



Staff Report

File #: 15-996, **Version:** 1

Agenda Date: 1/26/2016

Subject:

Case No. Q Z-33-12-15 (Pinellas County General Services/North County Office)

A request for a zoning change from A-E, Agricultural Estate Residential to PSP, Public/Semi-Public on approximately 10.3 acres located at 29582 U.S. Highway 19 N. in the unincorporated area of Dunedin (first hearing).

Recommended Action:

Receive public comment on Case No. Q Z-33-12-15: A resolution approving the application of Pinellas County General Services for a change in zoning from A-E, Agricultural Estate Residential to PSP, Public/Semi-Public on approximately 10.3 acres located at 29582 U.S. Highway 19 N. This is the first to two required public hearings.

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 property is located directly on the west side of U.S. Highway 19 N., approximately 0.5 mile south of Curlew Road. It is currently designated Institutional (I) on the Future Land Use Map (FLUM), and is zoned A-E, Agricultural Estate Residential throughout. The property is owned by the County and currently houses a traffic court facility, a communications tower and recycling drop-off bins. The County would like to either expand the existing court facility or add additional buildings to the east portion of the site at some point in the future. This would not occur until at least 2020. Additional proposed uses on the site include a driver's license test course operated by the Tax Collector and a Household Electronics and Chemical Collection Center (HEC3) operated by Solid Waste. The driver course would be operational Monday through Friday and the collection center on certain weekends. Waste items collected via the HEC3 operation would be removed from the premises daily. These uses would begin in the near future.

The proposed PSP district is the most appropriate designation for the proposed uses and is fully consistent and compatible with the Institutional FLUM category. It should be located in appropriate areas accessible to the public and in areas with demonstrated demand or need for such uses. In this case, the subject property is easily accessible off of U.S. Highway 19 and there is a demonstrated need for the proposed uses. The current Court facility on the subject area is in need of refurbishment, driver's license tests are safer and more efficient on a closed course and there is currently no permanent north county HEC3 location.

The subject property is adjacent to single-family residential homes to the west and a mobile home

park and bank to the south. A mini storage facility is to the north and U.S. Highway 19 is to the east. A mix of commercial uses dominates the U.S. 19 road frontage in this area. A thick stand of trees currently buffers the single family homes to the west and an opaque six-foot high fence separates the subject area from the mobile home park to the south. Due to its historic use, its location directly on U.S. Highway 19 and the nature of the surrounding land uses the roadway serves, the proposed PSP zoning designation and government-related uses are appropriate for this location.

This is the first of two required Board public hearings on this case. The second hearing for final adoption is proposed for February 23, 2016.

Background Information:

The Local Planning Agency (LPA) unanimously recommended approval of the request during its December 10, 2015 public hearing (Vote 6-0).

Fiscal Impact:

N/A

Staff Member Responsible:

Gordon Beardslee, Director, Planning

Partners:

Real Estate Management
Solid Waste

Attachments:

LPA Report
Case Maps
Resolution
Correspondence
Ad
Ad Map
Power Point Presentation

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



Regarding: Case No. Z-33-12-15

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

LPA Public Hearing: December 10, 2015

PLANNING STAFF RECOMMENDATION:

- Staff recommends that the LPA find the proposed amendment to the Pinellas County Zoning Atlas 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 proposed Zoning Atlas amendment to the Pinellas County Board of County Commissioners.

CASE SUMMARY

APPLICANT'S NAME: Pinellas County

DISCLOSURE: N/A

REPRESENTED BY: Gordon Beardslee, Pinellas County Planning Department
Sean Griffin, Pinellas County Real Estate Management

	ZONING CHANGE
FROM:	A-E, Agricultural Estate Residential
TO:	P/SP, Public/Semi-Public

PROPERTY DESCRIPTION: Approximately 10.3 acres located at 29582 US Highway 19 North in the unincorporated area of Dunedin.

