

**PINELLAS PLANNING COUNCIL
AGENDA MEMORANDUM**

AGENDA ITEM: III B-3.

MEETING DATE: May 21, 2008

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

From: Planned Redevelopment – Mixed Use PR – MU

To: Planned Redevelopment – Residential PR – R

Area: 0.2 Acres m.o.l

CASE #: CW 08-25 (CW 08-02)

JURISDICTION: St. Petersburg

LOCATION: 2301 3rd Avenue South

RECOMMENDATION: Council Based On Accompanying Findings and Support Documents Recommend That The Proposed Amendment Be Approved, Subject To The City Of St. Petersburg Submitting A Modified Infrastructure Analysis By September 30, 2008, Indicating The Cumulative Impacts Expected From Incremental Countywide Plan Map Amendments To The Special Area Plan, And That Updates All Other Relevant Portions Of The Special Area Plan, Including But Not Limited To: Maps, Acreage Calculations, And Other Relevant Analysis And Discussion.

I. BACKGROUND

This item involves a Countywide Plan Map amendment submitted by the City of St. Petersburg to the Council in January, 2008. The item was submitted as part of the “glitch” amendments to the City of St. Petersburg Vision 2020 Plan. Specifically, the amendment is being re-heard to correct a previous advertisement error for Area 95 in CW08-02 (2301 3rd Avenue South). The parcel was advertised and subsequently amended from Residential Medium to Planned Redevelopment (PR)-Mixed Use. The correct amendment was supposed to be from Residential Medium to Planned Redevelopment-Residential.

The PR-Residential category is based on the City’s Vision 2020 Plan, which is embodied in a Special Area Plan that addresses the purpose and intent of each Planned Redevelopment category, permitted uses and their respective densities and intensities, as well as urban design guidelines, all of which are implemented through the City’s land development regulations.

PINELLAS PLANNING COUNCIL ACTION:

The Council recommended approval from Planned Redevelopment-Mixed Use to Planned Redevelopment-Residential, subject to condition noted above (vote 11-0).

COUNTYWIDE PLANNING AUTHORITY ACTION:

06/17/08: The Board approved the amendment from Planned Redevelopment-Mixed Use to Planned Redevelopment-Residential, subject to condition noted above (vote 7-0).

II. FINDINGS

This requested amendment to the Countywide Plan Map had been submitted to the Council for review in accordance with Division 5.5 of the Countywide Plan and Rules. For a detailed staff evaluation of the Countywide Plan Map amendment, please refer to the original staff report (attached) for CW 08-02 Agenda memorandum and Support Document 2 CW 08-02 Staff Analysis.

In summary, 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 categories are consistent with the criteria for Countywide Plan Map amendments. Therefore, it is recommended that the proposed amendments from Planned Redevelopment – Mixed Use to Planned Redevelopment – Residential be approved subject to the conditions noted on page 1 of this staff report.

III. PLANNERS ADVISORY COMMITTEE (PAC)

At their meeting on May 12, 2008, the PAC discussed this case and recommended approval of the staff recommendation (vote 12-0). The draft PAC minutes relative to this case are included as Attachment 1.

