



PPC Meeting
February 10, 2016

*Agenda Item
III.B.2*

Case - CW 16-6
Pinellas County

I. AMENDMENT INFORMATION

From: Residential Low Medium (RLM)

To: Office (O)

Area: 0.2 acres m.o.l.

Location: 160' West of Tampa Road & CR-1 Intersection (Pinellas County Jurisdiction)

II. RECOMMENDATION

Council recommends to the Countywide Planning Authority that the proposed map amendment to Office be approved.

Separately, and in addition, it is recommended that Pinellas County give special consideration to the improvement of the site with respect to the buffering and landscaping guidelines of the Scenic/Noncommercial Corridor Master Plan.

III. BACKGROUND

This proposed amendment has been submitted by Pinellas County and seeks to reclassify an area totaling 0.2 acres from RLM (allowing 10 residential dwelling units per acre, or upa) to O (allowing up to 15 upa, but primarily intended for office uses).

The subject amendment area is vacant and is proposed to be redeveloped with an office use at a later date (i.e., there are no specific plans to develop at this time). This amendment would normally qualify as a subthreshold amendment because it is less than five acres in size and meets the balancing criteria. However, the parcel fronts on a Scenic/Noncommercial Corridor and therefore must be reviewed as a regular amendment.

IV. FINDINGS

Staff submits the following findings in support of the recommendation for approval:

- A. The proposed amendment to Office recognizes the proposed use of the site and is consistent with the criteria for utilization of these categories;
- B. The amendment is adjacent to and consistent with a Scenic/Noncommercial Corridor; and
- C. The proposed amendment either does not involve, or will not significantly impact, the remaining relevant countywide considerations.

PPC Action: *The Council recommended approval of the amendment from Residential Low Medium to Office (vote 11-0).*

CPA Action:

Please see accompanying attachments and documents in explanation and support of the findings.

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 is recommended that the proposed Office Countywide Plan Map category be approved.

V. PLANNERS ADVISORY COMMITTEE

At the Planners Advisory Committee meeting on February 1, 2016, the members discussed and recommended approval of staff recommendation by a vote of 12-0.

VI. LIST OF MAPS & ATTACHMENTS

- Map 1 Location
- Map 2 Current Countywide Plan & Jurisdiction Map
- Map 3 Aerial
- Map 4 Current Countywide Plan Map
- Map 5 Proposed Countywide Plan Map
- Map 6 Scenic/Noncommercial Corridor Map

- Attachment 1 Council Staff Analysis
- Attachment 2 Draft Planners Advisory Committee Summary Action Sheet

VII. SUPPORT DOCUMENTS – available only at www.pinellasplanningcouncil.org (see February 2016 Agenda and then click on corresponding case number).

- Support Document 1 Disclosure of Interest Form
- Support Document 2 Local Government Application

VIII. MEETING DATES

- Planners Advisory Committee, February 1, 2016 at 1:30 p.m.
- Pinellas Planning Council, February 10, 2016 at 3:00 p.m.
- Countywide Planning Authority, March 15, 2016 at 9:30 a.m.