



Staff Report

File #: 15-830, **Version:** 1

Agenda Date: 12/15/2015

Subject:

Case No. LU-28-11-15 (Katherine & Louis Kokkinakos)

A request for a land use change from Commercial Neighborhood & Residential Low to Commercial General on approximately 0.7 acre located at the southwest corner of the intersection of Seminole Boulevard and 20th Terrace SW in the unincorporated area of Largo.

Recommended Action:

Adoption of Case No. LU-28-11-15: An ordinance approving the application of Katherine & Louis Kokkinakos for a change in land use designation from Commercial Neighborhood and Residential Low regarding approximately 0.7 acre located at the southwest corner of the intersection of Seminole Boulevard and 20th Terrace SW.

Strategic Plan:

Foster Continual Economic Growth and Vitality.

4.3 Catalyze redevelopment through planning and regulatory programs.

Deliver First Class Services to the Public and our Customers.

5.2 Be responsive stewards of the public's resources.

Summary:

The subject area consists of two parcels totaling approximately 0.7 acre. The east parcel fronting Seminole Boulevard houses Widow Brown's restaurant and is currently designated Commercial Neighborhood (CN) on the Future Land Use Map (FLUM). The west parcel accessed via 20th Terrace SW contains a single family home and has a Residential Low (RL) FLUM designation. Both are zoned C-2, General Retail Commercial and Limited Services District. The C-2 zoning is inconsistent with both the CN and RL FLUM categories. The requested amendment to Commercial General (CG) will eliminate this inconsistency. The applicants are proposing to combine the two properties into one, demolish the existing structures and construct a new building containing a restaurant and office/retail units. This proposal would be allowed by the existing C-2 zoning district under the requested CG FLUM category. It would not currently be permissible due to the existing inconsistency between zoning and land use.

The subject area is adjacent to office uses to the north and east. To the south is a newly constructed multi-family residential community. To the west is a single family home with the same C-2 and RL zoning and land use designations currently assigned to the subject area's western parcel. The subject area is approximately 1,000 feet north of the intersection of Seminole Boulevard and Ulmerton Road. The CG FLUM category is the predominant land use fronting Seminole Boulevard along this stretch of roadway. Because part of the site is already being used for commercial purposes, the impacts to Seminole Boulevard should be minimal. It is staff's conclusion that the proposal is consistent with the Pinellas County Comprehensive Plan, and there are no anticipated issues with this request. The amendment to Commercial General will align with the existing C-2 zoning, thus resolving an inconsistency and allowing for the proposed redevelopment of the property.

Background Information:

The Local Planning Agency (LPA) unanimously recommended approval of the request during its November 12, 2015 public hearing (Vote 6-0).

Fiscal Impact:

N/A

Staff Member Responsible:

Gordon Beardslee, Director, Planning

Partners:

N/A

Attachments:

LPA Report
Ordinance
Maps
Impact Assessment
Traffic Analysis
Ad
Ad Map

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



Regarding: Case No. LU-28-11-15

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

LPA Public Hearing: November 12, 2015

PLANNING STAFF RECOMMENDATION:

- **Staff recommends** that the LPA find that the proposed amendment to the Pinellas County Future Land Use Map (FLUM) is consistent with the Pinellas County Comprehensive Plan based on the findings in this report; and
- **Staff further recommends** that the LPA recommend approval of the proposed FLUM amendment to the Pinellas County Board of County Commissioners.

CASE SUMMARY

APPLICANT'S NAME: Katherine & Louis Kokkinakos
DISCLOSURE: Owners: Katherine & Louis Kokkinakos
REPRESENTED BY: Milan Jovanovic

LAND USE CHANGE	
FROM:	Commercial Neighborhood & Residential Low
TO:	Commercial General

PROPERTY DESCRIPTION: Approximately 0.7 acre located at the southwest corner of the intersection of Seminole Boulevard and 20th Terrace SW in the unincorporated area of Largo

PARCEL ID(S): 03/30/15/17838/000/0010 & 0190

PROPOSED BCC HEARING DATE: December 15, 2015

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:	Commercial Neighborhood & Residential Low	C-2	Restaurant & Single Family Home
Adjacent Properties:			
North	Commercial Neighborhood & Residential Low	C-2 & Largo	Office & Vacant
East	Commercial General	Largo	Office
South	Residential Low Medium	Largo	Multi-Family
West	Residential Low	C-2	Single Family Home

STAFF DISCUSSION AND ANALYSIS

BACKGROUND AND COMPATIBILITY WITH SURROUNDING LAND USES

The subject area consists of two parcels totaling approximately 0.7 acre. The east parcel fronting Seminole Boulevard houses Widow Brown’s restaurant and is currently designated Commercial Neighborhood (CN) on the Future Land Use Map (FLUM). The west parcel accessed via 20th Terrace SW contains a single family home and has a Residential Low (RL) FLUM designation. Both are zoned C-2, General Retail Commercial and Limited Services District. According to Property Appraiser records, the restaurant building dates from 1935 and the single family home from 1959. The applicants have owned both properties since 1978. There is an existing alley that separates the two subject parcels then continues west along the south side of the west parcel. There is a pending request from the applicant to vacate this right-of-way. If approved, it will be assigned the same land use and zoning designations as its assimilating property.

Importantly, the subject area’s C-2 zoning is inconsistent with both the CN and RL FLUM categories. The requested amendment to Commercial General (CG), if approved, will eliminate this inconsistency. The applicants are proposing to combine the two properties into one, demolish the existing structures and construct a new 6,527 square foot building containing a 2,000 square foot restaurant and four office/retail units fronting Seminole Boulevard with parking in the rear. This proposal would be allowed by the existing C-2 zoning district under the requested CG FLUM category. It would not currently be permissible due to the existing inconsistency between zoning and land use.

The subject area is adjacent to office uses to the north across 20th Terrace SW and to the east across Seminole Boulevard, the latter being within the jurisdiction of the City of Largo. To the south is a newly constructed multi-family residential community, also within Largo. To the west is a single family home with the same C-2 and RL zoning and land use designations currently assigned to the subject area’s western parcel. In fact, all eight unincorporated parcels along 20th Terrace SW have C-2 zoning that is inconsistent with the underlying residential land use. The subject area is approximately 1,000 feet north of the intersection of Seminole Boulevard and Ulmerton Road. The CG FLUM category is the predominant land use fronting Seminole Boulevard along this stretch of roadway. The corridor to the north of the subject area is more residential in nature beyond the existing office use immediately to the north.

TRANSPORTATION AND INFRASTRUCTURE IMPACTS

Comparing the current development potential of the subject area with the potential uses associated with the proposed CG FLUM designation, the CG category could generate approximately 263 additional average daily trips on Seminole Boulevard if maximum development occurred. This facility is operating at a peak hour level of service (LOS) B with a volume to capacity (V/C) ratio of 0.56. The 263 potential additional trips should have minimal impacts on the level of service conditions on Seminole Boulevard. In addition, approval of the request will not negatively impact the County's ability to provide solid waste, potable water and sanitary sewer services.

SUMMARY

The proposed land use amendment is appropriate based on the existing commercial uses in the surrounding area and along much of this portion of the Seminole Boulevard corridor. A restaurant has operated on the site for many years. The amendment to CG will align with the subject area's existing C-2 zoning, thus resolving an inconsistency between the FLUM and Zoning Atlas and allowing for the proposed redevelopment of the property. The request will not detrimentally impact Seminole Boulevard or other infrastructure-related services.

IMPLEMENTATION OF THE PINELLAS COUNTY COMPREHENSIVE PLAN

Staff finds that the proposed amendments are consistent with the following adopted objectives and policies of the Pinellas County Comprehensive Plan:

FUTURE LAND USE AND QUALITY COMMUNITIES ELEMENT

GOAL ONE: THE PATTERN OF LAND USE IN PINELLAS COUNTY SHALL PROVIDE A VARIETY OF URBAN ENVIRONMENTS TO MEET THE NEEDS OF A DIVERSE POPULATION AND THE LOCAL ECONOMY, CONSERVE AND LIMIT DEMANDS ON NATURAL AND ECONOMIC RESOURCES TO ENSURE SUSTAINABLE BUILT AND NATURAL ENVIRONMENTS, BE IN THE OVERALL PUBLIC INTEREST, AND EFFECTIVELY SERVE THE COMMUNITY AND ENVIRONMENTAL NEEDS OF THE POPULATION.

- 1.2. Objective: Establish development regulations that respond to the challenges of a mature urban county with established communities that are experiencing infill development and redevelopment activity.
- 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.

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)

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE FUTURE LAND USE MAP OF PINELLAS COUNTY, FLORIDA BY CHANGING THE LAND USE DESIGNATION OF APPROXIMATELY 0.7 ACRE LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF SEMINOLE BOULEVARD AND 20TH TERRACE SW IN THE UNINCORPORATED AREA OF LARGO LOCATED IN SECTION 03, TOWNSHIP 30, RANGE 15; FROM COMMERCIAL NEIGHBORHOOD & RESIDENTIAL LOW TO COMMERCIAL GENERAL

WHEREAS, the application 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 15th day of December 2015 that:

Section 1. The Future Land Use Map of Pinellas County, Florida is amended by redesignating the property described as: Approximately 0.7 acre located at the southwest corner of the intersection of Seminole Boulevard and 20th Terrace SW in the unincorporated area of Largo. Referenced as Case LU-28-11-15, and owned by Katherine & Louis Kokkinakos, from Commercial Neighborhood & Residential Low to Commercial General. Legal description- Parcel 1 - Lots 19 and 20, CONRADE'S ADDITION TO LARGO, according to the map or plat thereof, as recorded in Plat Book 10, Page(s) 66, of the Public Records of Pinellas County, Florida; Parcel 2 - Lots 1, 2 and 3, Less Road, CONRADE'S ADDITION TO LARGO, according to the map or plat thereof, as recorded in Plat Book 10, Page(s) 66, of the Public Records of Pinellas County, Florida.

Section 2. This amendment shall be transmitted to the Pinellas Planning Council for action to amend the Countywide Future Land Use Plan, from Residential Low Medium to Retail & Services to maintain consistency with the said Plan.