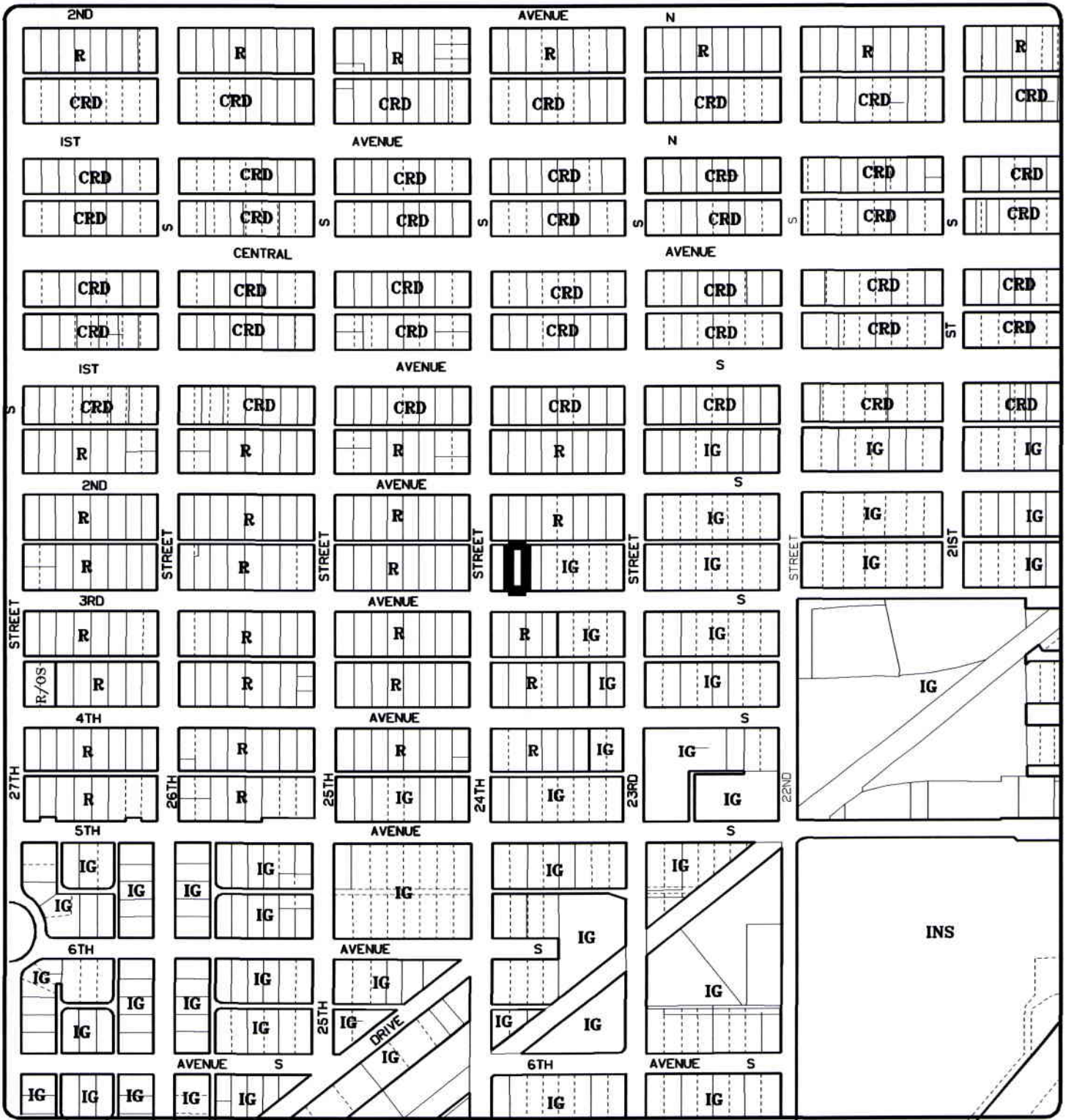
IV. LIST OF MAPS & ATTACHMENTS

Map 1	Location
Map 2	Current Countywide Plan Map & Jurisdictional Map – Black & White
Map 3	Aerial – Color
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 May PPC Agenda and then click on corresponding case number).

Support Document 1	Council Agenda Memorandum for CW 08-02
Support Document 2	Table of Proposed Amendments for CW 08-02