PARCEL ID(S): 19/28/16/00000/210/0110 & 0100

PROPOSED BCC HEARING DATE: January 26, 2016

CORRESPONDENCE RECEIVED TO DATE:

No correspondence received.

PERSONS APPEARING AT THE LOCAL PLANNING AGENCY HEARING:

Five persons appeared in favor. Two persons appeared in opposition.

SURROUNDING ZONING AND LAND USE FACTS:

	Land Use Category	Zoning Designation	Existing Use
Subject Property:	Institutional	A-E	Government Center
Adjacent Properties:			
North	Industrial Limited	M-1	Mini-Storage
East	Residential/Office General	City of Clearwater	Offices
South	Residential Urban & Residential/Office/Retail	R-6 & CP-1	Mobile Home Park & Bank
West	Residential Low	E-1	Single Family Home

STAFF DISCUSSION AND ANALYSIS

BACKGROUND AND COMPATIBILITY WITH SURROUNDING LAND USES

The subject property is located directly on US Highway 19 N, approximately 0.5 mile south of Curlew Road on its west side. It is currently designated Institutional (I) on the Future Land Use Map (FLUM), and is zoned A-E, Agricultural Estate Residential throughout. A small piped drainage feature crosses the property from north to south and is recognized as Preservation on the FLUM. The property is owned by Pinellas County and currently houses a traffic court facility and recycling drop-off bins. A communications tower, approved as a Special Exception in 1995, is located toward the rear (west side) of the property. Much of the property behind the court facility is vacant except for drives and parking areas. The County would like to either expand the existing court facility or add additional buildings to the east portion of the site at some point in the future. This would not occur until at least 2020, at which time the latest renewal of the Penny for Pinellas, if passed by the voters, will go into effect. Additional proposed uses on the site include a driver's license test course operated by the Tax Collector and a Household Electronics and Chemical Collection Center (HEC3) operated by Pinellas County Solid Waste. The driver course would be operational Monday through Friday and the collection center on weekends. Waste items collected via the HEC3 operation would be removed from the premises daily. These uses would begin in the near future.

As with all residential districts that have a maximum permitted density of less than or equal to 12.5 units per acre, the A-E zoning district is consistent with the Institutional FLUM category, however it is not appropriate for the proposed governmental uses. The A-E district is primarily a residential district that allows limited agricultural uses. The proposed P/SP district is the most appropriate designation for the proposed uses and is fully consistent and compatible with the Institutional FLUM category. The P/SP district allows a broad range of public service facilities, government facilities and institutions. It should be located in appropriate areas accessible to the public and in areas with demonstrated demand or need for such uses. In this case, the

subject property is easily accessible off of US Highway 19 and there is a demonstrated need for the proposed uses. The current Court facility on the subject area is in need of refurbishment, driver's license tests are safer and more efficient on a closed course and there is currently no permanent north county HEC3 location. If approved, the existing communications tower would remain in operation and the recycling drop off location would remain onsite.

The subject property is adjacent to single-family residential homes to the west and a mobile home park and bank to the south. A mini storage facility is to the north and US Highway 19 is to the east. US Highway 19 is the major north-south roadway corridor in north Pinellas County. A mix of commercial uses dominates the road frontage in this area between Curlew Road to the north and SR-580 to the south. The mini-storage facility to the north, which is approximately the same size and dimension as the subject property, has industrial zoning and land use designations. A thick stand of trees currently buffers the single family homes to the west and an opaque six-foot high fence separates the subject area from the mobile home park to the south. Due to its historic use, its location directly on US Highway 19 and the nature of the surrounding land uses the roadway serves, the proposed P/SP zoning designation and government-related uses are felt to be appropriate for the subject area.

SUMMARY

It is staff's conclusion that the proposed P/SP zoning district is compatible with nearby land uses and the surrounding development pattern. The subject area is easily accessible off of US Highway 19 and there is a demonstrated public need for the proposed uses. The request is consistent with the Pinellas County Comprehensive Plan, the existing Institutional FLUM category and is appropriate for this location.

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

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

Policy 1.2.3 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.

