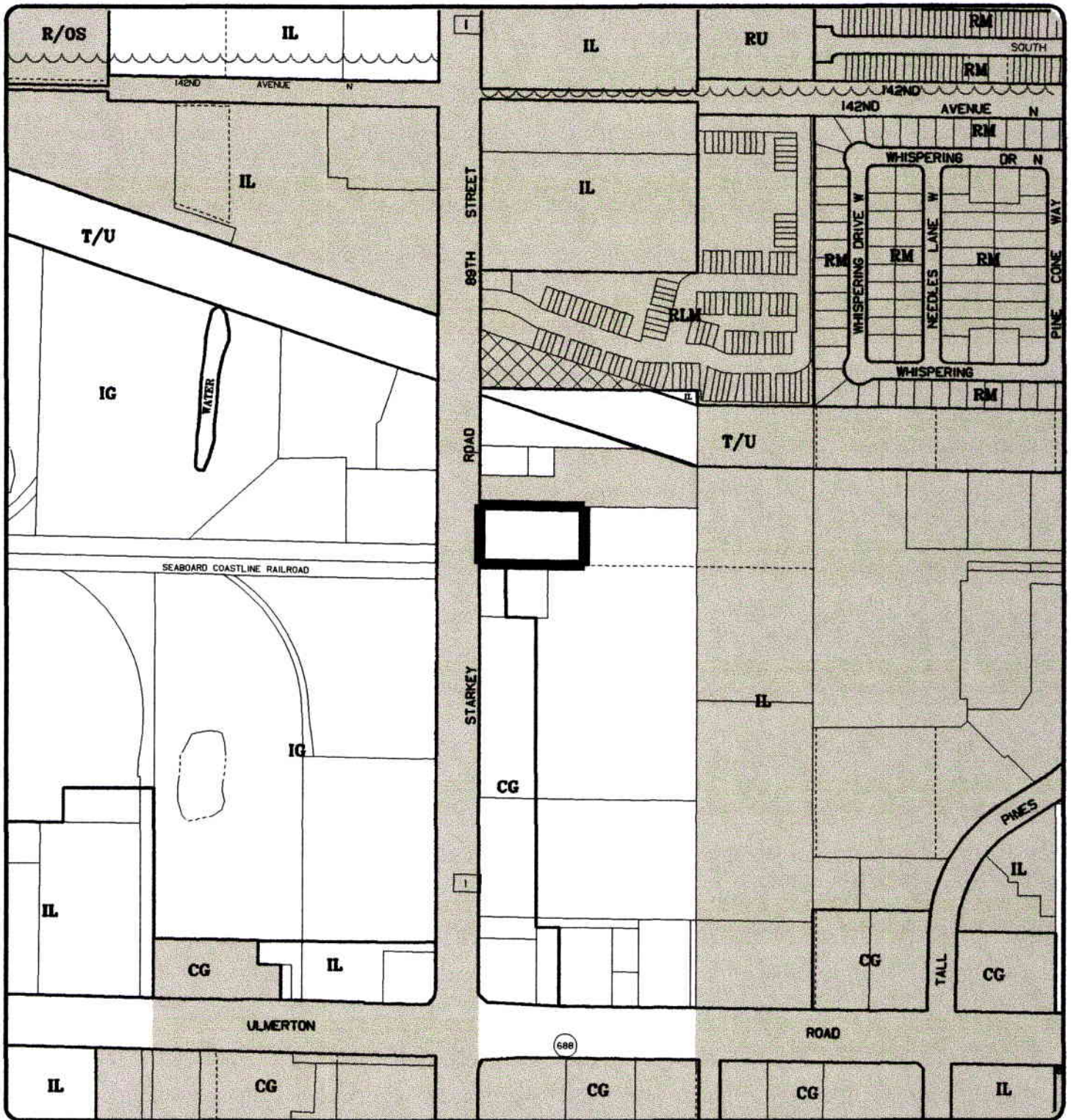
CASE NO. CW08-07



PINELLAS PLANNING COUNCIL



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MAP 2

PROPOSED AMENDMENT CASE NO. CW08-07

FROM: Industrial Limited (IL) TO: Commercial General (CG)