MAP 2

PROPOSED AMENDMENT CASE NO. CW08-25

**FROM: Planned Redevelopment
Mixed Use (PR-MU)**

**TO: Planned Redevelopment
Residential (PR-R)**

ACREAGE: 0.2



PINELLAS PLANNING COUNCIL

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CASE NO. CW08-25
MAP 3



NOT TO SCALE



LEGEND

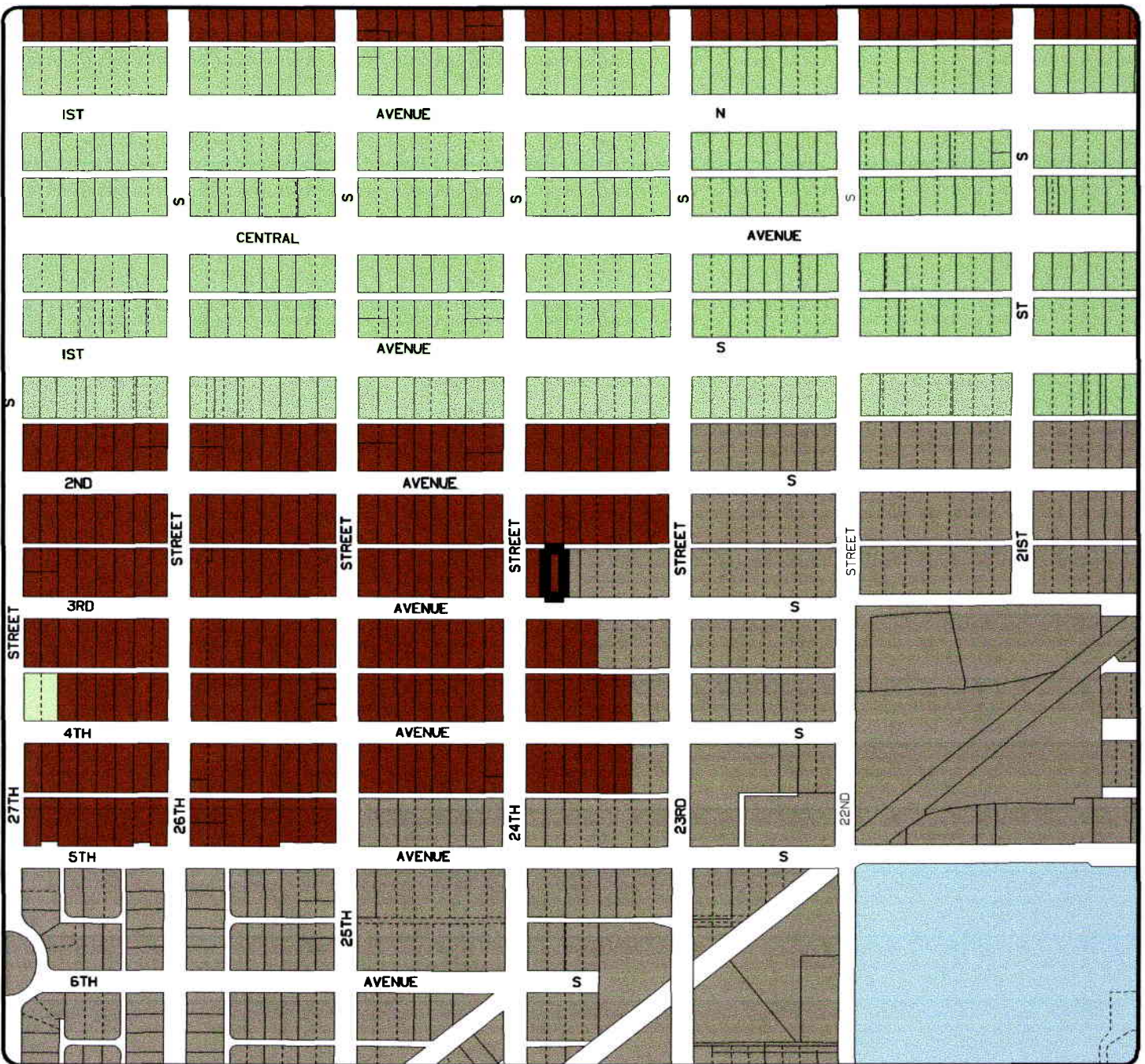
RESIDENTIAL		MIXED USE		COMMERCIAL		PUBLIC/SEMI-PUBLIC		SPECIAL DESIGNATION			
	RESIDENTIAL RURAL		RESIDENTIAL LOW MEDIUM		RESIDENTIAL/OFFICE LIMITED		COMMERCIAL NEIGHBORHOOD		PRESERVATION		WATER/DRAINAGE FEATURE
	RESIDENTIAL ESTATE		RESIDENTIAL MEDIUM		RESIDENTIAL/OFFICE GENERAL		COMMERCIAL LIMITED		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. CW08-25

