

ORDINANCE NO. 23-29

AN ORDINANCE AMENDING THE COUNTYWIDE PLAN MAP OF PINELLAS COUNTY, FLORIDA, BY ACTION ON CASE NUMBER DA 23-01 INITIATED BY THE CITY OF ST. PETERSBURG AND TRANSMITTED TO THE BOARD OF COUNTY COMMISSIONERS IN ITS CAPACITY AS THE COUNTYWIDE PLANNING AUTHORITY IN ACCORDANCE WITH THE SPECIAL ACT; PROVIDING FOR AMENDMENT TO THE PLAN; PROVIDING FOR SEVERABILITY; PROVIDING FOR FILING OF THE ORDINANCE; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, a proposed amendment to the Countywide Plan Map, which is an element of the Countywide Plan of Pinellas County, Florida, has been presented at a public hearing to the Board of County Commissioners in its capacity as the Countywide Planning Authority; and

WHEREAS, notices of public hearings have been accomplished as required by Chapter 2012-245, Laws of Florida; and

WHEREAS, procedures of the Special Act and County Charter have been followed concerning Forward Pinellas, in its role as the Pinellas Planning Council, and the Countywide Planning Authority, for the proposed amendment to the Countywide Plan; and

WHEREAS, the City of St. Petersburg initiated a proposed amendment which was considered at a public hearing by Forward Pinellas, in its role as the Pinellas Planning Council, on November 10, 2021 with recommendations made by Forward Pinellas that are documented in the reports filed of record; and

WHEREAS, the amendment initiated by the City of St. Petersburg was supported by a Development Agreement between the City and the property owner and/or developer; and

WHEREAS, on December 7, 2021, the Board of County Commissioners in its capacity as the Countywide Planning Authority conducted a public hearing and took action to approve the amendment as documented herein; and

WHEREAS, the property owner and/or developer subsequently requested that the City of St. Petersburg amend the terms of the Development Agreement; and

WHEREAS, the Countywide Plan provides that when a Countywide Plan Map amendment is approved conditioned on a Development Agreement, and the Development Agreement is subsequently amended or revoked, the amendment shall be reconsidered under the Countywide Plan Map amendment process; and

WHEREAS, the City of St. Petersburg resubmitted its proposed amendment which was considered at a public hearing by Forward Pinellas, in its role as the Pinellas Planning Council, on November 8, 2023 with recommendations made by Forward Pinellas that are documented in the reports filed of record; and

WHEREAS, on December 12, 2023, the Board of County Commissioners in its capacity as the Countywide Planning Authority conducted a public hearing and took action to reapprove the amendment as documented herein.

NOW, THEREFORE, BE IT ORDAINED by the Board of County Commissioners of Pinellas County, Florida, in its capacity as the Countywide Planning Authority, in regular meeting duly assembled on December 12, 2023, as follows:

Section 1. Amending the Countywide Plan Map

The Countywide Plan Map for Pinellas County adopted in Section 2 of Ordinance 15-30, as amended, is amended to reaffirm the changes adopted as follows:

- 17.91 acres m.o.l., located at the Northwest corner of Gandy Boulevard and I-275. From Activity Center (AC) and Target Employment Center (TEC) to Activity Center (AC) and Target Employment Center (TEC).
- Amending the local future land use category of this parcel within the Activity Center from Industrial Limited to Planned Redevelopment – Commercial.

Section 2. Severability. If any Section, Subsection, sentence, clause, phrase, or provision of this Ordinance is for any reason held invalid or unconstitutional by a Court of Competent Jurisdiction, such holding shall not be construed to render the remaining provisions of this Ordinance invalid or unconstitutional.

Section 3. Filing of Ordinance; Effective Date. A certified copy of this ordinance shall be filed with the Secretary of State with the Ordinance and reports of record to be filed with the Clerk of the Circuit Court. This Ordinance shall take effect upon filing with the Department of State.

APPROVED AS TO FORM

By: Derrill McAteer
Office of the County Attorney