



BOARD OF COUNTY COMMISSIONERS

DATE: December 16, 2014

AGENDA ITEM NO. 31a.

Consent Agenda ☐

Regular Agenda ☐

Public Hearing ☒

 **County Administrator's Signature:**

Subject:

Zoning Case No. (Q) Z/LU-10-6-14 (Planning Director)

Department:

Planning Department

Staff Member Responsible:

Gordon Beardslee, Director

Recommended Action:

I RECOMMEND THE BOARD OF COUNTY COMMISSIONERS (BOARD) HEAR PUBLIC COMMENT AND APPROVE THE PROPOSED ZONING AND FUTURE LAND USE MAP AMENDMENTS.

Summary Explanation/Background:

The subject site is the former location of the PSTA repair terminal for buses, which is zoned M-1 and C-2 and designated as Transportation/Utility (T/U) on the Future Land Use Map. The proposed rezoning is P/SP, Public/Semi-Public. This zoning category requires a change to the Institutional land use designation as the current C-2 zoning and T/U land use designation are inconsistent. The rezoning and land use change, if approved, will bring the site into conformance with the Future Land Use Map. The proposed use of the site is for the Bayside Clinic, which was initially designed as a large scale facility to increase health care accessibility for homeless individuals from grant funds received by the Health Resources and Services Administration (HRSA) in 2011.

Upon review by staff and Board approval, the scale of the project was reduced and a revised grant application has been resubmitted to HRSA. The proposed zoning and land use map designations, regardless of the proposed use, are appropriate for this location due to their proximity to an arterial roadway and other institutional uses in the area. The approval of this request will enable the property to be utilized in a more efficient manner for public service.

Fiscal Impact/Cost/Revenue Summary:

N/A

Exhibits/Attachments Attached:

Staff Report with Local Planning Agency Recommendation
Maps
Resolution and Ordinance



LOCAL PLANNING AGENCY (LPA) RECOMMENDATION to the BOARD OF COUNTY COMMISSIONERS



Regarding: Case No. Z/LU-10-6-14

LPA Recommendation: The LPA finds that the proposed amendments are consistent with the Pinellas County Comprehensive Plan, and recommends approval of the proposed zoning change and future land use amendment. (The vote was 6-0, in favor)

LPA Public Hearing: June 11, 2014

PLANNING STAFF RECOMMENDATION:

- Staff recommends that the LPA find the proposed amendments to the Future Land Use Map and Zoning Atlas to be consistent with the Pinellas County Comprehensive Plan, based on the findings in this report; and
- Further, staff recommends that the LPA recommend approval of the amendments to the Board of County Commissioners.

CASE SUMMARY

APPLICANT'S NAME: Pinellas County Planning Director

DISCLOSURE: Pinellas County Health and Community Services
c/o Tim Burns, Division Director

REPRESENTED BY: Pinellas County Planning Director

| | LAND USE CHANGE | ZONING CHANGE |
|--------------|------------------------|-------------------------------------------------------------------------------------------|
| FROM: | Transportation/Utility | M-1, Light Manufacturing & Industry and C-2, General Retail Commercial & Limited Services |
| TO: | Institutional | P/SP, Public/Semi-Public |

PROPERTY DESCRIPTION :

Approximately 8 acres located in the unincorporated area of Pinellas County on the west side of 49th Street North, 840 ft. south of 150th Avenue North (street address being: 14840 49th Street North, unincorporated Clearwater).

PARCEL ID(S): 04/30/16/70902/100/0401

PROPOSED BCC HEARING DATE: July 15, 2014

CORRESPONDENCE RECEIVED TO DATE:

No correspondence received.

PERSONS APPEARING AT THE LOCAL PLANNING AGENCY HEARING:

No one appeared.

SURROUNDING ZONING AND LAND USE FACTS:

| | Land Use Category | Zoning Designation | Existing Use |
|-----------------------------|----------------------------------------|---------------------------|---------------------------------------------------|
| Subject Property: | Transportation/Utility | M-1 & C-2 | Safe Harbor Homeless Shelter |
| Adjacent Properties: | | | |
| North | Transportation/Utility | Largo | Largo Wastewater Facilities and warehouse/offices |
| East | Industrial Limited | Largo | Car auction, Warehousing |
| South | Institutional | M-1 | Jail and County Courts |
| West | Transportation/Utility & Institutional | City of Largo and M-1 | Largo Wastewater Plant and Parking/Retention |

| |
|--------------------------------------|
| STAFF DISCUSSION AND ANALYSIS |
|--------------------------------------|

OVERVIEW

These amendments are based on a request originally submitted by the Pinellas County Department of Health and Community Services. The Department received a \$5 million capital grant from the Health Resources and Services Administration in May 2011 to construct a facility to increase health care accessibility for homeless individuals. The original project anticipated the construction of a 16,500 square foot clinic with a service level of at least 3,700 clients seeking primary care, behavioral health, dental, and respite services. During review, the project has sought a reduced sized facility for medical service delivery to at least 1,200 unique clients annually. The proposed construction is anticipated at a maximum of 2,950 gross square feet in a one story layout supporting primary care, behavioral health, and dental services for homeless individuals. The project furthers access to medical care at the location with a reduced facility size and operation.