Section 3. This Ordinance shall take effect upon:

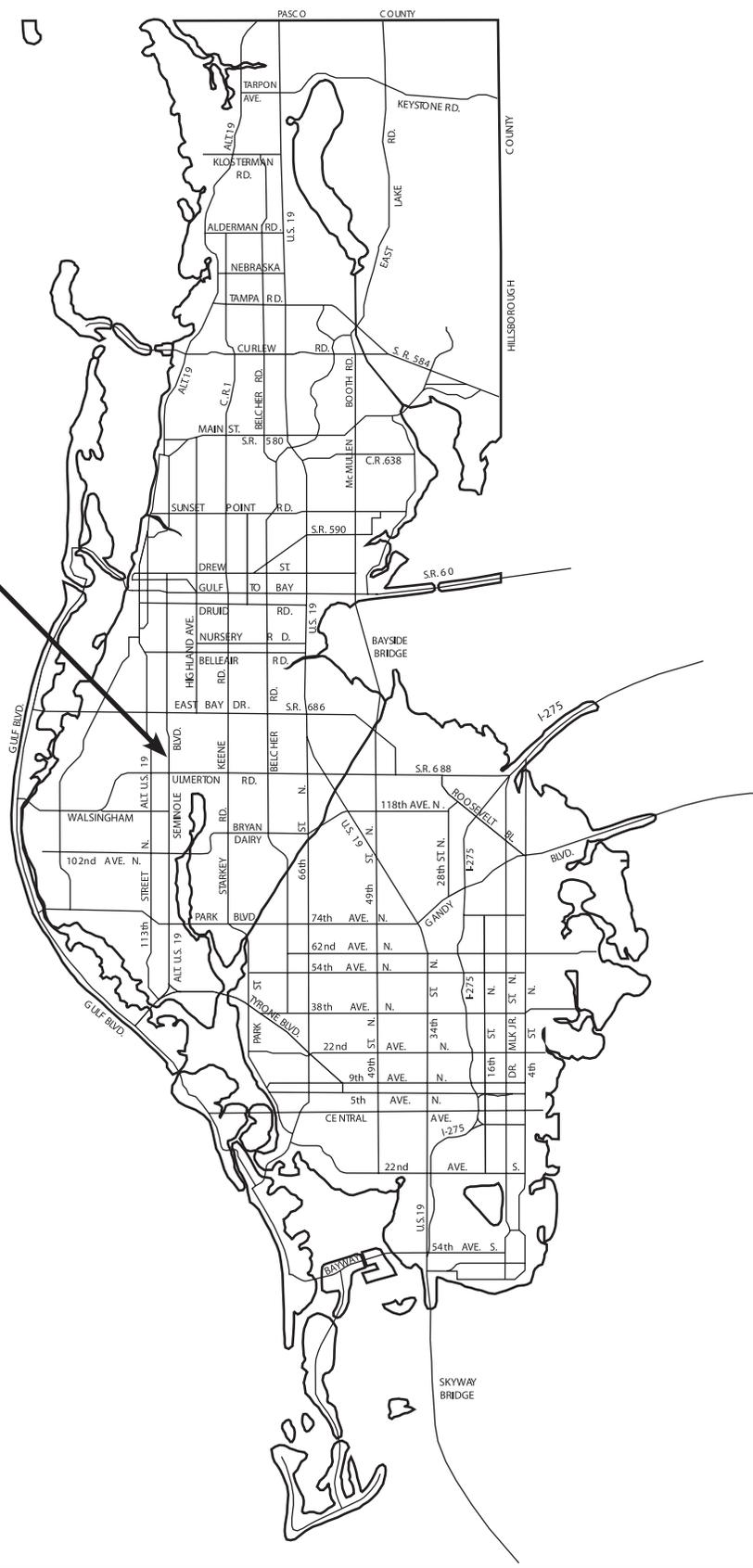
- a) Receipt of notice from the Secretary of State that the Ordinance has been filed;
and
- b) Approval by the Countywide Planning Authority of the requisite amendment of the Countywide Future Land Use Plan submitted herein pursuant to Chapter 2012-245, Laws of Florida.
- c) Pursuant to Section 163.3187(5)(c), 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

By: 

Office of the County Attorney

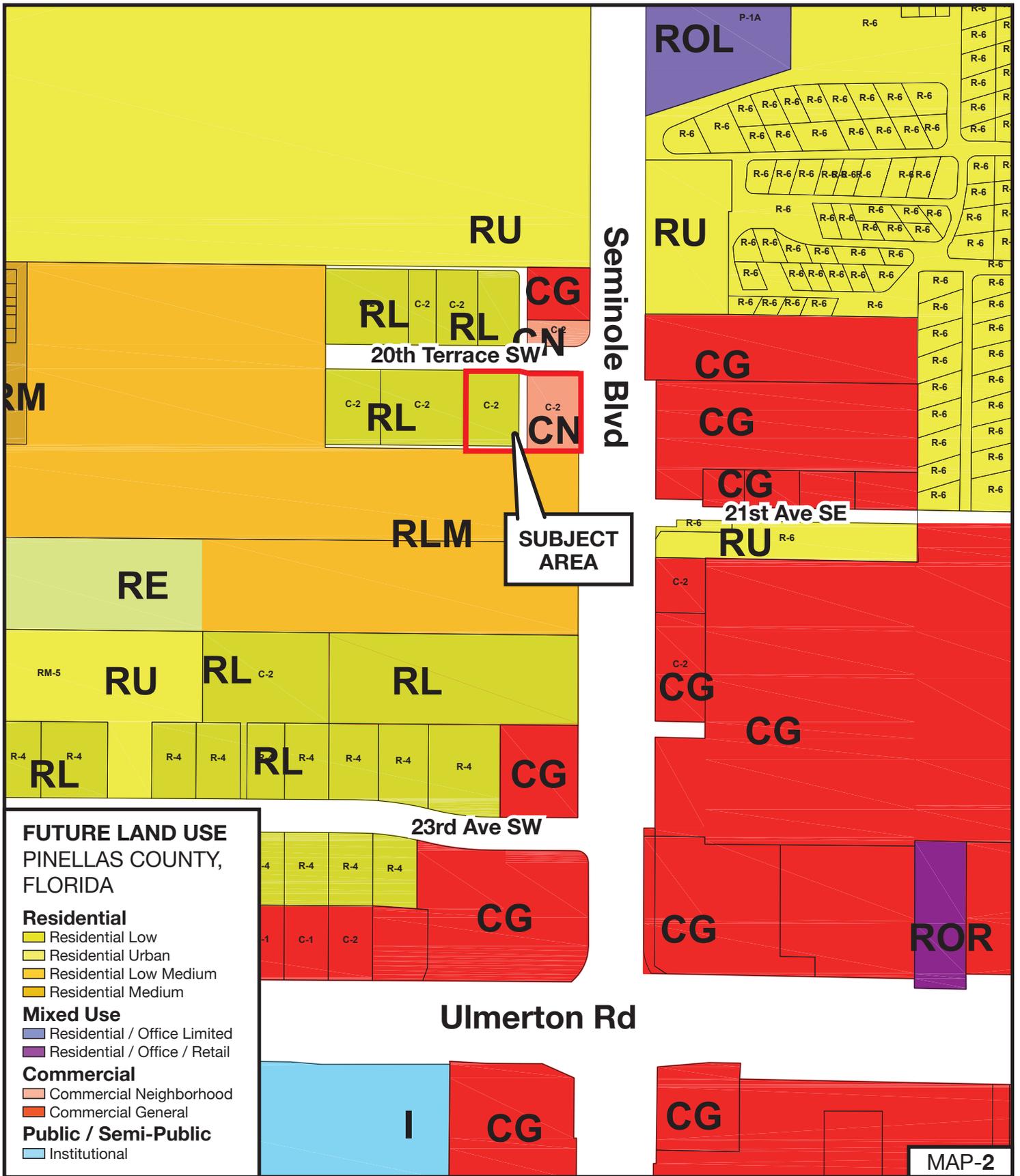
LOCATION MAP



LU-28-11-15

MAP-1

<p>LU-28-11-15</p>	<p>Land Use From: Commercial Neighborhood & Residential Low To: Commercial General</p>		
<p>Parcel I.D. 03/30/15/17838/000/0010 & 0190 Prepared by: Pinellas County Planning Department September 2015</p>			



LU-28-11-15	Land Use From: Commercial Neighborhood & Residential Low To: Commercial General		
Parcel I.D. 03/30/15/17838/000/0010 & 0190 Prepared by: Pinellas County Planning Department September 2015			