ACREAGE: 1.1

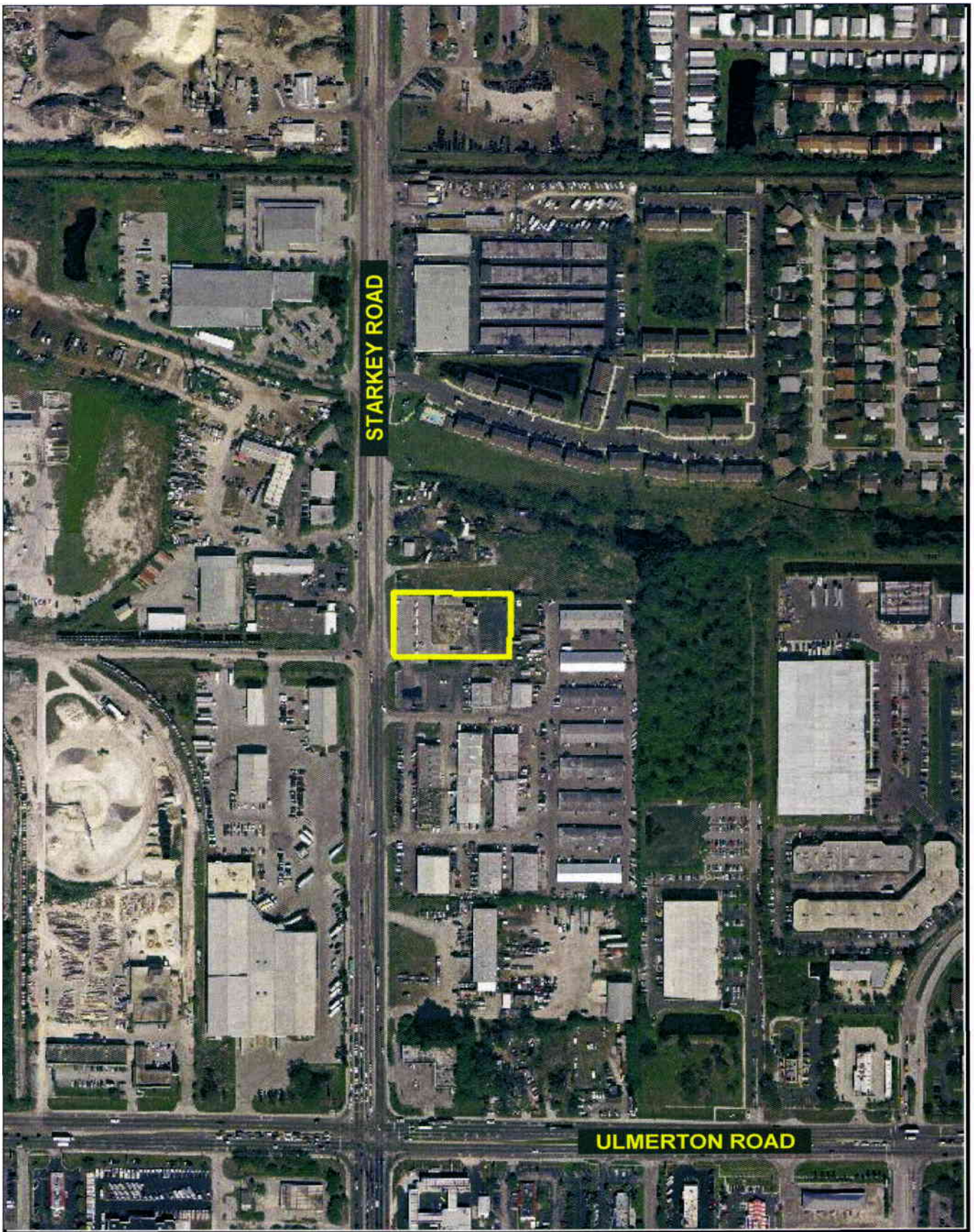
 **CITY OF LARGO**


SCALE: 1" = 400'