FROM: PR-MU PLANNED REDEVELOPMENT MIXED USE
TO: PR-R PLANNED REDEVELOPMENT RESIDENTIAL
ACREAGE: 0.2

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
	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		RESIDENTIAL		
							INDUSTRIAL GENERAL		MIXED USE		
									COMMERCIAL		
									INDUSTRIAL		

MAP 5
CASE NO. CW08-25

PROPOSED FUTURE LAND USE

SCALE 1" = 400'

PINELLAS PLANNING COUNCIL
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Draft PAC Minutes

May 12, 2008

Regular Amendments:

Case CW 08-25: City of St. Petersburg (readvertisement of CW 08-02: Area 95)
Phyllis Fleming stated that this 0.2 acres is located at 2301 3rd Avenue South. The proposed amendment is being re-advertised to correct a previous advertisement error for Case CW 08-02: Area 95. The parcel was advertised to be amended from Residential Medium to Planned Redevelopment-Mixed Use when it was supposed to be advertised for amendment to Planned Redevelopment-Residential.

After a brief explanation of the staff report, Sharen Jarzen moved to approve the staff recommendation of approval for Case CW 08-25, subject to the City of St. Petersburg submitting a modified infrastructure analysis by September 30, 2008, indicating the cumulative impacts expected from incremental Countywide Plan Map amendments to the Special Area Plan, and that updates all other relevant portions of the Special Area Plan, including but not limited to maps, acreage, calculations, and other relevant analysis and discussion. The motion was seconded by Jim Miller and carried (vote 12-0).

**PINELLAS PLANNING COUNCIL
AGENDA MEMORANDUM**

Support Document 1

AGENDA ITEM: III B-4.

MEETING DATE: January 16, 2008

SUBJECT: Proposed Regular Amendment to the *Countywide Future Land Use Plan Map*
From: See Attachment 1
To: See Attachment 1
Area: Approximately 214 acres
CASE #: CW 08-02 (Areas 3-176)
JURISDICTION: St. Petersburg
LOCATION: Throughout the City of St. Petersburg (see Maps 2-1 through 2-20)

RECOMMENDATION: Council, Based On Accompanying Findings and Support Document 2, Recommend, With The Exception Of Area 78 That Is Recommended For Denial, That The Proposed Amendments Be Approved, Subject To The City Of St. Petersburg Submitting A Modified Infrastructure Analysis By September 30, 2008, Indicating The Cumulative Impacts Expected From Incremental Countywide Plan Map Amendments To The Special Area Plan, And That Updates All Other Relevant Portions Of The Special Area Plan, Including But Not Limited To: Maps, Acreage Calculations, And Other Relevant Analysis And Discussion.

I. BACKGROUND

This item involves Countywide Plan Map amendments submitted by the City of St. Petersburg that are part of their efforts to effectuate their citywide Vision 2020 Plan. Specifically, these amendments are what have been referred to as their "glitch" amendments. That is, these are a series of amendments that were withdrawn from the City's first set of amendments completed early last year so that they could be further analyzed and brought back for approval if appropriate. They consist of amendments that utilize the standard Countywide Plan Map categories and the relatively new ones included in the Planned Redevelopment series of categories.

This is one of the final steps the City must take to implement the major plan and code changes that they adopted last year. The first phase of amendments was heard by the Council at their March 2007, meeting and involved three of the four new "Planned Redevelopment" Countywide Plan Map categories. The second set of amendments was heard by the Council in April 2007, and did not rely upon a Special Area Plan or the new Planned Redevelopment categories, but rather utilized the "standard" Countywide Plan Map

PINELLAS PLANNING COUNCIL ACTION:

The Council recommended approval of staff recommendation, subject to the condition noted, and inclusive of withdrawal of Area 78 by the City of St. Petersburg (vote 11-0).