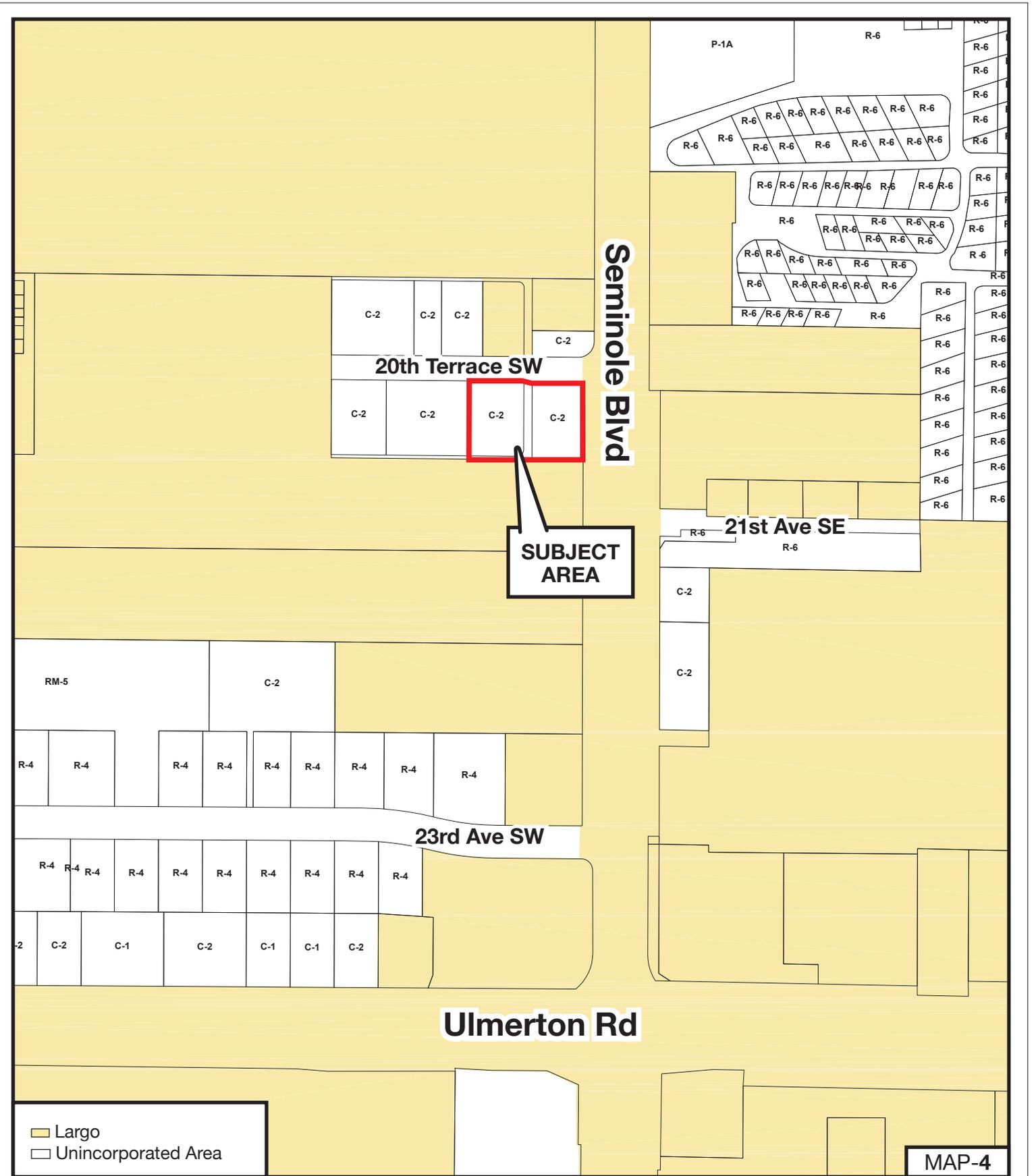
MAP-3

LU-28-11-15

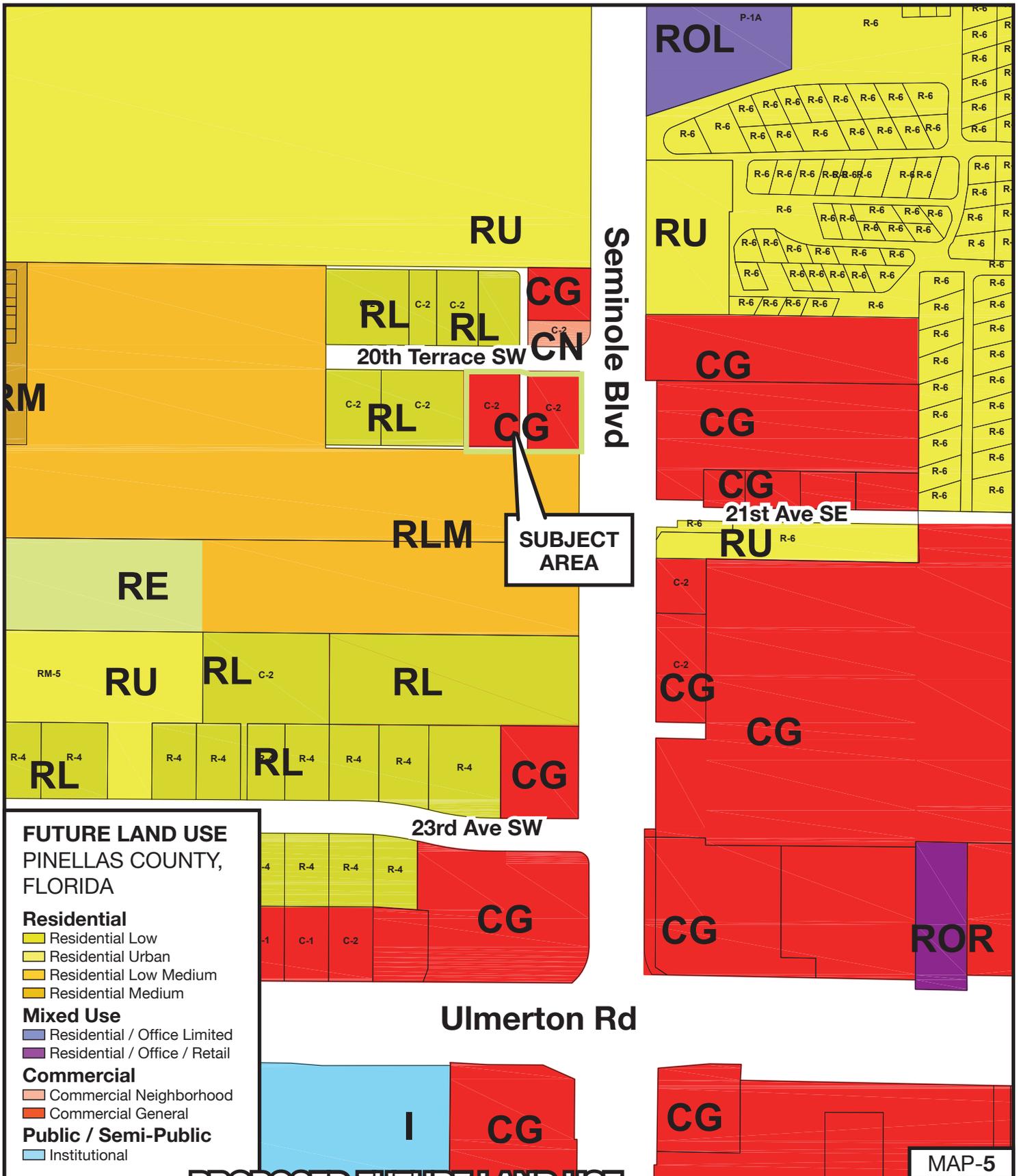
Land Use From: Commercial Neighborhood
& Residential Low
To: Commercial General

Parcel I.D. 03/30/15/17838/000/0010 & 0190
Prepared by: Pinellas County Planning Department September 2015





LU-28-11-15	Land Use From: Commercial Neighborhood & Residential Low To: Commercial General		
Parcel I.D. 03/30/15/17838/000/0010 & 0190 Prepared by: Pinellas County Planning Department September 2015			



PROPOSED FUTURE LAND USE

<p>LU-28-11-15</p>	<p>Land Use From: Commercial Neighborhood & Residential Low To: Commercial General</p>		
<p>Parcel I.D. 03/30/15/17838/000/0010 & 0190 Prepared by: Pinellas County Planning Department September 2015</p>			

MAP-5

Impact Assessment and Background Data for Staff Report

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

LU: 28-11-15

Site Location: Located on the southwest corner of the intersection of Seminole Blvd. and 20th Terrace SW in the unincorporated area of Largo.

Street Address: N/A

Parcel Number: 03/30/15/17838/000/0010 & 0190

Prepared by: RAB

Date: 11/13/15

Proposed Amendment From:

Future Land Use Designation(s): CN and RL acres 0.70

Zoning Designation(s): C-2 acres 0.70

Proposed Amendment To:

Future Land Use Designation(s): CG acres 0.70

Zoning Designation(s): C-2 acres 0.70

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	
Commercial Neighborhood and Residential Low	.35 acres x 5.0 dwelling units per acre= 2 single family units 2 x 1.66 tons/unit/year (residential factor) = 3.32 tons/year .35 acres x 43,560 sq. ft./ acre= 15,246 sq. ft. 15,246 sq. ft. x .30 FAR = 4,573 sq. ft 4,573 sq. ft x 7.3 lbs. per sq. ft. = 33,383 lbs 33,383 lb /2,000 lbs= 16.69 Tons 16.69 Tons 16.69 Tons = 3.32 Tons= 20.01 Tons
PROPOSED	
Commercial General	.70 acres x 43,560 sq. ft./ acre= 30,492 sq. ft. 30,492 sq. ft. x .35 FAR = 10,672 sq. ft 10,672 sq. ft x 7.3 lbs. per sq. ft. = 77,906 lbs 77,906 lb /2,000 lbs= 38.95 Tons 38.95 Tons
NET DIFFERENCE	+18.94 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		
Commercial Neighborhood and Residential Low	.35 acres x 5.0 dwelling units per acre= 2 single family units 2 x 266 per unit (residential factor) = 532 GPD .35 acres x 43,560 sq. ft./ acre= 15,246 sq. ft. 15,246 sq. ft. x .30 FAR = 4,573 sq. ft 4,573 sq. ft. x 0.25 per sq. ft. = 1,143 GPD 1,143 GPD 532 GPD + 1,143 GPD= 1,675 GPD	.35 acres x 5.0 dwelling units per acre= 2 single family units 2 x 187.5 per unit (residential factor) = 375 GPD .35 acres x 43,560 sq. ft./ acre= 15,246 sq. ft. 15,246 sq. ft. x .30 FAR = 4,573 sq. ft 4,573 sq. ft. x 0.25 per sq. ft. = 1,143 GPD 1,143 GPD 375 GPD + 1,143 GPD= 1,518 GPD
PROPOSED		
Commercial General	.70 acres x 43,560 sq. ft./ acre= 30,492 sq. ft. 30,492 sq. ft. x .35 FAR = 10,672 sq. ft 10,672 sq. ft. x 0.25 per sq. ft. = 2,668 GPD 2,668 GPD	.70 acres x 43,560 sq. ft./ acre= 30,492 sq. ft. 30,492 sq. ft. x .35 FAR = 10,672 sq. ft 10,672 sq. ft. x 0.25 per sq. ft. = 2,668 GPD 2,668 GPD
NET DIFFERENCE	+993 GPD	+1,150 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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Is the amendment located along a scenic/non-commercial corridor?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

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.
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 Starkey Road 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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
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