This health care facility would be constructed on the same site as the existing Safe Harbor homeless shelter currently operated by the Pinellas County Sheriff. Consequently, staff determined it was appropriate to proceed with the application to amend the land use and zoning designations of the site in order to reflect the existing uses onsite and accommodate any similar public institutional uses in the future.

COMPATIBILITY WITH SURROUNDING LAND USES

To the north and northwest of the site is property owned by the City of Largo, containing the City's wastewater treatment facilities and operations. To the south and southwest are the County's criminal court and jail facilities. To the east are various warehouse and office uses. The surroundings provide a good location for institutional uses such as shelter and public health facilities as there is minimal impact on neighboring uses, and access to transit is available.

TRANSPORTATION IMPACTS AND CONCURRENCY

There is currently one egress/ingress off of 49th Street serving the site. The County also has a cross access agreement with the City of Largo who owns the property to the north, for access off of 150th Ave. A bus stop is located at the traffic signal, which provides the ability to safely cross 49th Street near 144th Avenue North. The subject site is located within one half mile of Roosevelt Boulevard [the segment from 49th Street to Ulmerton Road], which is designated by the 2013 Concurrency Test Statement as a Congestion Containment Corridor, and is operating at a LOS F. Development of the subject site, therefore, would be subject to Pinellas County's concurrency management requirements during the site plan process.

Amending the site to *Institutional* from *Transportation/Utility* could potentially increase traffic by approximately 5,655 vehicle trips per day, if the calculation is based on the maximum development potential associated with the two FLUM categories. However, no significant traffic impacts are expected to occur since the amendment will actually serve to recognize the site's existing use (Safe Harbor homeless shelter), and will allow for the future construction of a facility that will increase health care accessibility for homeless families and children.

OTHER INFRASTRUCTURE IMPACTS

The property is located within the Pinellas County Water Demand Planning Area and the Largo Water Reclamation Facility Service Area. Amending the FLUM from *Transportation/Utility* to *Institutional* could increase potable water and wastewater impacts by approximately 15,333 gallons per day (gpd), respectively. Solid waste disposal impacts could potentially increase by approximately 63 tons per year with approval of this amendment. It is important to note, however, that the infrastructure impacts associated with the Safe Harbor facility already exist.

OTHER CONSIDERATIONS

The site is located within hurricane evacuation zone C. The site is not located within the 100-Year Flood Plain.

SUMMARY

The purpose of the Institutional land use category is "*to depict those areas of the County that are now used, or appropriate to be used, for public/semi-public institutional purposes; and to recognize such areas consistent with the need, character and scale of the institutional use relative to surrounding uses, transportation facilities, and natural resource features.*" In this case, the designation recognizes the existing shelter and is also appropriate should the remainder of the site be used for a medical clinic or similar institutional purpose in the future. Any impacts on surrounding uses or the traffic circulation network are expected to be minimal. Transit access is available along 49th Street, which is potentially a benefit to existing and future clientele. Based on the existing use of the site (Safe Harbor), the location of the site, and the potential for future uses that may provide additional support to homeless clientele, staff recommends approval of the Future Land Use Map amendment and Zoning request.

| |
|---------------------------------------------------------------------|
| IMPLEMENTATION OF THE PINELLAS COUNTY COMPREHENSIVE PLAN |
|---------------------------------------------------------------------|

Staff finds that the proposed amendments are consistent with the following adopted principle, goal, objective, and policies of the Pinellas County Comprehensive Plan:

PLANNING TO STAY ELEMENT:

Principle 16: In achieving a healthy environment, Pinellas County must ensure that inequitable burdens are not placed on any one geographic or socioeconomic sector of the population and that the benefits of a sustainable community are accessible to all members of the community.

FUTURE LAND USE ELEMENT:

Goal 1: The pattern of land use in Pinellas County shall be orderly and reasonable in distribution and intensity, conserve natural resources, be in the overall public interest, and effectively serve the community and environmental needs of the population.

1.2.3. Policy: Plan designations on the Future Land Use Map shall be compatible with the natural environment, support facilities and services, and the land uses in the surrounding area.

HOUSING ELEMENT:

1.8. Objective: Pinellas County will seek to end homelessness in Pinellas County by implementing strategies from the Homeless Policy Group's "Opening Doors of Opportunity: A 10-Year Plan to End Homelessness in Pinellas County."