PINELLAS PLANNING COUNCIL

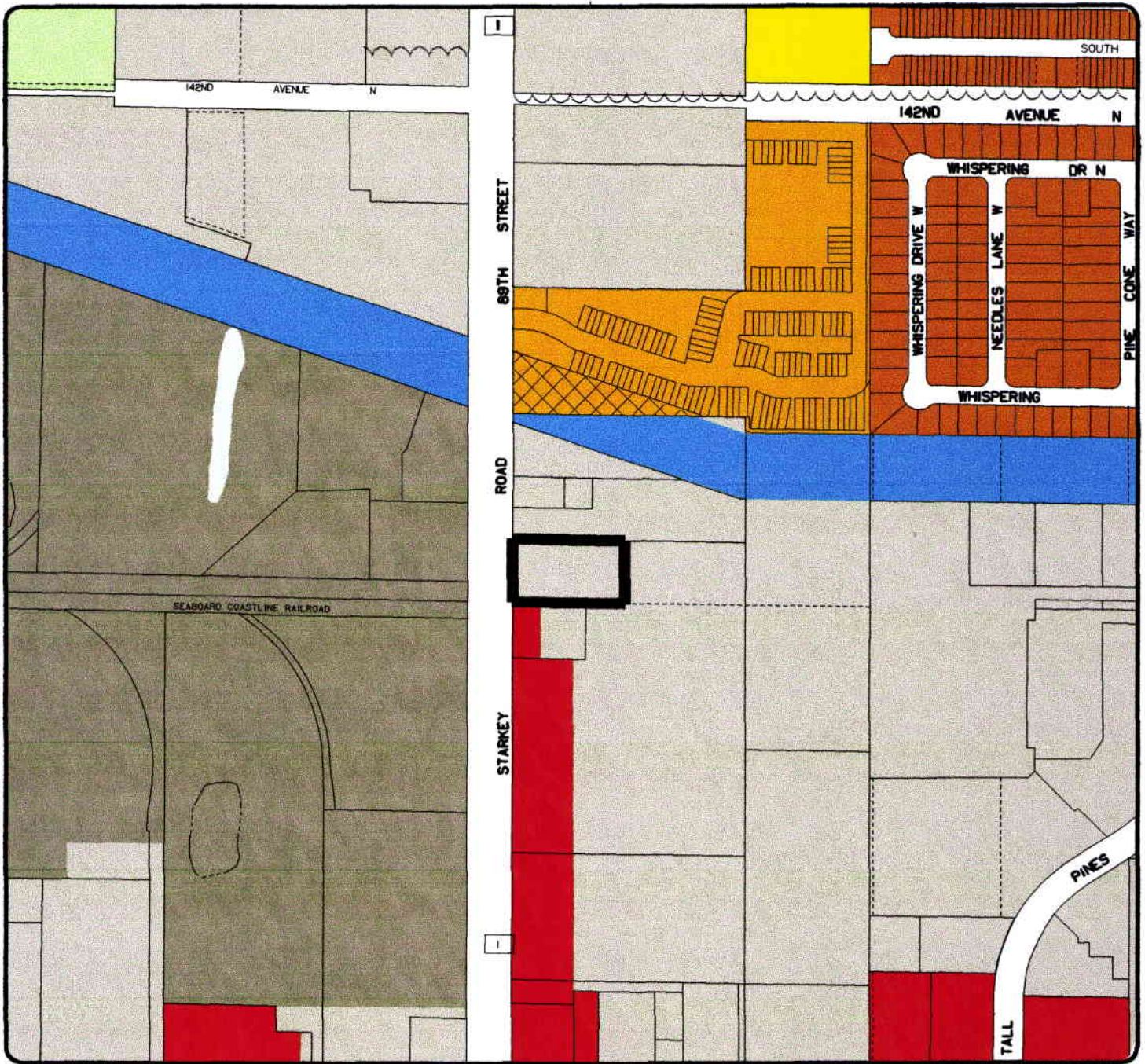
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GRAPHICS CREATED USING MEDIT VERSION 2.1 ©