PINELLAS COUNTY PLANNING DEPARTMENT TRAFFIC ANALYSIS FOR A PROPOSED LAND USE CHANGE							
LU#: LU-28-11-15		Received: 10/12/2015			Jurisdiction: Pinellas County		
Revised:					Signoff:		
SITE DATA							
Parcel Size: 0.70							
Proposed for Amendment: 0.70							
Current Land Use Designation: Residential Low and Commercial Neighborhood							
Potential Use	sf/acre(s)	x(far)/(upa)	Units/Sf	sf/1,000	x(tgr)	cap.	Proj. trips
(1) Single-Family	0.35	5.00	2.00		9.6	1	19
General Commercial	0.35	0.30	4,574	4.6	94.7	0.49	213
Total							232
Proposed Land Use Designation: Commercial General							
Potential Use	sf/acre(s)	x(far)/(upa)	Units/Sf	sf/1,000	x(tgr)	cap.	Proj. trips
(1) General Commercial	0.7	0.35	10,672	10.670	94.70	0.49	495
Total							495
Potential Additional Daily Trips:		263					
ROADWAY IMPACT DATA - Trip Distribution							
Road(s)	% Distribution				Traffic Vol. (AADT)		
	2015	2035			2015	2035	
(1) Seminole Blvd	263	263	existing	31,500	44,500		
Ulmerton Rd to East Bay Dr	1.00	1.00	proposed	31,763	44,763		
Road(s)	2015 PH		2015 AADT		2035 AADT		
	LOS	V/CR	extg.	w/ chg.	extg.	w/ chg.	
(1) Seminole Blvd	B	0.56	B	B	B	B	
Ulmerton Rd to East Bay Dr							
Road(s)			Extg	Planned	Const.	Future	CMS
			Ln Cfg	Improv.	Year	Ln Cfg	Desig.
(1) Seminole Blvd	Ulmerton Rd to East Bay Dr		6D	None	None	6D	None
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 corr.			
CCC = Congestion Containment Corridor				MPO = Metropolitan Planning Organization			
CFG = configuration				N/A = Not applicable			
CMS = Concurrency Management System				PC = Partially controlled access			
CON = constrained 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			
				MIS= Mitigating Improvement Scheduled			
2025 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 2002 LOS Manual							

PROPOSED AMENDMENTS TO THE PINELLAS COUNTY FUTURE LAND USE MAP AND ZONING ATLAS

The Pinellas County Board of County Commissioners proposes to adopt the following amendments to the Pinellas County Future Land Use Map and Zoning Atlas. A public hearing on the Resolutions and Ordinances will be held **December 15, 2015 at 6:00 p.m.** in the County Commission Assembly Room, Fifth Floor, Pinellas County Courthouse, 315 Court Street, Clearwater FL 33756.

Interested parties may appear at the hearing and be heard regarding the proposed Resolutions and Ordinances:

A. PROPOSED RESOLUTIONS AND ORDINANCES AMENDING THE FUTURE LAND USE MAP AND ZONING ATLAS

1. LU-28-11-15

An Ordinance amending the Future Land Use Map of Pinellas County, Florida by changing the Land Use designation of approximately 0.7 acre located at the southwest corner of the intersection of Seminole Boulevard and 20th Terrace SW in the unincorporated area of Largo located in Section 03, Township 30, Range 15; from Commercial Neighborhood & Residential Low to Commercial General, 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.

2. Q Z/LU-29-11-15

Resolution changing the Zoning classification of approximately 0.2 acre located 160 feet west of the southwest corner of the intersection of Tampa Road and CR-1 in Palm Harbor; Page 93 of the Zoning Atlas, as being in Section 11, Township 28, Range 15; from R-4, One, Two & Three Family Residential to P-1A, Limited Office; upon application of Barry R. Berger, TRE, James J. Dowling, TRE & Holly S. Dowling, TRE through James Dowling, Representative,
and

An Ordinance amending the Future Land Use Map of Pinellas County, Florida by changing the Land Use designation of approximately 0.2 acre located 160 feet west of the southwest corner of the intersection of Tampa Road and CR-1 in Palm Harbor, located in Section 11, Township 28, Range 15; from Residential Low to Residential/Office-Limited, 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.

3. Q Z/LU-30-11-15

Resolution changing the Zoning classification of approximately 4.2 acres located at northeast corner of the intersection of East Lake Road and Foxwood Lane in East Lake Tarpon; Page 519 of the Zoning Atlas, as being in Section 10, Township 27, Range 16; from RPD-0.5-W, Residential Planned Development, 0.5 units per acre-Wellhead Protection Overlay to IL-CO-W, Institutional Limited-Conditional Overlay-Wellhead Protection Overlay with the Conditional Overlay restricting the use of the property to an assisted living/memory care facility, limiting the maximum number of beds to 64 and limiting the building to one story at a maximum height to 30 feet; upon application of Senior Development Partners, LLC through Joel Tew, Esquire, Tew & Associates Attorneys at Law,
and

An Ordinance amending the Future Land Use Map of Pinellas County, Florida by changing the Land Use designation of approximately 4.2 acres located at northeast corner of the intersection of East Lake Road and Foxwood Lane in East Lake Tarpon located in Section 10, Township 27, Range 16; from Residential Rural 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.

4. Q Z-31-11-15

Resolution changing the Zoning classification of approximately 2 acres located on the east side of Summerdale Drive approximately 460 feet south of Hammock Pine Boulevard in the unincorporated area of Clearwater; page 631 of the Zoning Atlas, as being in Section 30, Township 28, Range 16; from A-E, Agricultural Estate Residential to RPD-7.5, Residential Planned Development, 7.5 units per acre; upon application of Paul W. & Nancy J. Guilmette through Joseph Gilbertie, P. E., Landtech Design Group, inc., Representative.

Any written arguments, evidence, explanations, studies, reports, petitions or other documentation that an applicant, proponent or opponent wishes to be provided to the Board of County Commissioners for their consideration in support of, or in opposition to, any of the applications proposed above should be submitted to the attention of the Pinellas County Zoning Manager, 440 Court Street, Fourth Floor, Clearwater, Florida 33756. Materials must be submitted at least one week (7 days) in advance of the advertised hearing. Hard copy written comments must be submitted on 8½ × 11-inch paper.

The proposed Resolutions and Ordinances amending the Zoning Atlas and the Future Land Use Map can be inspected by the public in the Pinellas County Planning Department; Land Use and Zoning Division located at the address above, or at the Pinellas County Board Records located at 315 Court Street, Fifth Floor, Clearwater, Florida 33756. You can contact the Zoning Division at (727) 464-5047 with any questions, or email them at zoning@pinellascounty.org.

Persons are advised that, if they decide to appeal any decision made at this meeting/hearing, they will need a record of the proceedings, and, for such purpose, they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE WITHIN TWO (2) WORKING DAYS OF YOUR RECEIPT OF THIS NOTICE, PLEASE CONTACT THE OFFICE OF HUMAN RIGHTS, 400 SOUTH FORT HARRISON AVENUE, SUITE 500, CLEARWATER, FLORIDA 33756 (727) 464-4880 (VOICE) (727) 464-4062 (TDD).

KEN BURKE, CLERK TO THE
BOARD OF COUNTY COMMISSIONERS
By Norman D. Loy, Deputy Clerk

REQUEST FOR ADVERTISING FORM

Phone No. 464-8200

Fax No. 464-8201

To: Board Records

FROM: Tammy Swinton, Planning Department (**December 15, 2015 BCC Hearing**)

DATE: November 19, 2015

AD COPY ATTACHED: Yes X No WITH MAP

REQUIRES SPECIAL HANDLING: Yes No X

NEWSPAPER: St. Petersburg Times X

DATE(S) TO APPEAR: **December 4, 2015**

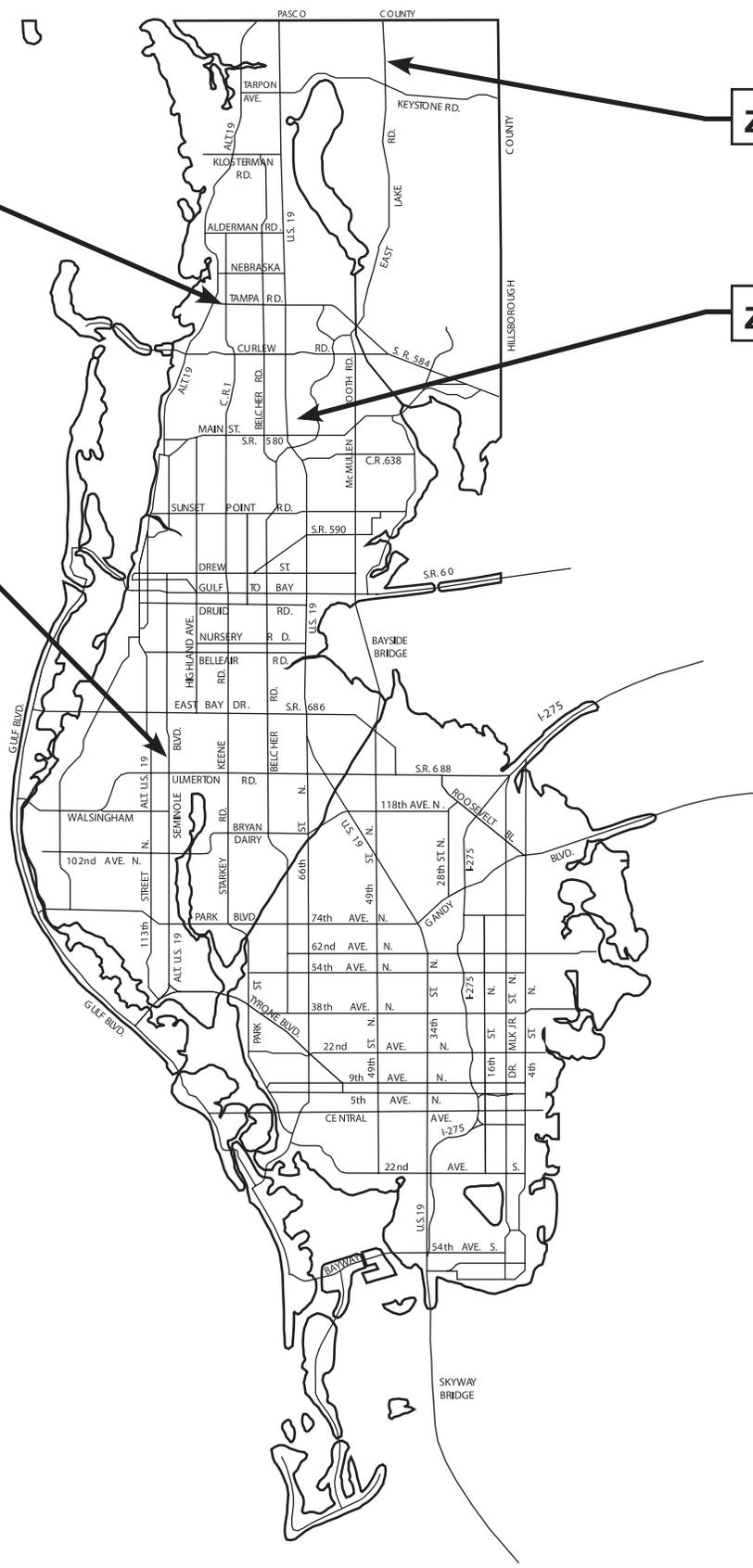
SIZE OF AD: **2 COLUMN BY 10 INCH AD (or quarter-page ad if necessary for legibility)**