SOLID WASTE AND RESOURCE RECOVERY ELEMENT

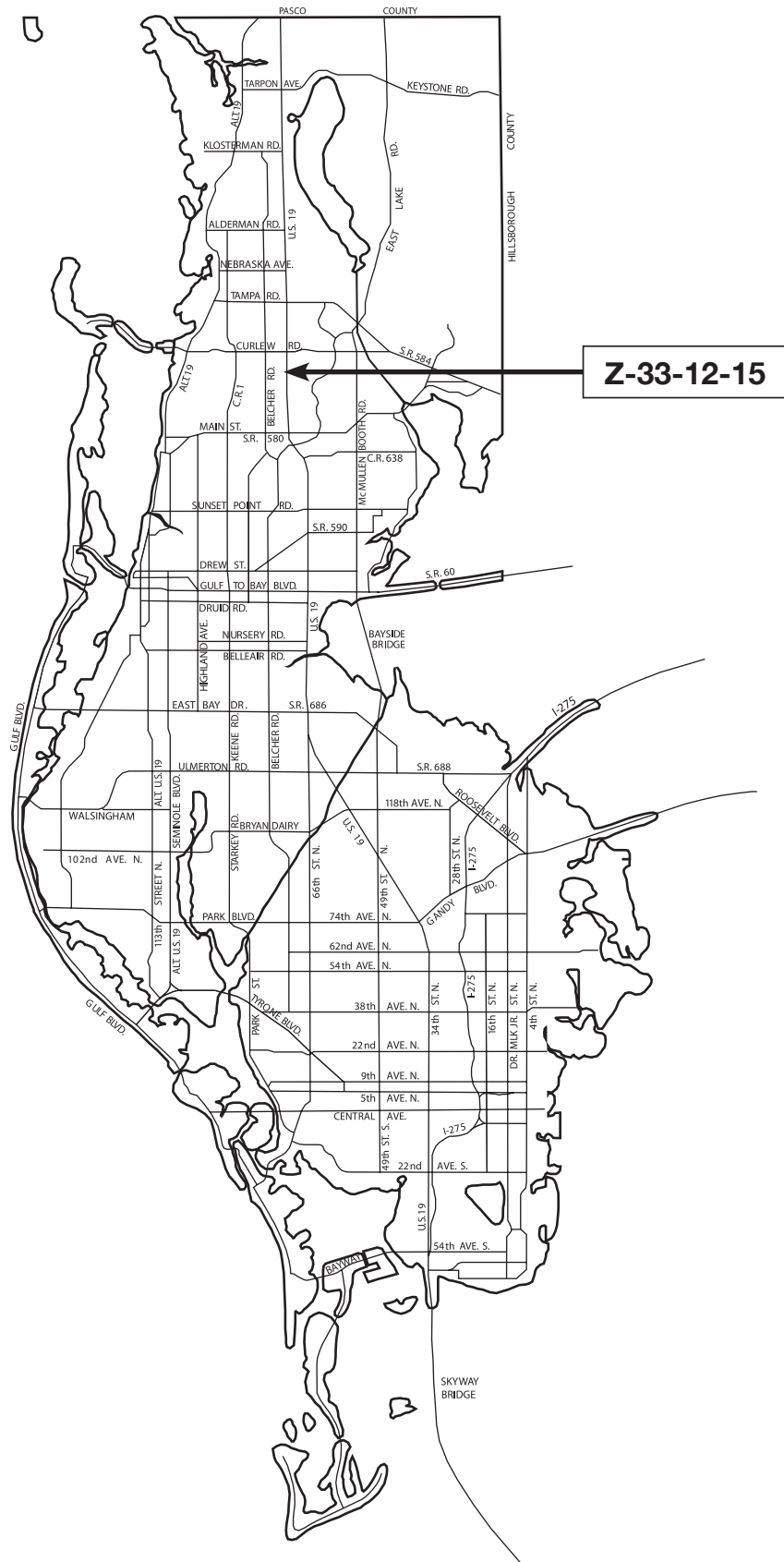
- Policy 1.2.2 The County shall continue its recycling program for the unincorporated areas through a multi-faceted approach coupled with public education.
- Policy 1.3.5 Pursuant to the Florida Solid Waste Management Act, the County shall continue to carry out waste management programs for specific special solid wastes such as used oil, batteries, white goods and yard trash, and shall continue to educate the public about the proper way to dispose of, or recycle, these special wastes.
- Policy 3.1.3 The County shall continue operating its Household Electronics and Chemical Collection Center and its associated outreach programs to allow for a disposal alternative for household chemicals and electronics waste and promote an economical option for conditionally exempt small quantity generators (CESQG) of hazardous waste.