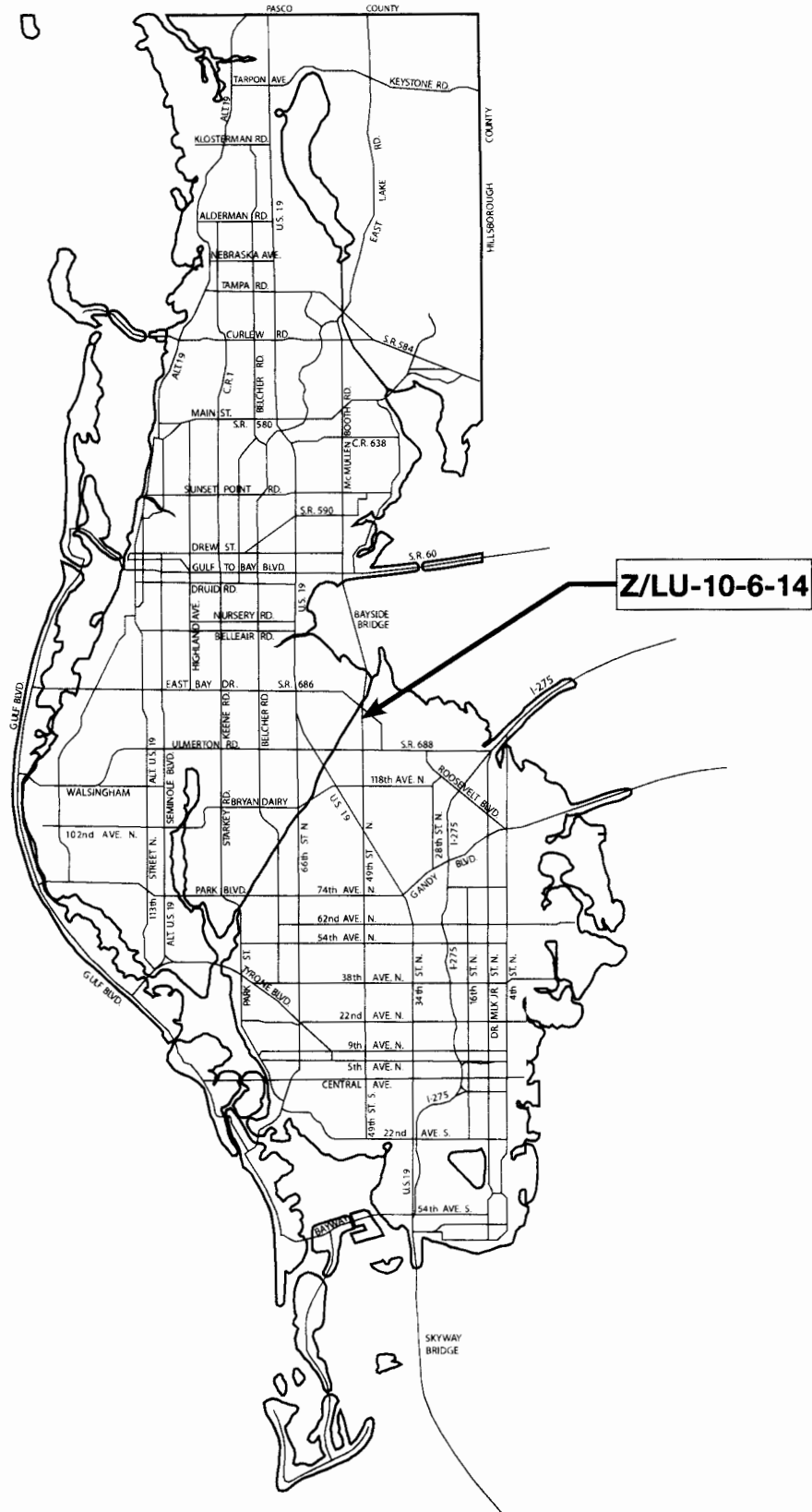
1.8.1 Policy: Pinellas County shall continue participation in the Homeless Leadership Board and in partnership with local communities and providers, support provisional components of a continuum of care for the homeless to maximize utilization of federal, state, and local funds.

COUNTY DEVELOPMENT REGULATIONS

Approval of this request does not ensure that the site can meet County development regulations, including concurrency management regulations, which apply at the time of site plan review.

Attachment (Maps)

LOCATION MAP



MAP-1

Z/LU-10-6-14

Zone Change

From: M-1, Light Manufacturing & Industry & C-2, General Retail Commercial & Limited Services