SIZE OF HEADER: **18 Point Header**

SIZE OF PRINT: **N/A**

SPECIAL INSTRUCTIONS: **Do Not Print in Legal/Classified Section**

cc: Glenn Bailey, Planning Department
Gordon Beardslee, Planning Department
Tammy Swinton, Planning Department



Z/LU-30-11-15

Z/LU-29-11-15

Z-31-11-15

LU-28-11-15



PINELLAS COUNTY
PLANNING DEPARTMENT ZONING DIVISION

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



Regarding: Case No. LU-28-11-15

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

LPA Public Hearing: November 12, 2015

PLANNING STAFF RECOMMENDATION:

- **Staff recommends** that the LPA find that the proposed amendment to the Pinellas County Future Land Use Map (FLUM) is consistent with the Pinellas County Comprehensive Plan based on the findings in this report; and
- **Staff further recommends** that the LPA recommend approval of the proposed FLUM amendment to the Pinellas County Board of County Commissioners.

CASE SUMMARY

APPLICANT'S NAME: Katherine & Louis Kokkinakos
DISCLOSURE: Owners: Katherine & Louis Kokkinakos
REPRESENTED BY: Milan Jovanovic

LAND USE CHANGE	
FROM:	Commercial Neighborhood & Residential Low
TO:	Commercial General

PROPERTY DESCRIPTION: Approximately 0.7 acre located at the southwest corner of the intersection of Seminole Boulevard and 20th Terrace SW in the unincorporated area of Largo

PARCEL ID(S): 03/30/15/17838/000/0010 & 0190

PROPOSED BCC HEARING DATE: December 15, 2015

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:	Commercial Neighborhood & Residential Low	C-2	Restaurant & Single Family Home
Adjacent Properties:			
North	Commercial Neighborhood & Residential Low	C-2 & Largo	Office & Vacant
East	Commercial General	Largo	Office
South	Residential Low Medium	Largo	Multi-Family
West	Residential Low	C-2	Single Family Home

STAFF DISCUSSION AND ANALYSIS

BACKGROUND AND COMPATIBILITY WITH SURROUNDING LAND USES

The subject area consists of two parcels totaling approximately 0.7 acre. The east parcel fronting Seminole Boulevard houses Widow Brown’s restaurant and is currently designated Commercial Neighborhood (CN) on the Future Land Use Map (FLUM). The west parcel accessed via 20th Terrace SW contains a single family home and has a Residential Low (RL) FLUM designation. Both are zoned C-2, General Retail Commercial and Limited Services District. According to Property Appraiser records, the restaurant building dates from 1935 and the single family home from 1959. The applicants have owned both properties since 1978. There is an existing alley that separates the two subject parcels then continues west along the south side of the west parcel. There is a pending request from the applicant to vacate this right-of-way. If approved, it will be assigned the same land use and zoning designations as its assimilating property.

Importantly, the subject area’s C-2 zoning is inconsistent with both the CN and RL FLUM categories. The requested amendment to Commercial General (CG), if approved, will eliminate this inconsistency. The applicants are proposing to combine the two properties into one, demolish the existing structures and construct a new 6,527 square foot building containing a 2,000 square foot restaurant and four office/retail units fronting Seminole Boulevard with parking in the rear. This proposal would be allowed by the existing C-2 zoning district under the requested CG FLUM category. It would not currently be permissible due to the existing inconsistency between zoning and land use.

The subject area is adjacent to office uses to the north across 20th Terrace SW and to the east across Seminole Boulevard, the latter being within the jurisdiction of the City of Largo. To the south is a newly constructed multi-family residential community, also within Largo. To the west is a single family home with the same C-2 and RL zoning and land use designations currently assigned to the subject area’s western parcel. In fact, all eight unincorporated parcels along 20th Terrace SW have C-2 zoning that is inconsistent with the underlying residential land use. The subject area is approximately 1,000 feet north of the intersection of Seminole Boulevard and Ulmerton Road. The CG FLUM category is the predominant land use fronting Seminole Boulevard along this stretch of roadway. The corridor to the north of the subject area is more residential in nature beyond the existing office use immediately to the north.

TRANSPORTATION AND INFRASTRUCTURE IMPACTS

Comparing the current development potential of the subject area with the potential uses associated with the proposed CG FLUM designation, the CG category could generate approximately 263 additional average daily trips on Seminole Boulevard if maximum development occurred. This facility is operating at a peak hour level of service (LOS) B with a volume to capacity (V/C) ratio of 0.56. The 263 potential additional trips should have minimal impacts on the level of service conditions on Seminole Boulevard. In addition, approval of the request will not negatively impact the County's ability to provide solid waste, potable water and sanitary sewer services.

SUMMARY

The proposed land use amendment is appropriate based on the existing commercial uses in the surrounding area and along much of this portion of the Seminole Boulevard corridor. A restaurant has operated on the site for many years. The amendment to CG will align with the subject area's existing C-2 zoning, thus resolving an inconsistency between the FLUM and Zoning Atlas and allowing for the proposed redevelopment of the property. The request will not detrimentally impact Seminole Boulevard or other infrastructure-related services.

IMPLEMENTATION OF THE PINELLAS COUNTY COMPREHENSIVE PLAN

Staff finds that the proposed amendments are consistent with the following adopted objectives and policies of the Pinellas County Comprehensive Plan:

FUTURE LAND USE AND QUALITY COMMUNITIES ELEMENT

GOAL ONE: THE PATTERN OF LAND USE IN PINELLAS COUNTY SHALL PROVIDE A VARIETY OF URBAN ENVIRONMENTS TO MEET THE NEEDS OF A DIVERSE POPULATION AND THE LOCAL ECONOMY, CONSERVE AND LIMIT DEMANDS ON NATURAL AND ECONOMIC RESOURCES TO ENSURE SUSTAINABLE BUILT AND NATURAL ENVIRONMENTS, BE IN THE OVERALL PUBLIC INTEREST, AND EFFECTIVELY SERVE THE COMMUNITY AND ENVIRONMENTAL NEEDS OF THE POPULATION.

- 1.2. Objective: Establish development regulations that respond to the challenges of a mature urban county with established communities that are experiencing infill development and redevelopment activity.
- 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.

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)

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE FUTURE LAND USE MAP OF PINELLAS COUNTY, FLORIDA BY CHANGING THE LAND USE DESIGNATION OF APPROXIMATELY 0.7 ACRE LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF SEMINOLE BOULEVARD AND 20TH TERRACE SW IN THE UNINCORPORATED AREA OF LARGO LOCATED IN SECTION 03, TOWNSHIP 30, RANGE 15; FROM COMMERCIAL NEIGHBORHOOD & RESIDENTIAL LOW TO COMMERCIAL GENERAL

WHEREAS, the application 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 15th day of December 2015 that:

Section 1. The Future Land Use Map of Pinellas County, Florida is amended by redesignating the property described as: Approximately 0.7 acre located at the southwest corner of the intersection of Seminole Boulevard and 20th Terrace SW in the unincorporated area of Largo. Referenced as Case LU-28-11-15, and owned by Katherine & Louis Kokkinakos, from Commercial Neighborhood & Residential Low to Commercial General. Legal description- Parcel 1 - Lots 19 and 20, CONRADE'S ADDITION TO LARGO, according to the map or plat thereof, as recorded in Plat Book 10, Page(s) 66, of the Public Records of Pinellas County, Florida; Parcel 2 - Lots 1, 2 and 3, Less Road, CONRADE'S ADDITION TO LARGO, according to the map or plat thereof, as recorded in Plat Book 10, Page(s) 66, of the Public Records of Pinellas County, Florida.

Section 2. This amendment shall be transmitted to the Pinellas Planning Council for action to amend the Countywide Future Land Use Plan, from Residential Low Medium to Retail & Services to maintain consistency with the said Plan.

Section 3. This Ordinance shall take effect upon:

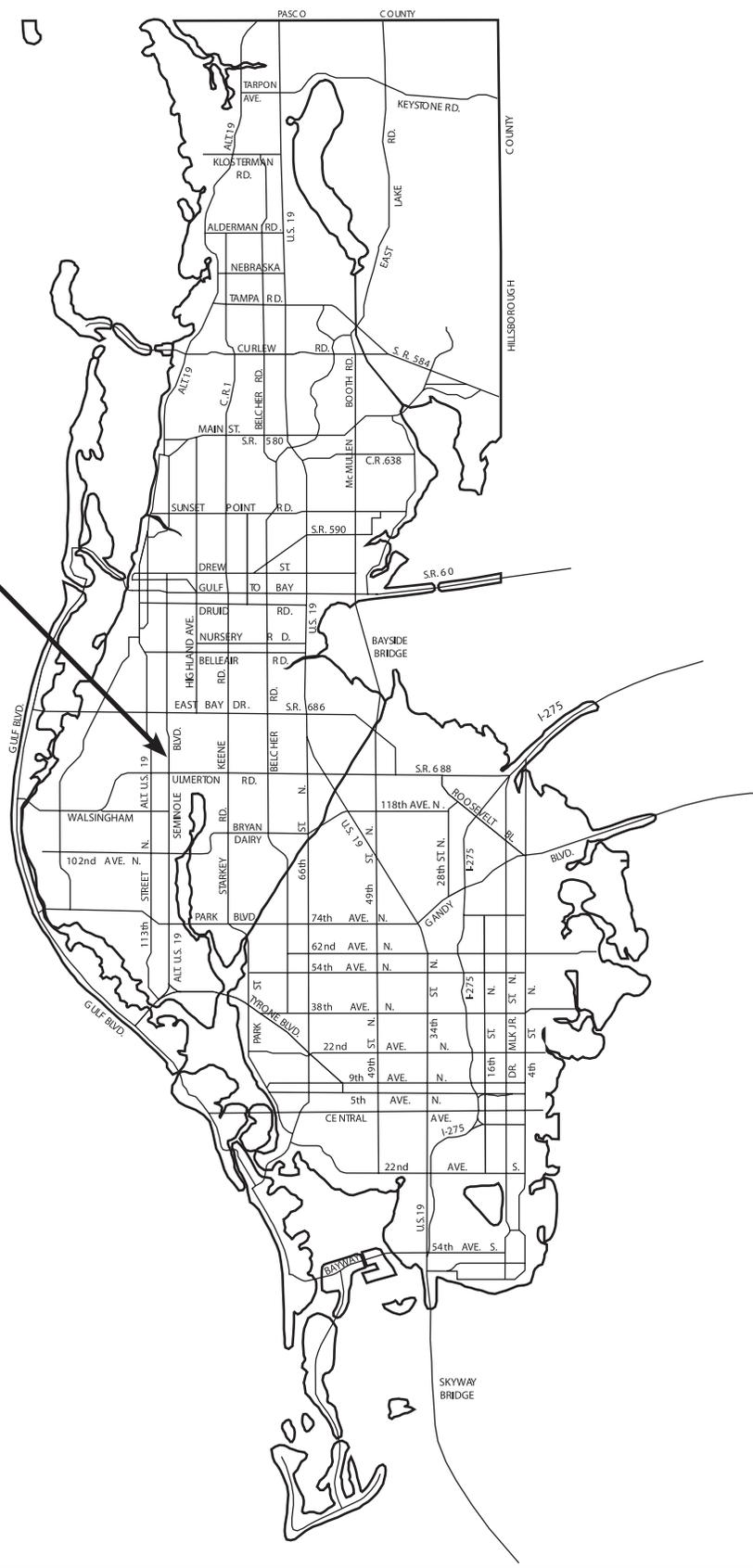
- a) Receipt of notice from the Secretary of State that the Ordinance has been filed;
and
- b) Approval by the Countywide Planning Authority of the requisite amendment of the Countywide Future Land Use Plan submitted herein pursuant to Chapter 2012-245, Laws of Florida.
- c) Pursuant to Section 163.3187(5)(c), 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

By: 

Office of the County Attorney

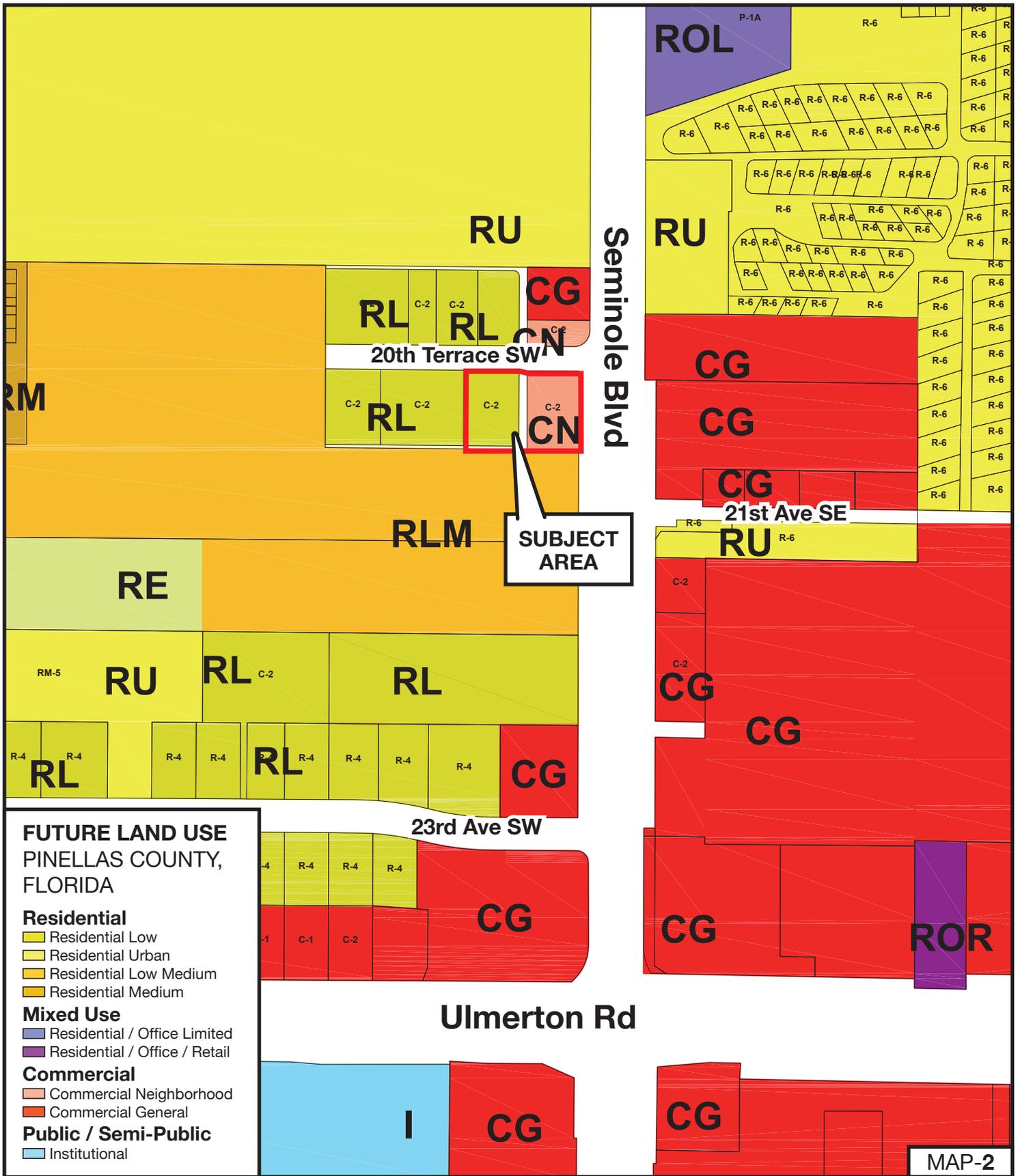
LOCATION MAP



LU-28-11-15

MAP-1

<p>LU-28-11-15</p>	<p>Land Use From: Commercial Neighborhood & Residential Low To: Commercial General</p>		
<p>Parcel I.D. 03/30/15/17838/000/0010 & 0190 Prepared by: Pinellas County Planning Department September 2015</p>			



LU-28-11-15	Land Use From: Commercial Neighborhood & Residential Low To: Commercial General		
Parcel I.D. 03/30/15/17838/000/0010 & 0190 Prepared by: Pinellas County Planning Department September 2015			