COUNTYWIDE PLANNING AUTHORITY ACTION:

2/5/08: The Board approved the amendment, subject to the conditions noted (vote 7-0).

categories.

As discussed with the Council previously, over six years ago the City of St. Petersburg initiated a major project that includes a new Vision Element, resulting in proposed revisions to the City's Future Land Use Element and the implementing land development regulations, all designed to help the city redevelop in a positive way that takes into consideration the traditional development patterns in the city. As stated, they have been working on this project for several years, beginning with their "Vision 2020" plan that was adopted in 2002.

II. FINDINGS

These requested amendments to the Countywide Plan Map (shown in Attachment 1) have been submitted to the Council for review in accordance with Division 5.5 of the Countywide Plan and Rules. For a detailed staff evaluation of the Countywide Plan Map amendments, please refer to Support Document 1: Council Staff Analysis.

In summary, 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 categories are consistent with the criteria for Countywide Plan Map amendments. Therefore, it is recommended, with the exception of area 78 that is recommended for denial, that the proposed amendments to the Countywide Plan Map as shown in Attachment 1 be approved based on the accompanying maps identified on Maps 2-1 through 2-20, and subject to the conditions noted on page 1 of this staff report.

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 11-0). The draft PAC minutes relative to this case are included as Attachment 1. Please note that the City of St. Petersburg representative stated that they wish to withdraw area 78 from consideration from their application.

IV. LIST OF MAPS & ATTACHMENTS

Map 1	Location
Maps 2-1 through 2-20 (Minus Map 2-9)	Countywide Plan Maps – Black and White
Attachment 1	Table of Proposed Amendments
Attachment 2	Public Correspondence
Attachment 3	Draft PAC Minutes
Attachment 4	City of St. Petersburg Withdrawal Email

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

Support Document 1	Council Staff Analysis
Support Document 2	Local Government Letter Requesting Amendment

Support Document 2

Table of Proposed Amendments

Area #	Proposed Amendment		Approx. Acreage	General Location of Subject Property(ies)
	From:	To:		
3	R/OG	RU	9.6	Vacant 9.6 acres, located east of the Pinewood Mobile Home Park and west of the Wyngate at Brighton Bay subdivision.
7	R/OG	RH	47.3	Various residential areas within the Carillon area i.e., Saxony Place, Villas of Carillon, The Promenade, and The Reserve.
13	R/O/R	PR-MU	0.3	8600 4 TH Street N.
15	RU	P	28.34	North and south side of Weedon Drive NE., approximately 1000 feet east of San Martian Blvd.
16	RU	P	0.5	South side of Weedon Drive NE., approximately 800 feet southeast of Power Plant Road.
39	R/O/R	RM	0.3	216 30 TH Avenue N.
56	R/O/R	PR-C	0.6	1700 66 TH Street N.
58	RU	PR-R	2.7	7051, 7043, 7035, 7027, 7019, 7011, 7050, 7034, 7026, 7018, 7042 Dartmouth Avenue N., 440, 430, 420 70 TH Street N. and 7011 4 TH Avenue N.
74	IG	PR-MU	0.6	3151 24 TH Avenue N.
76	RU	PR-R	3.2	1051, 1045, 1050 25 TH Street N., 1054, 1063 26 TH Street N., 1035, 1055 28 TH Street N., 1063, 1050, 1051 Yale Street N., 2465, 2449, 2431 10 TH Avenue N.
77	R/OS	INS	0.3	North of 2331 9 TH Avenue N.
78	IL	PR-MU	5.5	Southeast corner of 9 TH Avenue N. and I-275.
81	R/O/R	PR-MU	0.2	325 20 TH Avenue N.
83	RU	PR-MU	0.4	320 13 TH Avenue N. and 1201 4 TH Street N.
84	RU	PR-R	0.3	1522 Crescent Lake Drive N.
90	PR-R	R/OS	2.6	East side Dr. Martin Luther King Street S., north side 8 TH Avenue S., west of 8 TH Street S., and south of 7 TH Avenue S.
91	RU	PR-MU	2.8	South of the I-275/I-175 ramp B, east and west sides of Prescott Street S., north of 6 TH Avenue S.