CASE NO. CW08-07
MAP 3



NOT TO SCALE



LEGEND

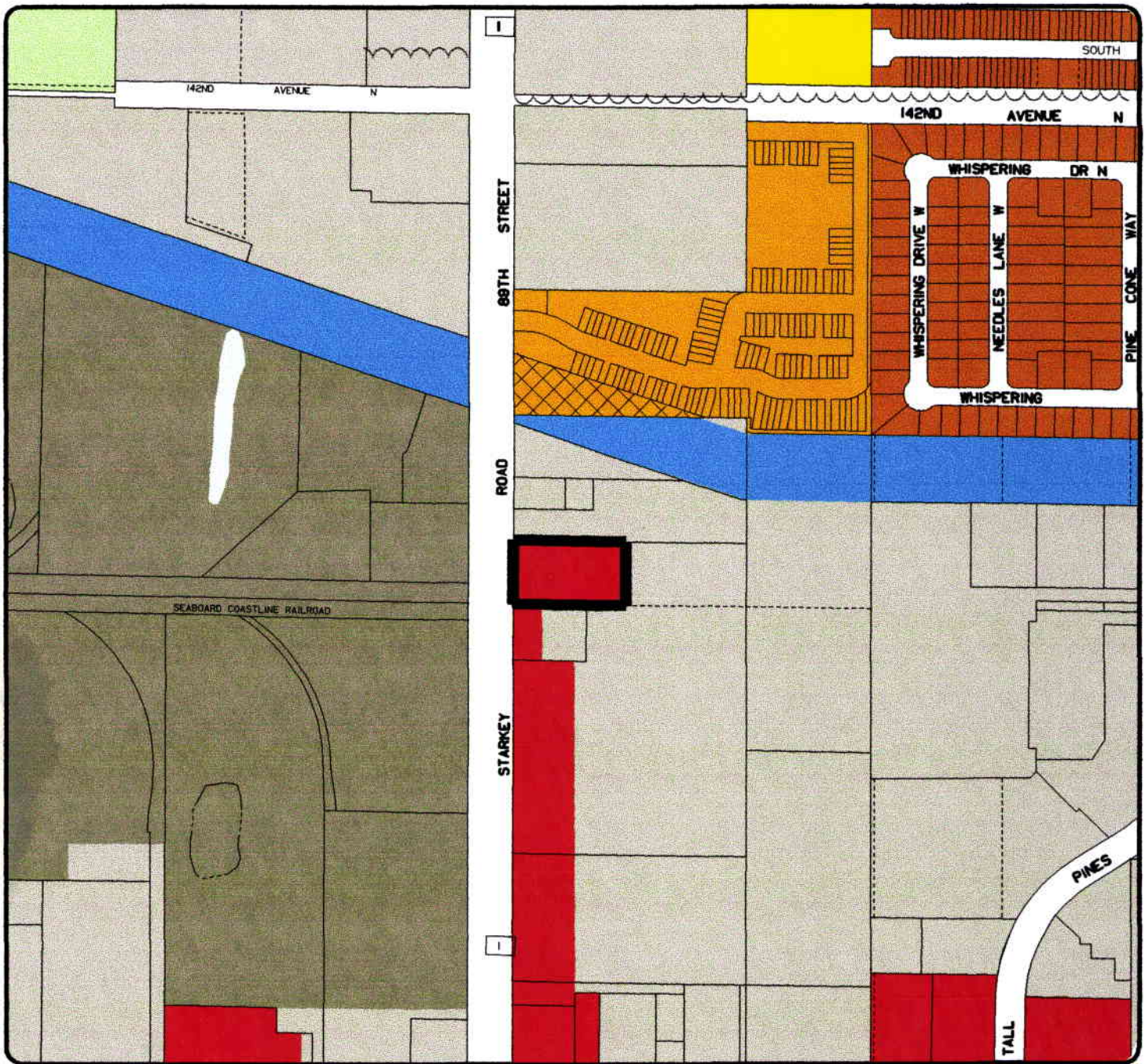
RESIDENTIAL		MIXED USE		COMMERCIAL		PUBLIC/SEMI-PUBLIC		SPECIAL DESIGNATION	
	RESIDENTIAL RURAL		RESIDENTIAL LOW MEDIUM		RESIDENTIAL/OFFICE LIMITED		PRESERVATION		WATER/ DRAINAGE FEATURE
	RESIDENTIAL ESTATE		RESIDENTIAL MEDIUM		RESIDENTIAL/OFFICE GENERAL		RECREATION/ OPEN SPACE		SCENIC/ NON-COMMERCIAL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

MAP 4
CASE NO. CW08-07

FROM: **IL** INDUSTRIAL LIMITED
TO: **CG** COMMERCIAL GENERAL
ACREAGE: 1.1

SCALE 1" = 400'

PINELLAS PLANNING COUNCIL
 GRAPHICS PREPARED BY THE OFFICE OF THE
 PINELLAS COUNTY PROPERTY APPRAISER, 606 NORTH
 GRAPHICS PREPARED USING ARCTIC VERSION 2.1 ©



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					
							INDUSTRIAL LIMITED				
							INDUSTRIAL GENERAL				
								PLANNED REDEVELOPMENT			
									RESIDENTIAL		
									MIXED USE		
									COMMERCIAL		
									INDUSTRIAL		

MAP 5
CASE NO. CW08-07

PROPOSED FUTURE LAND USE

SCALE 1" = 400'

PINELLAS PLANNING COUNCIL
GRAPHICS PREPARED BY THE OFFICE OF THE PINELLAS COUNTY PROPERTY APPRAISER, 500 SOUTH GULF BLVD., CLEARWATER, FL 34616
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Draft PAC Minutes

January 7, 2008

Regular Amendments

CW 08-07 - Pinellas County – Mr. Crawford stated that this 1.1 acres m.o.l. site is located at 1999 Starkey Road. The proposed amendment is from Industrial Limited (IL) to Commercial General (CG). The parcel is developed with an unoccupied restaurant.