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

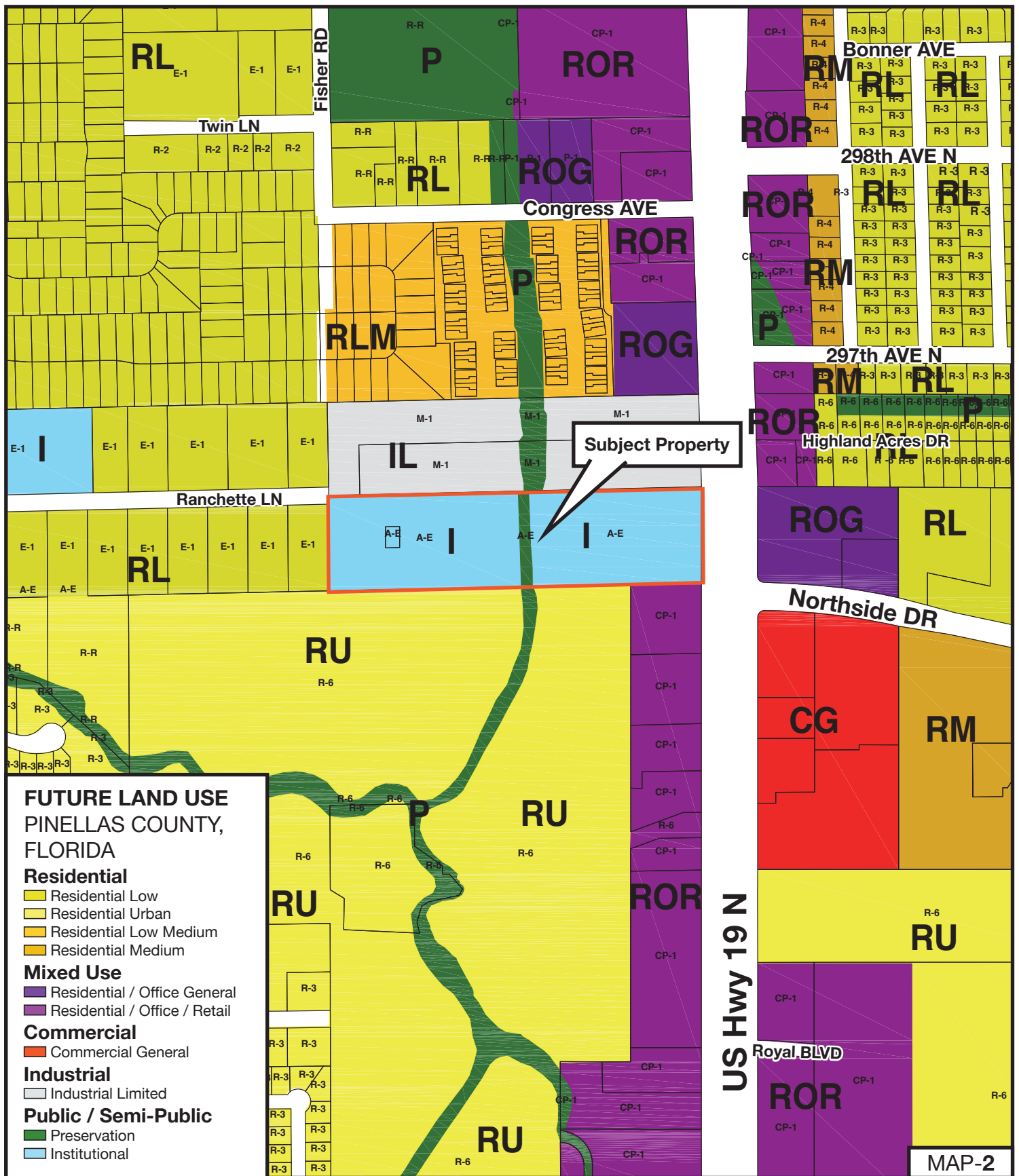
Z-33-12-15

Zone From: A-E, Agricultural Estate Residential
To: P/SP, Public/Semi-Public

Parcel I.D. 19/28/16/00000/210/0110 & 0100

Prepared by: Pinellas County Planning Department October 2015





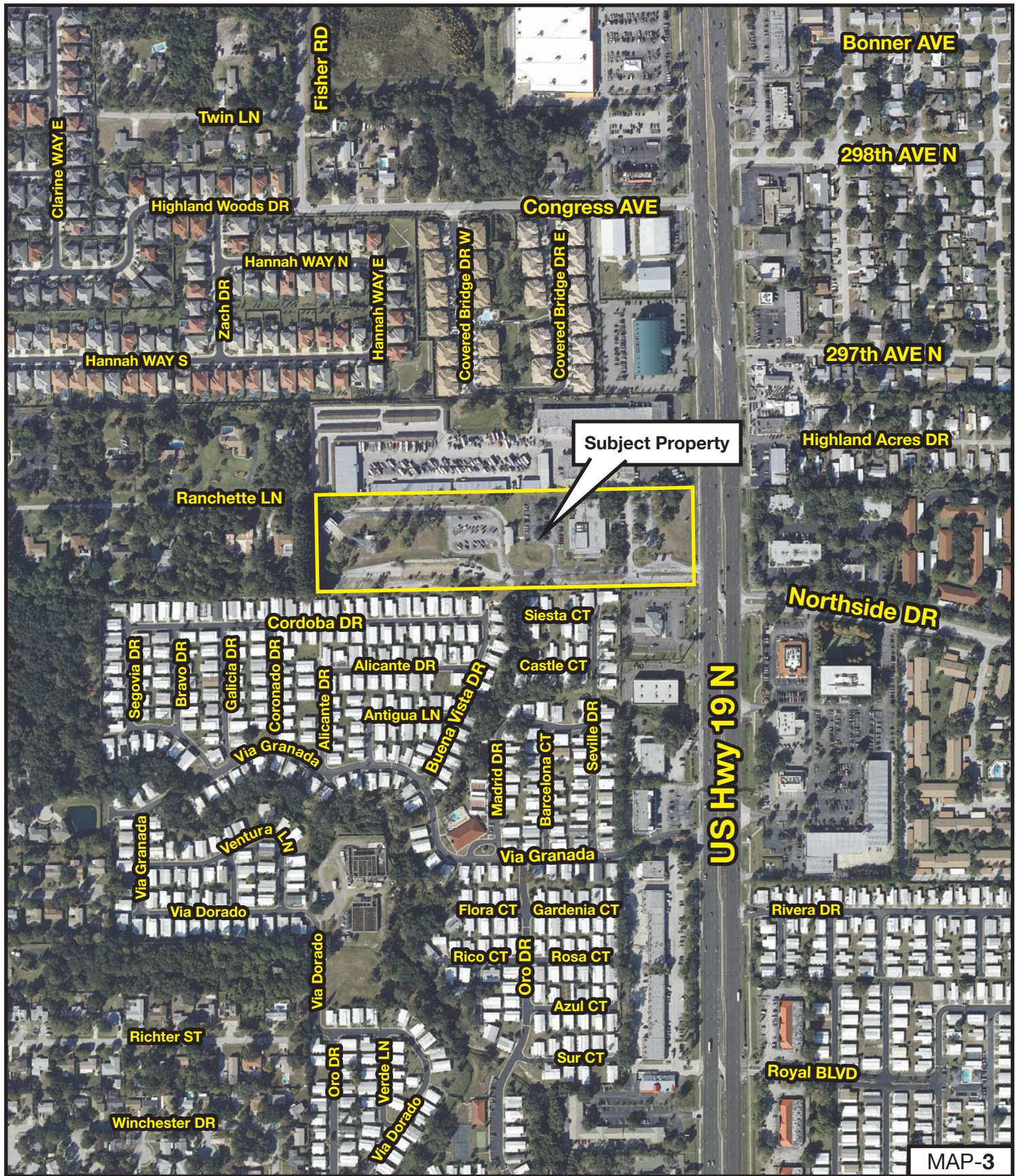
Z-33-12-15

Zone From: A-E, Agricultural Estate Residential
To: P/SP, Public/Semi-Public

Parcel I.D. 19/28/16/00000/210/0110 & 0100

Prepared by: Pinellas County Planning Department October 2015





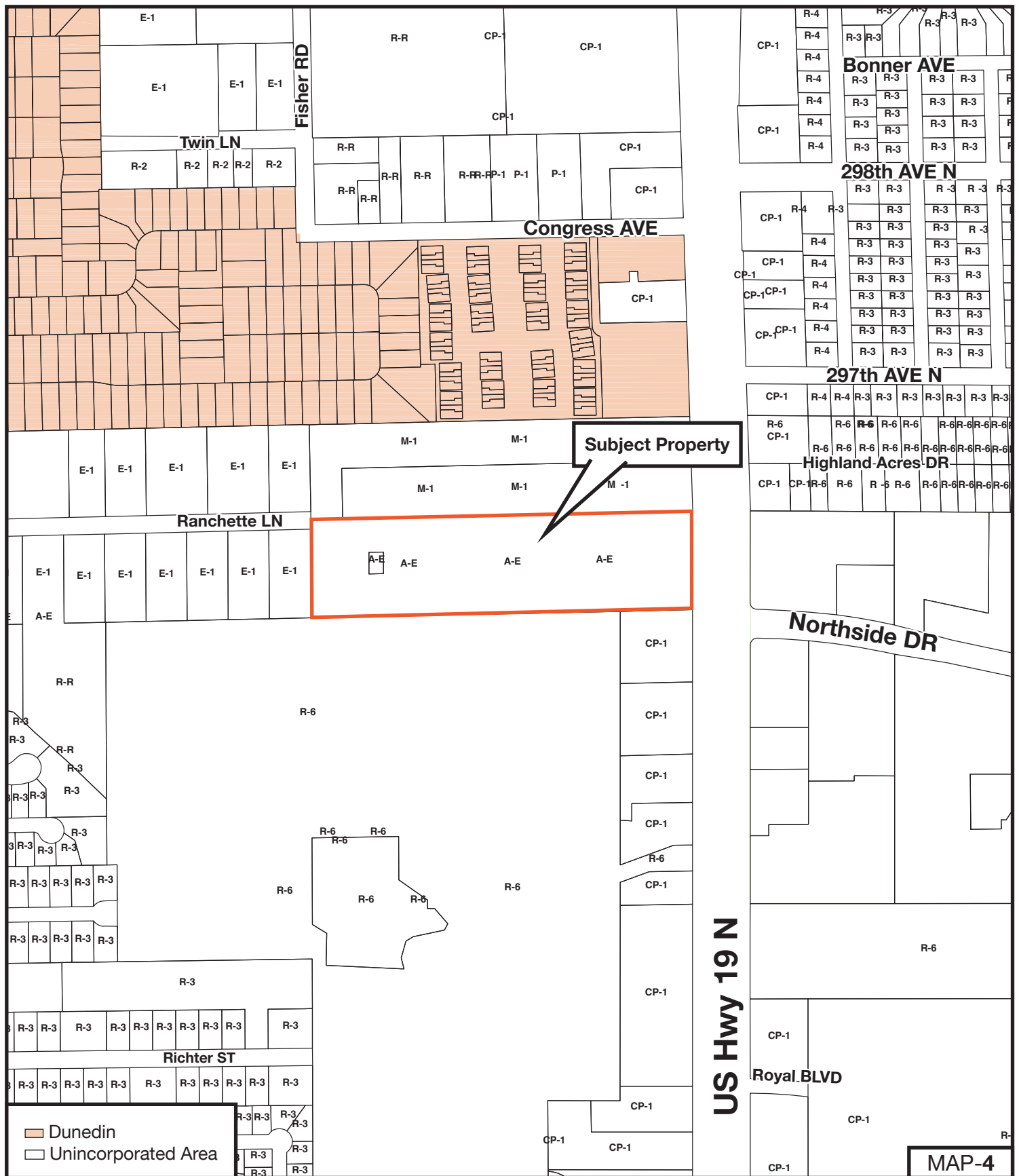
MAP-3

Z-33-12-15

Zone From: A-E, Agricultural Estate Residential
To: P/SP, Public/Semi-Public

Parcel I.D. 19/28/16/00000/210/0110 & 0100
 Prepared by: Pinellas County Planning Department October 2015