95	RM	PR-MU	0.2	2301 3 RD Avenue S.
96	PR-R	R/OS	0.3	Northeast corner of 27 TH Street S. and 4 TH Avenue S.
98	CG	PR-MU	0.1	401 34 TH Street S.
100	R/OS	INS	0.7	West of 3901 22 ND Avenue South, near the Athletic Field.
102	PR-R, RU	R/OS, PR-R	0.2	1414 Erie Street and 1337 31 ST Street S.
107	RU	PR-R	1.9	2305, 2321, west of 2321, 2339, 2345, 2351, 2401, 2417, 2425, 2435, 2443, 2451, 2459, 2355 25 TH Avenue S.
108	PR-R	R/OS	.3	Terminus of Ivanhoe Way S. east and west sides.
113	RL	R/OS	.1	Grass medians with the right-of-way of Paradise Way SE. and Sunrise Drive.
115	CG	PR-MU	.3	400 45 TH Avenue S.
116	R/OG	PR-MU	.3	4142 6 TH Street S.
124	RU	R/OS	.9	Southwest corner of 26 TH Avenue S. and 30 TH Street S.
127	R/OS	P	0.1	Immediately south of 2900 26 TH Avenue S.
132	R/O/R	RM	15.1	3570, 3595 40 TH Avenue S. and 4128 37 TH Street S.
149	INS	RU	48.3	Immediately west of 4200 54 TH Avenue S.
152	INS	T/U	1.3	6495 Pinellas Bayway.
153	CG, PR-R	PR-MU	1.1	3620, 3610, 3600, 3694 18 TH Avenue S.
155	CG	RM, PR-MU	2.9	3435, 3451, 3430, 3340, 3421 19 TH Avenue S. and 3427, 3445 21 ST Avenue S.
156	INS	R/OG	9.3	4630 54 TH Avenue S. and immediately east of 4630 54 TH Avenue S.
157	RM	RH	3.5	Southwest corner of 21 ST Street S. and 13 TH Avenue S.
159	PR-R	RM	1.9	4689, 4601 22 ND Avenue S.
160	PR-R	INS	2.2	1200 37 TH Street S, part of Jamerson Elementary School.
161	RU	P	0.5	Immediately south of 2800 26 TH Avenue S.
162	RM	T/U	3.7	4501 31 ST Street S.
165	RM	PR-MU	0.3	3426 14 TH Avenue S.
166	RM	PR-MU	0.4	3435 15 TH Avenue S.

168	PR-R	PR-MU	0.5	3660 22 ND Avenue S.
169	PR-R	R/OG	0.2	842 Southwest Boulevard.
171	CG	PR-MU	2.7	Southwest corner of Gandy Boulevard and San Martin Boulevard.
172	RM	PR-R	0.2	3147 36 TH Avenue N.
173	RU	P	2.4	Preservation area, approximately 200 feet north of 535 Somerhill Drive NE.
175	RM	PR-R	6.6	3895, 3869, 3861, 3853, 3845, 3837, 3929, 3921, 3913, 3901, 3912, 3918, 3840, 3850, 3858, 3868, 3701, 3715, 3731, 3747, 3811, 3821, 3825, 3831, 3714, 3726, 3736, 3740, 3800, 3806, 3814, 3820, 3826 6 TH Avenue N., 580 39 TH Street N., 555 40 TH Street N., 530, 525 Lafayette Street N., and 550 37 TH Street N.
176	PR-R	PR-MU	0.3	419 24 TH Avenue N. and 420 25 TH Avenue N.