Pinellas County has requested that the current IL category be changed to Commercial General to allow the site to be redeveloped with a commercial use. The site has been used as a restaurant for a number of years and there is a commercially designated strip south of the subject site extending to the intersection of Ulmerton and Starkey Roads. The remainder of the surrounding area, with the exception of an area designated Residential Low Medium further to the north, is designated either IL or Industrial General.

In summary, PPC staff concluded that amending the IL designation to CG would be inconsistent with the IL category's purpose statement contained in the Countywide Rules, which encourages the reservation of existing IL developed parcels. The proposed CG designation would eliminate the potential for redeveloping the site, either individually or in combination with other IL areas, with a use that would provide a long-term economic benefit to Pinellas County.

Furthermore, it can be determined that the existing IL category is inconsistent with the position statements and strategies of the Countywide Plan and Economic Development and Redevelopment Plan (EDRP) for Pinellas County.

Lastly, Starkey Road is operating at a level of service "F" and with the additional trips expected from the CG category, this would worsen an already poor condition.

John Cueva stated that the property has been zoned C-2 since 1963; that the County is in the process of trying to revise the non-conforming status use. They are between tenants right now and basically the intent is to identify what has been there for years and correct a county error and bring it back to CG. Mr. Cueva noted he had contacted Mike Meidel, Pinellas County Economic Development Director, who originally was opposed to this as well, but changed his position based on the history of the site usage. Mr. Cueva stated the owner

wants to get another restaurant tenant, but they are concerned about losing the designation in the event of significant damage caused by a storm.

After full presentation of the report, Marie Dauphinais moved to approve the staff recommendation of denial for Case CW 08-07. The motion was seconded by Bob Jarzen and carried (vote 7-4 with the representatives of Pinellas County, Safety Harbor, Seminole and Clearwater casting dissenting votes).

**Council Staff Analysis
Case CW 08-07: Pinellas County
January 16, 2008 PPC Meeting**

Relevant Countywide Considerations:

- 1) **Consistency with the Countywide Plan and Rules** – Although the proposed Commercial General (CG) designation is consistent with the purpose statement contained in the Countywide Rules due to the subject site having access onto Starkey Road, a Principal Arterial roadway, it is not part of a consolidated, concentrated commercial center that can provide a full spectrum of commercial uses.

Amending the site's IL designation to CG is not consistent with the IL category's purpose statement contained in the Countywide Rules or with PPC Resolution No. 06-3, which encourage the reservation of existing IL developed parcels. Mainly, the proposed designation would eliminate the site's ability to be redeveloped with an industrial use that would provide a long term economic benefit to Pinellas County.

The current IL designation is also considered to be an appropriate category because the site is viable for industrial uses, either individually or in combination with adjacent industrial areas, and could provide for essential and targeted employment opportunities vital to our economy. The following bulleted statements identify the site's points relative to maintaining the IL designation:

Positive aspects of maintaining the IL designation

- *No environmental areas exist on site or nearby, so as to preclude full use of the site.*
- *The site is in close proximity to a prospective workforce (i.e. residential areas).*
- *The site is outside of A, B, C, and D hurricane evacuation areas.*
- *Underground infrastructures are likely in place to supply adequate utility needs.*
- *The site has access to a Principal Arterial Road.*
- *There is a possibility of expanding the sites size (land assemblage) with the surrounding properties..*

Also, the sites current IL designation is generally consistent with the purpose statement and locational characteristics as enumerated in the Countywide

Rules. The Countywide Rules state's that this category is appropriately applied to locations with sufficient size to encourage an industrial park type arrangement. Even though this parcel 1.1 acres in size, and by its self would not typically be a suitable location for an industrial park type development, this property has the potential to be assembled with the property to the north and east. Also, with respect to the parcel's size, as noted above, the site at present is of sufficient size (without assemblage) to be redeveloped with a Research/Development Facility or a High Tech Office Use (approximately over 31,000 square feet).

Therefore, for these above reasons, the proposed Institutional category can be considered consistent with the Countywide Plan and Rules and can be considered an appropriate designation for the subject site.

