



PPC Meeting
March 9, 2016

Agenda Item
III.B.1

Case - CW 16-8
Pinellas County

I. AMENDMENT INFORMATION

From: Employment (E) and Target Employment Center Overlay (TEC)

To: Residential Low Medium (RLM)

Area: 1.1 acres m.o.l.

Location: South West Corner of 135th Place North and Palm Way

II. RECOMMENDATION

Council recommend to the Countywide Planning Authority that the proposed map amendment to RLM be denied.

III. BACKGROUND

This proposed amendment has been submitted by Pinellas County and seeks to reclassify an area totaling 1.1 acres from E and TEC to RLM.

The subject amendment area is vacant and is proposed to be redeveloped with a single family residence at a later date. Surrounding existing land uses include light industrial and heavy commercial on three sides, with single family on the fourth. As part of a larger employment area identified as a TEC under the Countywide Rules, the site has the potential to accommodate employment based uses and could be developed in a concentrated and cohesive pattern to facilitate employment uses of countywide significance.

IV. FINDINGS

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

- A. The proposed amendment to Residential Low Medium does not recognize the proposed use of the site and is not consistent with the criteria for utilization of these categories; and
- B. The proposed amendment either involves, or will impact, the remaining relevant countywide considerations.

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

PPC Action: *The Council recommended approval of the amendment as noted above (vote 12-0).*

CPA Action:

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 Residential Low Medium Countywide Plan Map category be denied.

V. PLANNERS ADVISORY COMMITTEE

At the Planners Advisory Committee meeting on February 29, 2016, the members discussed and recommended approval of staff recommendation for **denial** of Case CW 16-8 by a vote of 10-1

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

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

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

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

VII. MEETING DATES

- Planners Advisory Committee, February 29, 2016 at 1:30 p.m.
- Pinellas Planning Council, March 9, 2016 at 3:00 p.m.
- Countywide Planning Authority, April 12, 2016 at 9:30 a.m.