To: P/SP, Public/Semi-Public

Land Use Change

From: Transportation/Utility

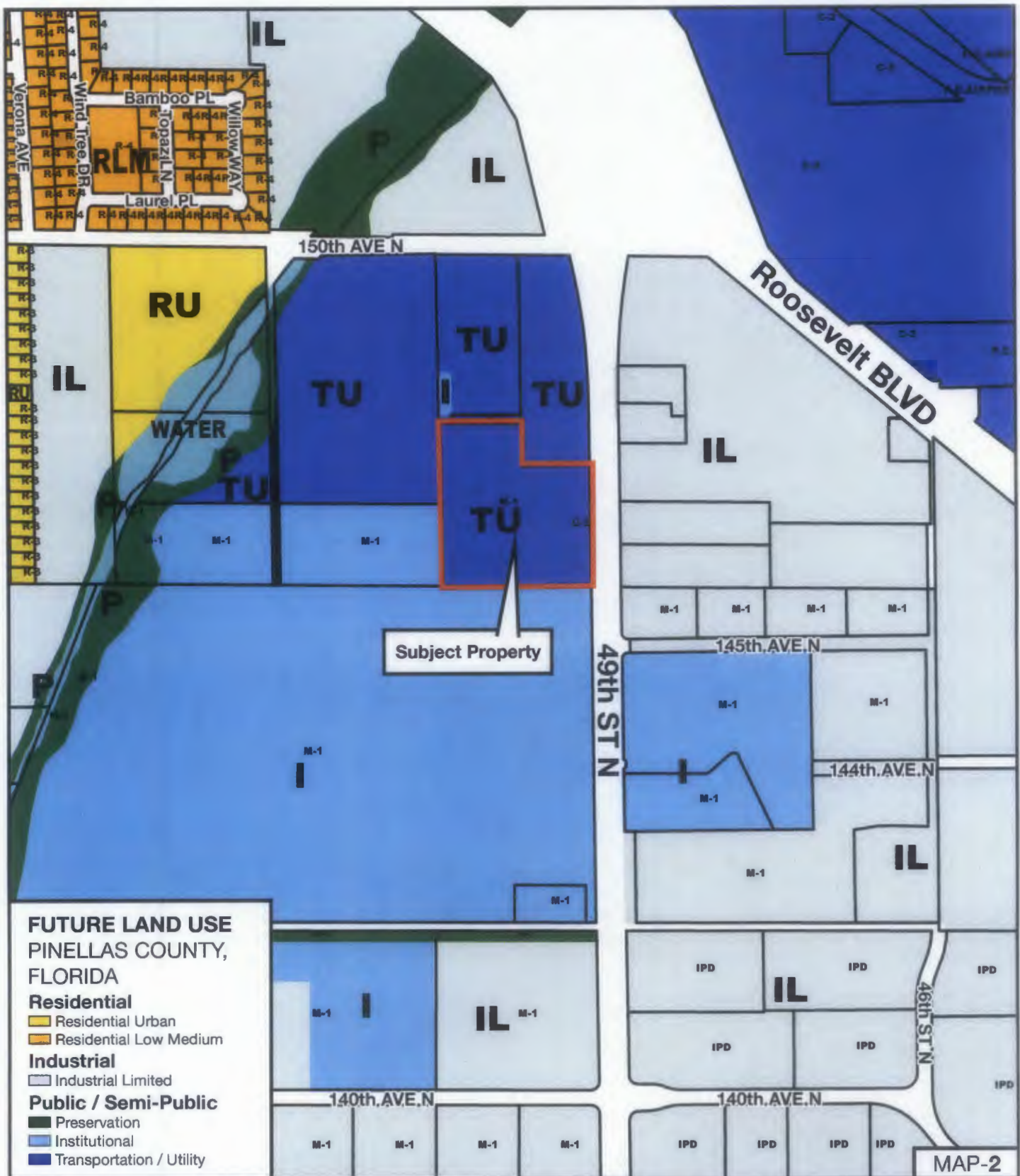
To: Institutional



Parcel I.D. 04/30/16/70902/100/0401

Prepared by: Pinellas County Department of Planning and Development Services April 2014





Z/LU-10-6-14

Zone Change

From: M-1, Light Manufacturing & Industry & C-2, General Retail Commercial & Limited Services

To: P/SP, Public/Semi-Public

Land Use Change

From: Transportation/Utility

To: Institutional



Parcel I.D. 04/30/16/70902/100/0401

Prepared by: Pinellas County Department of Planning and Development Services April 2014





Z/LU-10-6-14

Zone Change

From: M-1, Light Manufacturing & Industry & C-2, General Retail Commercial & Limited Services