Z-33-12-15

Zone From: A-E, Agricultural Estate Residential
To: P/SP, Public/Semi-Public

Parcel I.D. 19/28/16/00000/210/0110 & 0100

Prepared by: Pinellas County Planning Department October 2015



MAP-4

RESOLUTION NO. _____

RESOLUTION CHANGING THE ZONING CLASSIFICATION OF APPROXIMATELY 10.3 ACRES LOCATED AT 29582 US HIGHWAY 19 NORTH IN THE UNINCORPORATED AREA OF DUNEDIN; PAGE 609 OF THE ZONING ATLAS, AS BEING IN SECTION 19, TOWNSHIP 28, RANGE 16; FROM A-E, AGRICULTURAL ESTATE RESIDENTIAL TO PSP, PUBLIC/SEMI-PUBLIC; UPON APPLICATION OF PINELLAS COUNTY THROUGH GORDON BEARDSLEE, PLANNING DEPARTMENT, REPRESENTATIVE, Z-33-12-15

WHEREAS, Pinellas County, owner of the property hereinafter described, has petitioned the Board of County Commissioners of Pinellas County to change the zone classification of the real property hereinafter described from A-E, Agricultural Estate Residential to PSP, 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 ____ day of _____ 2016, that the zone classification of the following described real property in Pinellas County, Florida, to wit:

N ½ OF N ½ OF NE ¼ OF NW ¼ OF SEC LESS RD R/W & LESS S 75 FT OF N 190 FT OF W 50 FT OF E 1220 FT OF NW ¼ OF SEC PER O. R. 14433/1449 CONT 10.2 AC(C)

AND
(LAND LEASE THROUGH 2019) S 75 FT OF N 190 FT OF W 50 FT OF E
1220 FT OF NW ¼ (PER O. R. 1443 PG 1449)

be, and the same is hereby changed from A-E, Agricultural Estate Residential to PSP,
Public/Semi-Public, Case Number Z-33-12-15.

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

By: 
Office of the County Attorney

Subject:

FW: case No Z-33-12-15

-----Original Message-----

From: chiaross65@yahoo.com [mailto:chiaross65@yahoo.com]

Sent: Tuesday, December 15, 2015 11:07 AM

To: Gerard, Pat; Justice, Charlie; Welch, Kenneth; Webadmin; Morroni, John; Seel, Karen; Eggers, Dave

Subject: Re: case No Z-33-12-15

This information is the result of a Pinellas Online Customer Service form submission from the Pinellas County web site.

Comments-- I am the adjacent property owner of lot 29582 US 19 North. I found out through my neighbors that a meeting was held on Dec 10th to change the zoning of that property. I adamantly object to the proposed plans to convert that property into a collection center and driver's training center. I would like to meet with you voice my concerns.