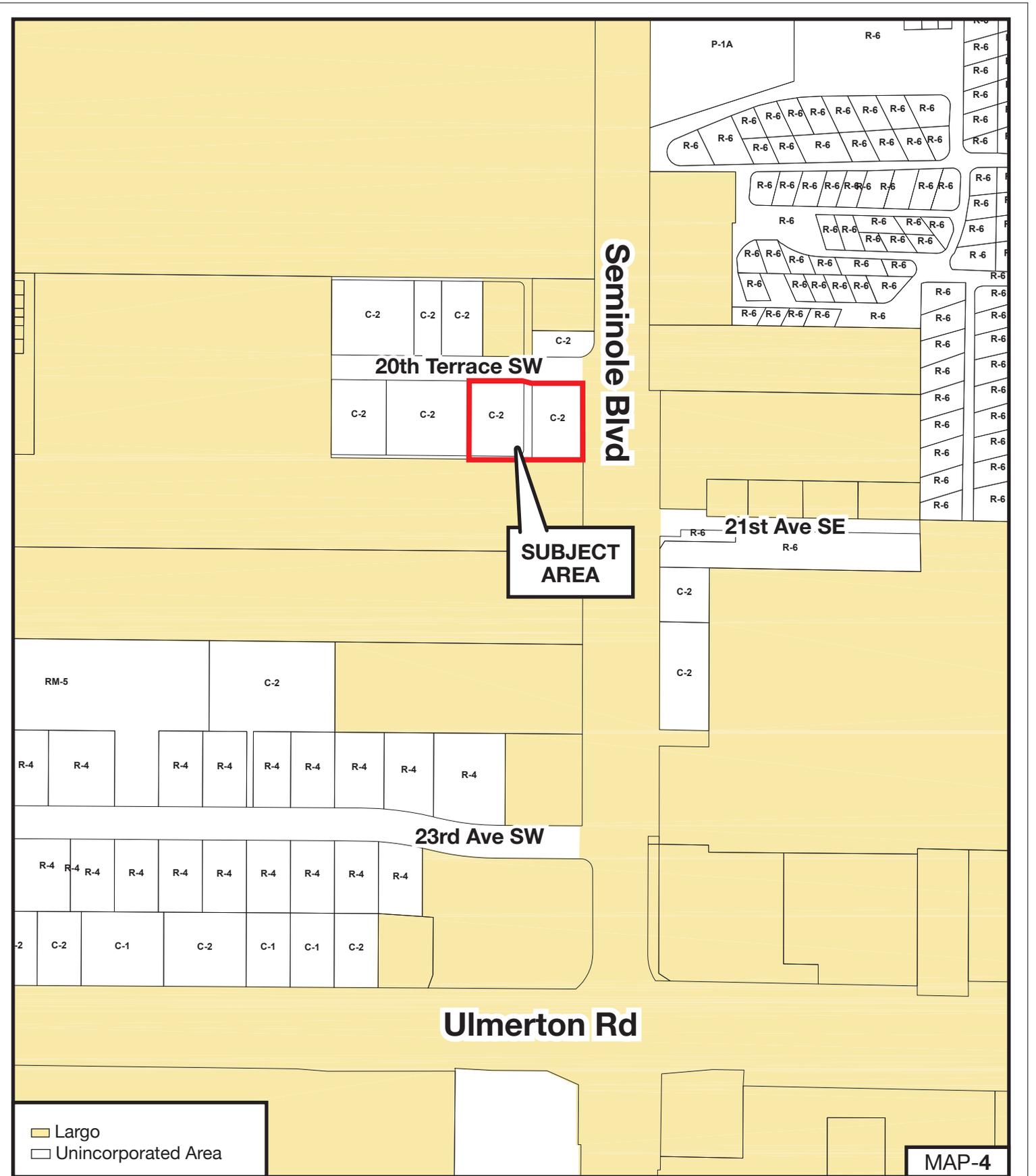
MAP-3

LU-28-11-15

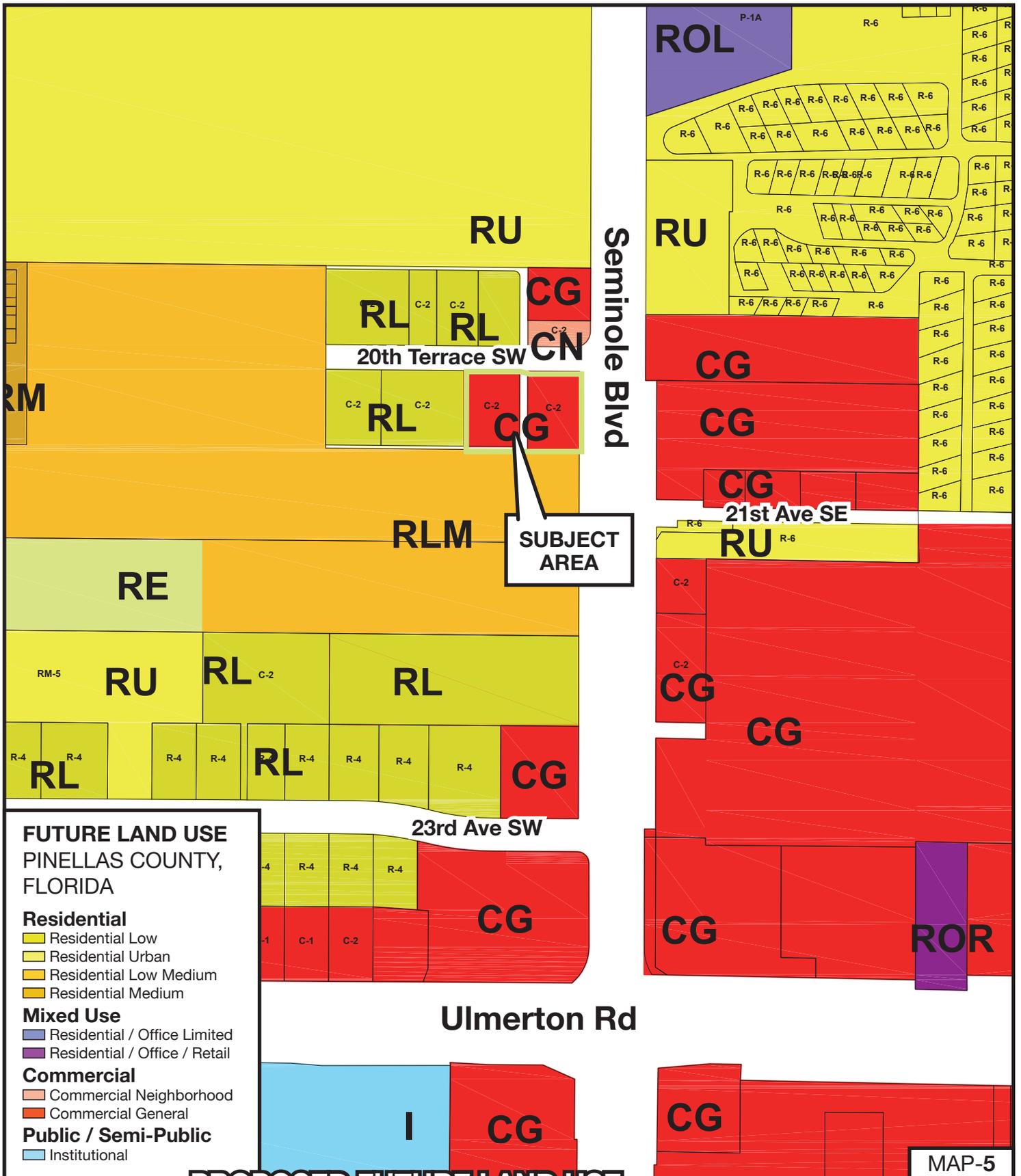
Land Use From: Commercial Neighborhood
& Residential Low
To: Commercial General

Parcel I.D. 03/30/15/17838/000/0010 & 0190
Prepared by: Pinellas County Planning Department September 2015





LU-28-11-15	Land Use From: Commercial Neighborhood & Residential Low To: Commercial General		
Parcel I.D. 03/30/15/17838/000/0010 & 0190 Prepared by: Pinellas County Planning Department September 2015			



SUBJECT AREA

**FUTURE LAND USE
PINELLAS COUNTY,
FLORIDA**

Residential

- Residential Low
- Residential Urban
- Residential Low Medium
- Residential Medium

Mixed Use

- Residential / Office Limited
- Residential / Office / Retail

Commercial

- Commercial Neighborhood
- Commercial General

Public / Semi-Public

- Institutional

PROPOSED FUTURE LAND USE

LU-28-11-15	<p>Land Use From: Commercial Neighborhood & Residential Low</p> <p>To: Commercial General</p>		
Parcel I.D. 03/30/15/17838/000/0010 & 0190 Prepared by: Pinellas County Planning Department September 2015		MAP-5	

Impact Assessment and Background Data for Staff Report

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

LU: 28-11-15

Site Location: Located on the southwest corner of the intersection of Seminole Blvd. and 20th Terrace SW in the unincorporated area of Largo.

Street Address: N/A

Parcel Number: 03/30/15/17838/000/0010 & 0190

Prepared by: RAB

Date: 11/13/15

Proposed Amendment From:

Future Land Use Designation(s): CN and RL acres 0.70

Zoning Designation(s): C-2 acres 0.70

Proposed Amendment To:

Future Land Use Designation(s): CG acres 0.70

Zoning Designation(s): C-2 acres 0.70

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	
Commercial Neighborhood and Residential Low	.35 acres x 5.0 dwelling units per acre= 2 single family units 2 x 1.66 tons/unit/year (residential factor) = 3.32 tons/year .35 acres x 43,560 sq. ft./ acre= 15,246 sq. ft. 15,246 sq. ft. x .30 FAR = 4,573 sq. ft 4,573 sq. ft x 7.3 lbs. per sq. ft. = 33,383 lbs 33,383 lb /2,000 lbs= 16.69 Tons 16.69 Tons 16.69 Tons = 3.32 Tons= 20.01 Tons
PROPOSED	
Commercial General	.70 acres x 43,560 sq. ft./ acre= 30,492 sq. ft. 30,492 sq. ft. x .35 FAR = 10,672 sq. ft 10,672 sq. ft x 7.3 lbs. per sq. ft. = 77,906 lbs 77,906 lb /2,000 lbs= 38.95 Tons 38.95 Tons
NET DIFFERENCE	+18.94 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		
Commercial Neighborhood and Residential Low	.35 acres x 5.0 dwelling units per acre= 2 single family units 2 x 266 per unit (residential factor) = 532 GPD .35 acres x 43,560 sq. ft./ acre= 15,246 sq. ft. 15,246 sq. ft. x .30 FAR = 4,573 sq. ft 4,573 sq. ft. x 0.25 per sq. ft. = 1,143 GPD 1,143 GPD 532 GPD + 1,143 GPD= 1,675 GPD	.35 acres x 5.0 dwelling units per acre= 2 single family units 2 x 187.5 per unit (residential factor) = 375 GPD .35 acres x 43,560 sq. ft./ acre= 15,246 sq. ft. 15,246 sq. ft. x .30 FAR = 4,573 sq. ft 4,573 sq. ft. x 0.25 per sq. ft. = 1,143 GPD 1,143 GPD 375 GPD + 1,143 GPD= 1,518 GPD
PROPOSED		
Commercial General	.70 acres x 43,560 sq. ft./ acre= 30,492 sq. ft. 30,492 sq. ft. x .35 FAR = 10,672 sq. ft 10,672 sq. ft. x 0.25 per sq. ft. = 2,668 GPD 2,668 GPD	.70 acres x 43,560 sq. ft./ acre= 30,492 sq. ft. 30,492 sq. ft. x .35 FAR = 10,672 sq. ft 10,672 sq. ft. x 0.25 per sq. ft. = 2,668 GPD 2,668 GPD
NET DIFFERENCE	+993 GPD	+1,150 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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Is the amendment located along a scenic/non-commercial corridor?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

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.
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 Starkey Road 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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
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

PINELLAS COUNTY PLANNING DEPARTMENT TRAFFIC ANALYSIS FOR A PROPOSED LAND USE CHANGE							
LU#: LU-28-11-15		Received: 10/12/2015			Jurisdiction: Pinellas County		
Revised:					Signoff:		
SITE DATA							
Parcel Size: 0.70							
Proposed for Amendment: 0.70							
Current Land Use Designation: Residential Low and Commercial Neighborhood							
Potential Use	sf/acre(s)	x(far)/(upa)	Units/Sf	sf/1,000	x(tgr)	cap.	Proj. trips
(1) Single-Family	0.35	5.00	2.00		9.6	1	19
General Commercial	0.35	0.30	4,574	4.6	94.7	0.49	213
Total							232
Proposed Land Use Designation: Commercial General							
Potential Use	sf/acre(s)	x(far)/(upa)	Units/Sf	sf/1,000	x(tgr)	cap.	Proj. trips
(1) General Commercial	0.7	0.35	10,672	10.670	94.70	0.49	495
Total							495
Potential Additional Daily Trips:		263					
ROADWAY IMPACT DATA - Trip Distribution							
Road(s)	% Distribution				Traffic Vol. (AADT)		
	2015	2035			2015	2035	
(1) Seminole Blvd	263	263	existing		31,500	44,500	
Ulmerton Rd to East Bay Dr	1.00	1.00	proposed		31,763	44,763	
Road(s)	2015 PH		2015 AADT		2035 AADT		
	LOS	V/CR	extg.	w/ chg.	extg.	w/ chg.	
(1) Seminole Blvd	B	0.56	B	B	B	B	
Ulmerton Rd to East Bay Dr							
Road(s)			Extg	Planned	Const.	Future	CMS
			Ln Cfg	Improv.	Year	Ln Cfg	Desig.
(1) Seminole Blvd	Ulmerton Rd to East Bay Dr		6D	None	None	6D	None
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 corr.			
CCC = Congestion Containment Corridor				MPO = Metropolitan Planning Organization			
CFG = configuration				N/A = Not applicable			
CMS = Concurrency Management System				PC = Partially controlled access			
CON = constrained 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			
				MIS= Mitigating Improvement Scheduled			
2025 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 2002 LOS Manual							

PROPOSED AMENDMENTS TO THE PINELLAS COUNTY FUTURE LAND USE MAP AND ZONING ATLAS

The Pinellas County Board of County Commissioners proposes to adopt the following amendments to the Pinellas County Future Land Use Map and Zoning Atlas. A public hearing on the Resolutions and Ordinances will be held **December 15, 2015 at 6:00 p.m.** in the County Commission Assembly Room, Fifth Floor, Pinellas County Courthouse, 315 Court Street, Clearwater FL 33756.