To: P/SP, Public/Semi-Public

Land Use Change

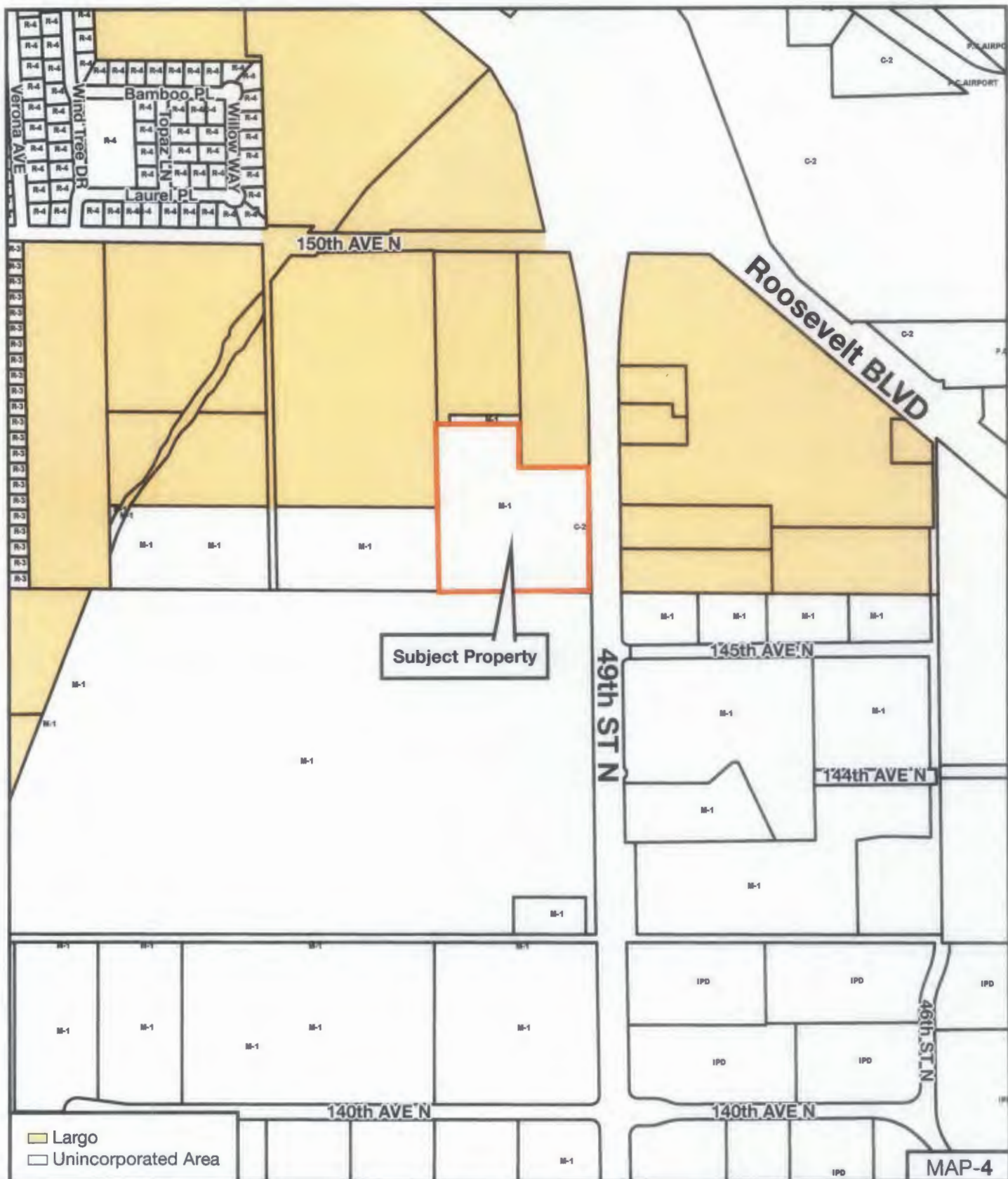
From: Transportation/Utility

To: Institutional



Parcel I.D. 04/30/16/70902/100/0401
Prepared by: Pinellas County Department of Planning and Development Services April 2014





Z/LU-10-6-14

Zone Change

From: M-1, Light Manufacturing & Industry & C-2, General Retail Commercial & Limited Services

To: P/SP, Public/Semi-Public

Land Use Change

From: Transportation/Utility

To: Institutional



Parcel I.D. 04/30/16/70902/100/0401

Prepared by: Pinellas County Department of Planning and Development Services April 2014



