



PPC Meeting
February 10, 2016

Agenda Item
III.B.1

Subthreshold
Countywide Plan
Map Amendment
Case - CW 16-5

I. AMENDMENT INFORMATION

From: Residential Low Medium (RLM)

To: Retail & Services (R&S)

Area: 0.3 acres m.o.l.

Location: 72 20th Terrace SW (Pinellas County Jurisdiction)

II. RECOMMENDATION

Council recommends to the Countywide Planning Authority that the proposed map amendment to R&S be approved.

III. BACKGROUND

This proposed amendment has been submitted by Pinellas County and seeks to reclassify an area totaling 0.3 acres from RLM to R&S. This amendment qualifies as a subthreshold amendment, because it is less than ten acres in size and meets the balancing criteria.

The subject amendment area includes a restaurant and single family home and is proposed for redevelopment with another restaurant, offices, and retail uses. The area is in an enclave, surrounded by the City of Seminole.

The current Pinellas County zoning is inconsistent with their Future Land Use Plan map designation on the subject area and this amendment would rectify that. Pinellas County has processed an amendment on the easternmost parcel fronting on Seminole Boulevard (not part of this amendment, but a Tier I local amendment) so as to unify the two parcels in land use and zoning designations. This will also align with the property owner's plans to redevelop the two parcels as one.

IV. FINDINGS

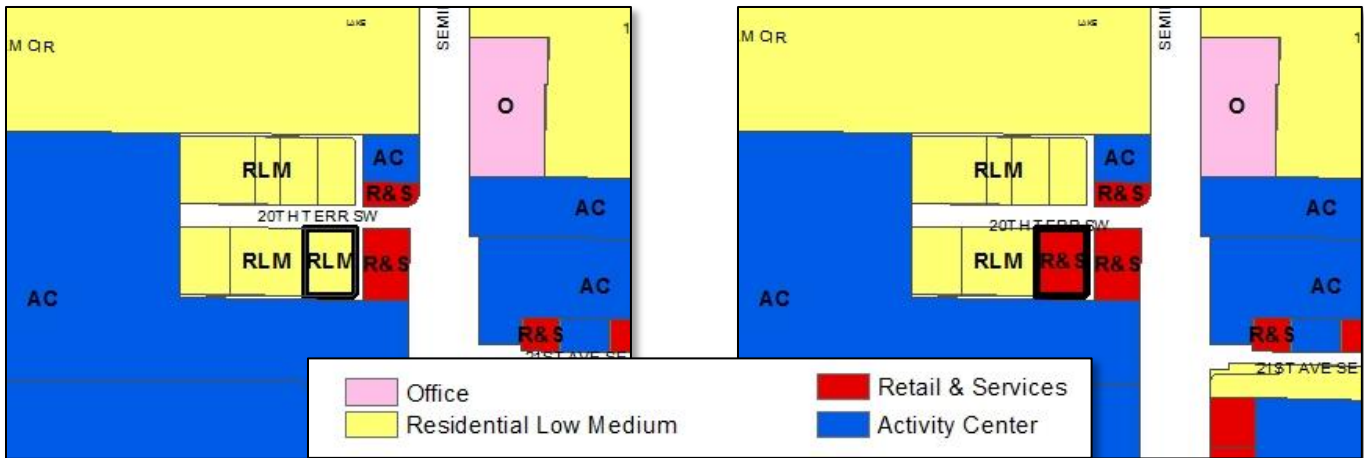
Staff submits the following findings in support of the recommendation for approval:

The proposed amendment qualifies as a Tier II subthreshold amendment (Type A); and the proposed amendment to R&S recognizes both the current and proposed uses for the area and is consistent with the criteria for utilization of this category.

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

CPA Action:

The Council and Countywide Planning Authority (CPA) may, upon a majority vote of members present and constituting a quorum, remove a subthreshold amendment from the subthreshold portion of the agenda for separate consideration, in which event the amendment may be discussed and acted upon at that same meeting or continued to the next available meeting with an analysis of any issues identified by the Council or CPA.

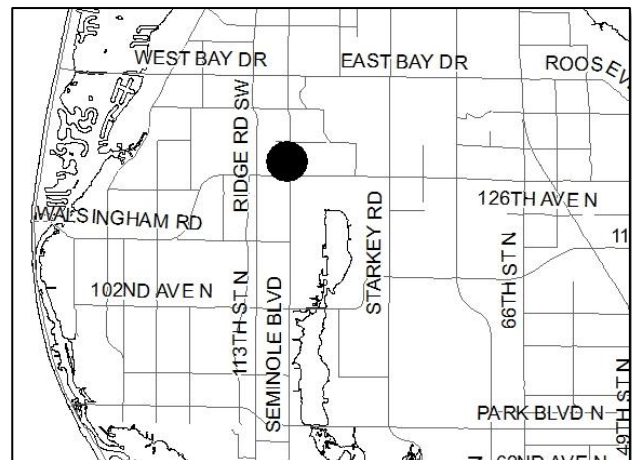


Current Future Land Use

Proposed Future Land Use



Aerial



Location

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 10-0.

VI. 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.

Attachment 1 Draft Planners Advisory Committee Summary Action Sheet