Interested parties may appear at the hearing and be heard regarding the proposed Resolutions and Ordinances:

A. PROPOSED RESOLUTIONS AND ORDINANCES AMENDING THE FUTURE LAND USE MAP AND ZONING ATLAS

1. LU-28-11-15

An Ordinance amending the Future Land Use Map of Pinellas County, Florida by changing the Land Use designation of approximately 0.7 acre located at the southwest corner of the intersection of Seminole Boulevard and 20th Terrace SW in the unincorporated area of Largo located in Section 03, Township 30, Range 15; from Commercial Neighborhood & Residential Low to Commercial General, 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.

2. Q Z/LU-29-11-15

Resolution changing the Zoning classification of approximately 0.2 acre located 160 feet west of the southwest corner of the intersection of Tampa Road and CR-1 in Palm Harbor; Page 93 of the Zoning Atlas, as being in Section 11, Township 28, Range 15; from R-4, One, Two & Three Family Residential to P-1A, Limited Office; upon application of Barry R. Berger, TRE, James J. Dowling, TRE & Holly S. Dowling, TRE through James Dowling, Representative,
and

An Ordinance amending the Future Land Use Map of Pinellas County, Florida by changing the Land Use designation of approximately 0.2 acre located 160 feet west of the southwest corner of the intersection of Tampa Road and CR-1 in Palm Harbor, located in Section 11, Township 28, Range 15; from Residential Low to Residential/Office-Limited, 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.

3. Q Z/LU-30-11-15

Resolution changing the Zoning classification of approximately 4.2 acres located at northeast corner of the intersection of East Lake Road and Foxwood Lane in East Lake Tarpon; Page 519 of the Zoning Atlas, as being in Section 10, Township 27, Range 16; from RPD-0.5-W, Residential Planned Development, 0.5 units per acre-Wellhead Protection Overlay to IL-CO-W, Institutional Limited-Conditional Overlay-Wellhead Protection Overlay with the Conditional Overlay restricting the use of the property to an assisted living/memory care facility, limiting the maximum number of beds to 64 and limiting the building to one story at a maximum height to 30 feet; upon application of Senior Development Partners, LLC through Joel Tew, Esquire, Tew & Associates Attorneys at Law,
and

An Ordinance amending the Future Land Use Map of Pinellas County, Florida by changing the Land Use designation of approximately 4.2 acres located at northeast corner of the intersection of East Lake Road and Foxwood Lane in East Lake Tarpon located in Section 10, Township 27, Range 16; from Residential Rural 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.

4. Q Z-31-11-15

Resolution changing the Zoning classification of approximately 2 acres located on the east side of Summerdale Drive approximately 460 feet south of Hammock Pine Boulevard in the unincorporated area of Clearwater; page 631 of the Zoning Atlas, as being in Section 30, Township 28, Range 16; from A-E, Agricultural Estate Residential to RPD-7.5, Residential Planned Development, 7.5 units per acre; upon application of Paul W. & Nancy J. Guilmette through Joseph Gilbertie, P. E., Landtech Design Group, inc., Representative.

Any written arguments, evidence, explanations, studies, reports, petitions or other documentation that an applicant, proponent or opponent wishes to be provided to the Board of County Commissioners for their consideration in support of, or in opposition to, any of the applications proposed above should be submitted to the attention of the Pinellas County Zoning Manager, 440 Court Street, Fourth Floor, Clearwater, Florida 33756. Materials must be submitted at least one week (7 days) in advance of the advertised hearing. Hard copy written comments must be submitted on 8½ × 11-inch paper.

The proposed Resolutions and Ordinances amending the Zoning Atlas and the Future Land Use Map can be inspected by the public in the Pinellas County Planning Department; Land Use and Zoning Division located at the address above, or at the Pinellas County Board Records located at 315 Court Street, Fifth Floor, Clearwater, Florida 33756. You can contact the Zoning Division at (727) 464-5047 with any questions, or email them at zoning@pinellascounty.org.

Persons are advised that, if they decide to appeal any decision made at this meeting/hearing, they will need a record of the proceedings, and, for such purpose, they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE WITHIN TWO (2) WORKING DAYS OF YOUR RECEIPT OF THIS NOTICE, PLEASE CONTACT THE OFFICE OF HUMAN RIGHTS, 400 SOUTH FORT HARRISON AVENUE, SUITE 500, CLEARWATER, FLORIDA 33756 (727) 464-4880 (VOICE) (727) 464-4062 (TDD).

KEN BURKE, CLERK TO THE
BOARD OF COUNTY COMMISSIONERS
By Norman D. Loy, Deputy Clerk

REQUEST FOR ADVERTISING FORM

Phone No. 464-8200

Fax No. 464-8201

To: Board Records

FROM: Tammy Swinton, Planning Department (December 15, 2015 BCC Hearing)

DATE: November 19, 2015

AD COPY ATTACHED: Yes X No WITH MAP

REQUIRES SPECIAL HANDLING: Yes No X

NEWSPAPER: St. Petersburg Times X

DATE(S) TO APPEAR: **December 4, 2015**

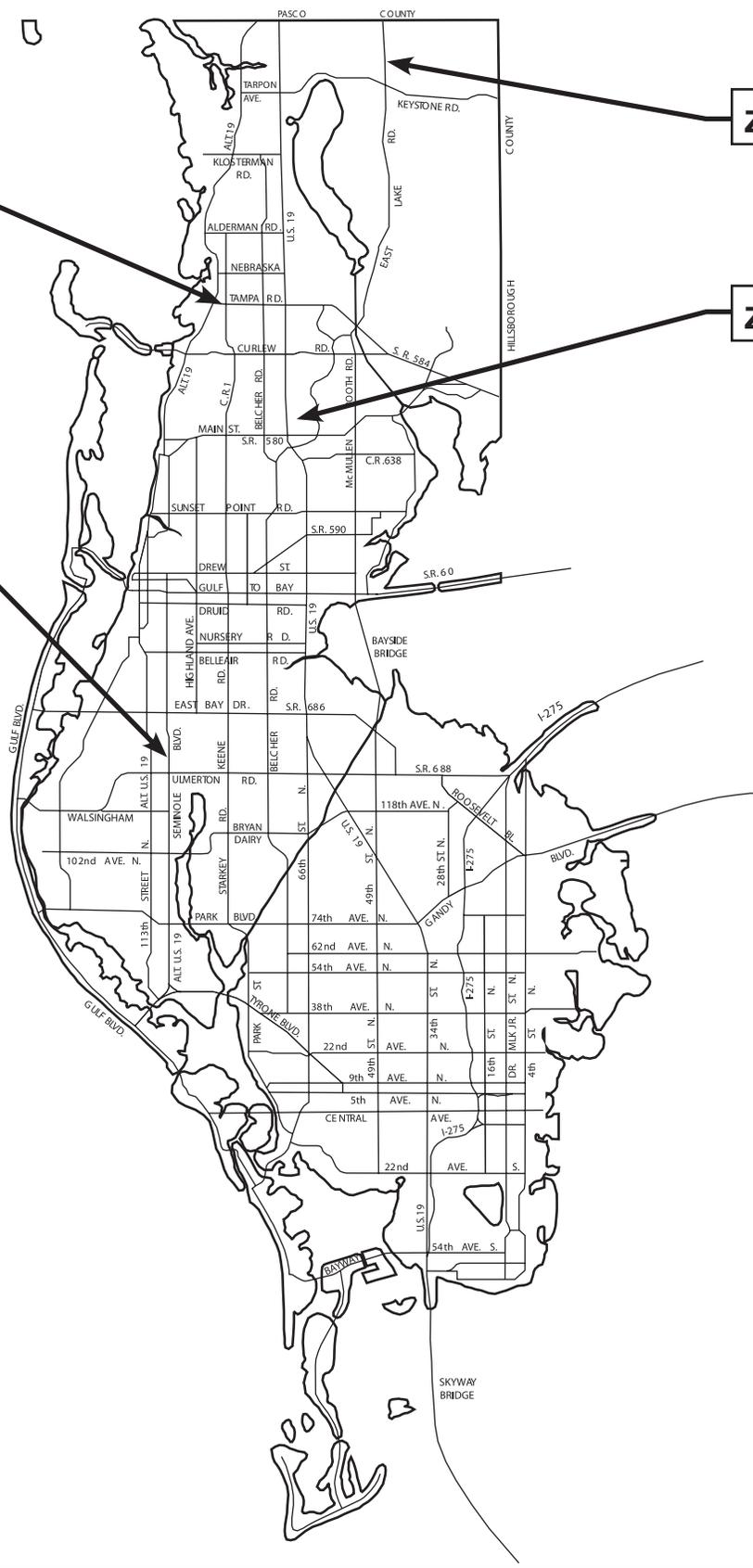
SIZE OF AD: **2 COLUMN BY 10 INCH AD (or quarter-page ad if necessary for legibility)**

SIZE OF HEADER: **18 Point Header**

SIZE OF PRINT: **N/A**

SPECIAL INSTRUCTIONS: **Do Not Print in Legal/Classified Section**

cc: Glenn Bailey, Planning Department
Gordon Beardslee, Planning Department
Tammy Swinton, Planning Department



Z/LU-30-11-15

Z/LU-29-11-15

Z-31-11-15

LU-28-11-15



PINELLAS COUNTY
PLANNING DEPARTMENT ZONING DIVISION