| PINELLAS COUNTY PLANNING DEPARTMENT | | | | | | | |
|-------------------------------------------------------------------------------------------------------|--------------------------------|------------------------|---------|--------------------------------------------------|-------------------------------|---------------------|-------------|
| TRAFFIC ANALYSIS FOR A PROPOSED LAND USE CHANGE | | | | | | | |
| LU#: Z/LU-10-6-14 | | Received: 06/02/2014 | | | Jurisdiction: Pinellas County | | |
| Revised: | | | | | Signoff: | | |
| SITE DATA | | | | | | | |
| Parcel Size: | | 8.00 | | | | | |
| Proposed for Amendment: | | 8.00 | | | | | |
| Current Land Use Designation: | | Transportation/Utility | | | | | |
| Potential Use | sf/acre(s) | x(far)/(upa) | Sq. Ft | sf/1,000 | x(tgr) | cap. | Proj. trips |
| (1) Warehouse | 8 | 0.70 | 243,936 | 243.9 | 5 | 0.92 | 1,122 |
| | | | | | | Total | |
| Proposed Land Use Designation: | | Institutional | | | | | |
| Potential Use | sf/acre(s) | x(far)/(upa) | Sq. Ft | sf/1,000 | x(tgr) | cap. | Proj. trips |
| (1) Medical Clinic | 8 | 0.65 | 226,512 | 226.500 | 35.20 | 0.85 | 6,777 |
| | | | | | | Total | 5,655 |
| Potential Additional Daily Trips: | | 5,655 | | | | | |
| ROADWAY IMPACT DATA - Trip Distribution | | | | | | | |
| Road(s) | | % Distribution | | | | Traffic Vol. (AADT) | |
| | | 2013 | 2035 | | | 2013 | 2035 |
| (1) 49th Street | | 5,655 | 5,655 | existing | 39,992 | 53,000 | |
| 114th Street to Roosevelt Blvd | | 100 | 100 | proposed | 45,647 | 58,655 | |
| | | 2013 PH | | 2013 AADT | | 2035 AADT | |
| Road(s) | | LOS | V/CR | extg. | w/ chg. | extg. | w/ chg. |
| (1) 49th Street | | B | 0.37 | B | B | F | F |
| 114th Street to Roosevelt Blvd | | | | | | | |
| Road(s) | | | | Extg | Planned | Const. | Future |
| | | | | Ln Cfg | Improv. | Year | Ln Cfg |
| (1) 49th Street | 114th Street to Roosevelt Blvd | | | 6D | N/A | N/A | N/A |
| | | | | | | | |
| ABBREVIATIONS/NOTES | | | | | | | |
| AADT = Average Annual Daily Trips | | | | Ln. = Lanes | | | |
| AC = Acres | | | | LOS = Level of Service | | | |
| CAP = Capture Rate (i.e., % new trips) | | | | LTCM = Long Term Concurrency Management Corridor | | | |
| CCC = Congestion Containment Corridor | | | | MPO = Metropolitan Planning Organization | | | |
| CFG = Configuration | | | | N/A = Not applicable | | | |
| CMS = Concurrency Management System | | | | PC = Partially controlled access | | | |
| CON = Constrained County Corridor | | | | PH = Peak Hour | | | |
| Const. = Construction | | | | SF = Square Feet | | | |
| D/U = Divided/undivided | | | | TGR = Trip Generation Rate | | | |
| E = Enhanced | | | | UPA = Units Per Acre | | | |
| FAR = Floor Area Ratio | | | | UTS = Units (dwelling) | | | |
| FDOT = Florida Department of Transportation | | | | V/CR = Volume-to-Capacity Ratio | | | |
| DEF= Deficient State Road | | | | MIS= Mitigating Improvement Scheduled | | | |
| 2035 traffic volumes from MPO, adjusted FDOT Regional Transportation Analysis model output | | | | | | | |
| Average daily level of service based on Generalized Daily LOS Volume Tables from FDOT 2010 LOS Manual | | | | | | | |

Impact Assessment and Background Data for Staff Report

Amendment to the Pinellas County Future Land Use Map and Pinellas County Zoning Atlas Map

Z/LU: 10-6-14

Site Location: Located on the west side of 49th Street North, 840 ft. south of 150th Avenue North

Street Address: 14840 49th Street North, Clearwater

Parcel Number: 04/30/16/70902/100/0401

Prepared by: RAB

Date: 05/22/14

Proposed Amendment From:

Future Land Use Designation(s): T/U acres 8.0

Zoning Designation(s): M-1 and C-2 acres 8.0

Proposed Amendment To:

Future Land Use Designation(s): I acres 8.0

Zoning Designation(s): PSP acres 8.0

Development Agreement? No ☒ Yes ☐ New ☐ Amended ☐

Affordable Housing Density Bonus? No ☒ Yes ☐ How many units:



INFRASTRUCTURE IMPACTS
SOLID WASTE IMPACT ASSESSMENT

| LAND USE DESIGNATIONS | SOLID WASTE Total Tons/Year * |
|------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| EXISTING | |
| Transportation/Utility | 8.0 acres x 43,560 sq. ft./ acre = 348,480 sq. ft. 348,480 sq. ft. x .70 FAR = 243,936 sq. ft. 243,936 sq. ft. x 1.8 lbs./sq.ft. (Manufacturing warehouse) = 439,084 lbs. /sq.ft. 439,084 lbs. /sq.ft. ÷ 2,000 lbs./ton= 220 tons/year |
| PROPOSED | |
| Institutional | 8.0 acres x 43,560 sq. ft./ acre = 348,480 sq. ft. 348,480 sq. ft. x .65 FAR = 226,512 sq. ft. 226,512 sq. ft. x 2.5 lbs./sq.ft. (Institutional rate) = 566,280 lbs. /sq.ft. 566,280 lbs. /sq.ft. ÷ 2,000 lbs./ton= 283 tons/year |
| NET DIFFERENCE | +63 tons/year |

* (Non Residential) Gross Floor Area x Solid Waste Disposal Rate / 2,000 lbs = Total Tons per Year

* (Residential) Units x Annual Per Capita Rate = Total Tons per Year

Note: Based upon Solid Waste Disposal Rate determined by DUS Consultants for the Solid Waste Authority of Palm Beach County.