- 2) **Adopted Roadway Level of Service (LOS) Standard** – It should be noted that Starkey Road is operating at a LOS “F” in this area. PPC staff finds that the 365 additional vehicle trips normally associated with the Commercial General category will not significantly impact the overall operational characteristics of the roadway, however they will add to the already unacceptable operating condition.
- 3) **Location on a Scenic/Non-Commercial Corridor (SNCC)** – The proposed amendment areas are 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 the City of Largo to the north and west (Starkey Road is in the City's jurisdiction). The additional vehicle trips impacting Starkey road would impact Largo's ability to maintain an acceptable level of service on the roadway, however not in a significant manner. Additionally, the privately owned parcel in the city to the north is designated IL and a change to CG may help to set a precedent for such an amendment to this parcel.

The amendment does not adversely impact any public education facility.

DISCLOSURE OF INTEREST STATEMENT
PINELLAS COUNTY PLANNING COUNCIL CASE NUMBER

SUBMITTING GOVERNMENT ENTITY: PINELLAS COUNTY

PPC OR CITY/TOWN CASE NUMBER: LU-3-10-07

PROPERTY OWNER(S):

Name: Travis P. Rodgers Land Trust Name: _____

Address: c/o Rodgers, Audrey E
1724 Indian Rocks Rd
Clearwater, FL 33756 Address: _____

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

Interest: Trustees Contingent: Absolute:

Name: Travis P. Rodgers Land Trust

A specific interest held: Successor trustees: Audrey E. Rodgers, cheri Rodgers Jaensch, Gregory Rodgers, Lenard Rodgers, T. Patrick Rodgers Jr.

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: _____ 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

Z07-000039

**BOARD OF COUNTY
COMMISSIONERS**

Ronnie E. Duncan - Chairman
Robert B. Stewart - Vice Chairman
Calvin D. Harris
Susan Latvala
John Morroni
Karen Williams Seel
Kenneth T. Welch

Received
DEC 21 2007
Pinellas Planning
Council



December 19, 2007

Mr. Dave Healey, Executive Director
Pinellas County Planning Council
14 South Ft. Harrison Street
Clearwater, Florida 34756

Re: Case No(s) LU-3-10-07

Dear Mr. Healey,

On December 18, 2007, the Board of County Commissioners held a public hearing to consider the above referenced amendment(s) to the Future Land Use Map of Pinellas County. The Board took action to approve the amendment(s) and authorized transmittal to the Pinellas Planning Council for action to amend the Countywide Future Land Use Plan as necessary to maintain consistency with said Plan. Attached for Council's review are the requested application forms, disclosure information, staff reports, maps and legal descriptions. Also attached, in confirmation of Board action are adoption ordinances of the board order for those cases where no ordinance has yet been prepared.

Please schedule the attached amendment(s) at the earliest convenient time for review by the Council and notify us as to the hearing date. If you need additional information regarding our request, please feel free to call me at 727-464-3888.

Sincerely,

A handwritten signature in blue ink that reads "Paul Cassel".

Paul Cassel, Director
Building and Development Review Services

Attachments
Application
Backup documents
Maps

Z07-000039

PLEASE ADDRESS REPLY TO:
310 Court Street
Clearwater, Florida 33756
Phone: (727) 464-3888
Phone: (727) 464-3241



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 | Industrial Limited |
| 2. Proposed Countywide FLUM Designation | Commercial General |
- II. Local Plan Amendment Information
- | | |
|---------------------------------------|---|
| 1. Local Plan Amendment Case Number | LU-3-10-07 |
| 2. Existing Local Plan Designations | Industrial Limited |
| 3. Existing Local Zoning Designations | C-2, General Retail Commercial & Limited Svcs |
| 4. Proposed Local Plan Designations | Commercial General |
| 5. Proposed Local Zoning Designations | N/A |
- III. Site Description
- | | |
|--|---|
| 1. Parcel Number(s) of area(s) proposed to be amended
(Include Section/Twp/Rng/Sub/Blk/Lot) | 01/30/15/70416/300/0706 |
| 2. Acreage | 1.136 |
| 3. Location | A parcel of land containing approximately 1.1 acres located on the east side of Starkey Road at the intersection with 20th Avenue SE, Largo. (street address being: 1999 Starkey Road). |
| 4. Existing Use | Masonry Building |
| 5. Existing Density | N/A |
| 6. Name of Project (Church/Nursing Home/Apartment Complex) | N/A |
- 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. | |