POTABLE WATER AND SANITARY SEWER IMPACT ASSESSMENT

| LAND USE DESIGNATIONS | POTABLE WATER GPD * | WASTEWATER GPD* |
|------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| EXISTING | | |
| Transportation/Utility | 8.0 acres x 43,560 sq. ft./ acre = 348,480 sq. ft. 348,480 sq. ft. x .70 FAR = 243,936 sq. ft. 243,936 sq. ft. x .03 per sq.ft. (warehouse) = 7,318 GPD | 8.0 acres x 43,560 sq. ft./ acre = 348,480 sq. ft. 348,480 sq. ft. x .70 FAR = 243,936 sq. ft. 243,936 sq. ft. x .03 per sq.ft. (warehouse) = 7,318 GPD |
| PROPOSED | | |
| Institutional | 8.0 acres x 43,560 sq. ft./ acre = 348,480 sq. ft. 348,480 sq. ft. x .65 FAR = 226,512 sq. ft. 226,512 sq. ft. x 0.10 per sq. ft (institutional rate) = 22,651 GPD | 8.0 acres x 43,560 sq. ft./ acre = 348,480 sq. ft. 348,480 sq. ft. x .65 FAR = 226,512 sq. ft. 226,512 sq. ft. x 0.10 per sq. ft (institutional rate) = 22,651 GPD |
| NET DIFFERENCE | +15,333 GPD | +15,333 GPD |

* (Non Residential) Gross Floor Area x Consumption Rate = GPD

* (Residential) Number of Units x Consumption Rate = GPD

NOTE: GPD = Gallons per Day

TRANSPORTATION AND ROADWAY IMPACTS

| | YES or NO | COMMENTS |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------|-------------------------------|
| Is the proposed amendment located within one half mile of a concurrency corridor (i.e., constrained, congestion containment, and/or long term concurrency management corridor)? | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | See staff report for details. |



| | | |
|------------------------------------------------------------------|------------------------------------------------------------------------|-------------------------------|
| Is the amendment located along a scenic/non-commercial corridor? | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | See staff report for details. |
|------------------------------------------------------------------|------------------------------------------------------------------------|-------------------------------|

ENVIRONMENTAL AND SITE CONDITIONS

| | YES or NO | COMMENTS |
|---------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------|
| Identify any onsite soils. Are any classified as "very limited" or "subject to subsidence?" | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | The site contains Myakka Soils & Urban Land, which has been classified as "very limited", but suitable for urban development. |
| Are there any threatened, endangered or listed habitats or species onsite (including species of special concern)? | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | |
| Identify onsite vegetation; does the site contain any significant native vegetative communities (e.g., sandhill). | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | |
| Is the site located within the wellhead protection zone and/or aquifer recharge area? | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | |
| Identify the watershed in which the site is located. | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | The subject area is located within the Cross Canal watershed. |
| Is the site located within the 25 year floodplain? | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | |
| Is the site located within the 100 year floodplain? | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | |
| Does the site contain, or is it adjacent to any wetlands, rivers, creeks, lakes, marshes, Tampa Bay or the Gulf of Mexico, etc. | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | |

*The standard categories of soil classifications (i.e., severe, very severe etc.) have been replaced by Building Site Development Limitations (i.e., somewhat limited, very limited etc.)

PUBLIC SAFETY

| | YES or NO | COMMENTS |
|-----------------------------------------------------------------------------------|------------------------------------------------------------------------|-------------------------------------------------------------|
| Is the site located with the coastal storm area? | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | |
| Is the site located within a hurricane evacuation zone. If so, identify the zone. | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | C |
| Identify the Fire District serving the proposed development. | | The subject site is located within the Largo Fire District. |



COMMUNITY IMPACTS

| | YES or NO | COMMENTS |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------|---------------------------------------------------------|
| Will approval of this amendment affect the provision of affordable housing; if so, explain the positive/negative impacts. | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | The site is currently being used as a homeless shelter. |
| Has the applicant sought/been issued an affordable housing finding by the Department of Community Development? | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | |
| Will the approval of the amendment result in the displacement of mobile home residents? | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | |
| Will the approval of the amendment result in the elimination of a water-dependent land use such as a marina or boat ramp? If so, identify how many ramps/lanes or slips will be eliminated. | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | |
| Would the amendment affect beach/waterfront accessibility? | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | |
| Is the amendment located within a County redevelopment/revitalization area; if so, is the amendment consistent with the community revitalization plan, vision, etc. | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | |
| Would the amendment have a significant impact on an adjacent local government? | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | |
| Is the amendment located within a designated brownfield area? | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | |
| Will the proposed amendment affect public school facilities? | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | |

Has the property been the subject of a previous amendment proposal within the last 12 months?

Yes ☐ No ☒

Is the property within 200 feet of a property under same owner that has been amended within the past 12 months?

Yes ☐ No ☒

ATTACH THE FOLLOWING:

- ___ Location Map
- ___ Future Land Use Map with zoning designations
- ___ Aerial



RESOLUTION NO. _____

RESOLUTION CHANGING THE ZONING CLASSIFICATION OF APPROXIMATELY 8 ACRES LOCATED IN THE UNINCORPORATED AREA OF PINELLAS COUNTY ON THE WEST SIDE OF 49TH STREET NORTH, 840 FT. SOUTH OF 150TH AVENUE NORTH (STREET ADDRESS BEING: 14840 49TH STREET NORTH, CLEARWATER), PAGE 723 OF THE ZONING ATLAS, AS BEING IN SECTION 04, TOWNSHIP 30, RANGE 16, FROM M-1, LIGHT MANUFACTURING & INDUSTRY & C-2, GENERAL RETAIL COMMERCIAL & LIMITED SERVICES TO P/SP, PUBLIC/SEMI-PUBLIC, UPON APPLICATION OF PINELLAS COUNTY PLANNING DIRECTOR, Z/LU-10-6-14

WHEREAS, the Director of Pinellas County Planning Department has petitioned the Board of County Commissioners to change the zone classification of the real property hereinafter described from M-1, Light Manufacturing & Industry and C-2, General Retail Commercial & Limited Services to P/SP, Public/Semi-Public; and

WHEREAS, legal notice of public hearing on such proposed change of zone classification was duly published as required by law, as evidenced by publisher's affidavit filed with the Clerk; and

WHEREAS, said public hearing has been held on the date and at the time specified in said published notice at which citizens and interested persons have been given opportunity to be heard, and all requirements of law and of rules promulgated by this Board have been complied with; and

WHEREAS, this Board has determined that the zone classification of said property should be changed.

NOW THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Pinellas County in regular session duly assembled this 16th day of December 2014, that the zone classification of the following described real property in Pinellas County, Florida, to wit:

PINELLAS GROVES NE ¼, S 491.89 FT. OF LOT 4 LESS RD R/W ON E TOGETHER
WITH S 656.55 FT OF LOT 5

be, and the same is hereby changed from M-1, Light Manufacturing & Industry and C-2, General Retail Commercial & Limited Services to P/SP, Public/Semi-Public, subject to an amendment to the Pinellas County Future Land Use Map from Transportation/Utility to Institutional, Z/LU-10-6-14.

Commissioner _____ offered the foregoing resolution and moved its adoption, which was seconded by Commissioner _____ upon the roll call the vote was:

Ayes:

Nays:

Absent and not voting:

APPROVED AS TO FORM
OFFICE OF COUNTY ATTORNEY

By David Hester
Attorney

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE FUTURE LAND USE MAP OF PINELLAS COUNTY, FLORIDA BY CHANGING THE LAND USE DESIGNATION OF APPROXIMATELY 8 ACRES LOCATED IN THE UNINCORPORATED AREA OF PINELLAS COUNTY ON THE WEST SIDE OF 49TH STREET NORTH, 840 FT. SOUTH OF 150TH AVENUE NORTH (STREET ADDRESS BEING: 14840 49TH STREET NORTH, CLEARWATER), LOCATED IN SECTION 04, TOWNSHIP 30, RANGE 16, FROM TRANSPORTATION/UTILITY TO INSTITUTIONAL, PROVIDING FOR OTHER MODIFICATIONS THAT MAY ARISE FROM REVIEW OF THIS ORDINANCE AT THE PUBLIC HEARING AND/OR WITH OTHER RESPONSIBLE PARTIES; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the Director of Pinellas County Planning Department has petitioned for an amendment to the Future Land Use Map of Pinellas County, Florida, hereinafter listed, has been presented to the Board of County Commissioners of Pinellas County; and

WHEREAS, notice of public hearings and advertisements have been given as required by Florida Law; and

WHEREAS, the comments and recommendation of the Local Planning Agency have been received and considered; and

WHEREAS, this is a small-scale development amendment as defined by Section 163.3187(1), Florida Statutes.

NOW THEREFORE, BE IT ORDAINED by the Board of County Commissioners of Pinellas County, Florida in regular meeting duly assembled this 16th day of December 2014, that:

Section 1. The Future Land Use Map of Pinellas County, Florida is amended by redesignating the property described as: Approximately 8 acres located in the unincorporated area of Pinellas County on the west side of 49th Street North, 840 ft. south of 150th Avenue North (street address being: 14840 49th Street North, Clearwater). Referenced as Case Z/LU-10-6-14, and owned by Pinellas County, from Transportation/Utility to Institutional. Legal description - PINELLAS GROVES NE ¼, S 491.89 FT. OF LOT 4 LESS RD R/W ON E TOGETHER WITH S 656.55 FT OF LOT 5

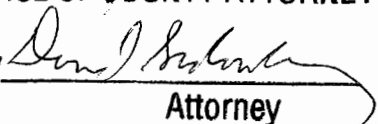
Section 2. This amendment shall be transmitted to the Pinellas Planning Council for action to amend the Countywide Future Land Use Plan, from Transportation/Utility to Institutional to maintain consistency with said Plan.

Section 3. This Ordinance shall take effect upon:

- a) Receipt of notice from the Secretary of State that the Ordinance has been; and
- b) Approval by the Countywide Planning Authority of the requisite amendment of the Countywide Future Land Use Plan submitted herein pursuant to Chapter 88-464, Laws of Florida, as amended.
- c) Pursuant to Section 163.3187(5)(c), Florida Statutes, this amendment shall become effective upon 31 days following its adoption. If timely challenged, this amendment shall not become effective until the state land planning agency or the Administration Commission issues a final order determining the adopted small scale amendment is in compliance. No development orders, development permits, or land uses dependent on this Amendment may be issued or commence before the amendment has become effective.

APPROVED AS TO FORM
OFFICE OF COUNTY ATTORNEY

By


Attorney