My_Name-- chia ross

My_Address-- 2291 ranchette lane

city-- dunedin

ZIP_code-- 34698

phone-- 7274584532

email chiaross65@yahoo.com

Commissioner Pat Gerard pgerard@pinellascounty.org Commissioner Charlie Justice cjustice@pinellascounty.org Commissioner Kenneth T Welch kwelch@pinellascounty.org Commissioner John Morroni jmorroni@pinellascounty.org Commissioner Karen Williams Seel kseel@pinellascounty.org Commissioner Dave Eggers deggers@pinellascounty.org

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 **January 26, 2016 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. Q Z/LU-25-10-15

Resolution changing the Zoning classification of approximately 1.1 acres located at the southwest corner of the intersection of 135th Place N and Palm Way in the unincorporated area of Largo; Page 218 of the Zoning Atlas, as being in Section 01, Township 30, Range 15; from C-3, Commercial, Wholesale, Warehousing & Industrial to R-4-CO, One, Two & Three Family Residential-Conditional Overlay with a Conditional Overlay limiting the use to a single family home and related accessory uses; upon application of Ralph M. Wescott through Teresa Wescott Lavrinc, Representative,
and

An Ordinance amending the Future Land Use Map of Pinellas County, Florida by changing the Land Use designation of approximately 1.1 acres located at the southwest corner of the intersection of 135th Place N and Palm Way in the unincorporated area of Largo located in Section 01, Township 30, Range 15; from Industrial Limited to Residential Low Medium, 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-32-12-15

Resolution changing the Zoning classification of approximately 0.6 acre located on the east side of Faxton Street 500 feet south of Ulmerton Road in the unincorporated area of Largo; Page 731 of the Zoning Atlas, as being in Section 08, Township 30, Range 16; from R-3, Single Family Residential to M-1, Light Manufacturing & Industry; upon application of Stewart Wittel.

3. Q Z-33-12-15

Resolution changing the Zoning classification of approximately 10.3 acres located at 29582 US Highway 19 North in the unincorporated area of Dunedin; Page 609 of the Zoning Atlas, as being in Section 19, Township 28, Range 16; from A-E, Agricultural Estate Residential to P/SP, Public/Semi-Public; upon application of Pinellas County through Gordon Beardslee, Planning Department, Representative.

4. Q Z/LU-18-9-15 (Final Adoption)

Resolution changing the Zoning classification of approximately 19.2 acres located at the northern terminus of 49th Street North, being west of the western terminus of 164th Avenue North in the unincorporated area of Largo; Page 709 of the Zoning Atlas, as being in Section 33, Township 29, Range 16; from RPD-10, Residential Planned Development, 10 units per acre & RPD-5, Residential Planned Development, 5 units per acre to A-E, Agricultural Estate Residential (3.8 acres), R-2, Single Family Residential (3.9 acres), R-3, Single Family Residential (2.8 acres) & RPD-5, Residential Planned Development, 5 units per acre (7.2 acres); retaining RPD-5 on 1.5 acres; upon application of Pinellas County, C1 Bank & Pinellas CNTY Surplus Land Trust-Bayside Pinellas Community Housing FDTN, Inc., TRE through Pinellas County Planning Director, Representative,
And

An Ordinance amending the Future Land Use Map of Pinellas County, Florida by changing the Land Use designation of approximately 11.8 acres located at the northern terminus of 49th Street North, being west of the western terminus of 164th Avenue North in the unincorporated area of Largo, Located in Section 33, Township 29, Range 16 from Residential Low Medium to Residential Low, 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.

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 (January 26, 2016 BCC Hearing)

DATE: January 5, 2016

AD COPY ATTACHED: Yes X No WITH MAP

REQUIRES SPECIAL HANDLING: Yes No X

NEWSPAPER: St. Petersburg Times X

DATE(S) TO APPEAR: January 15, 2016

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

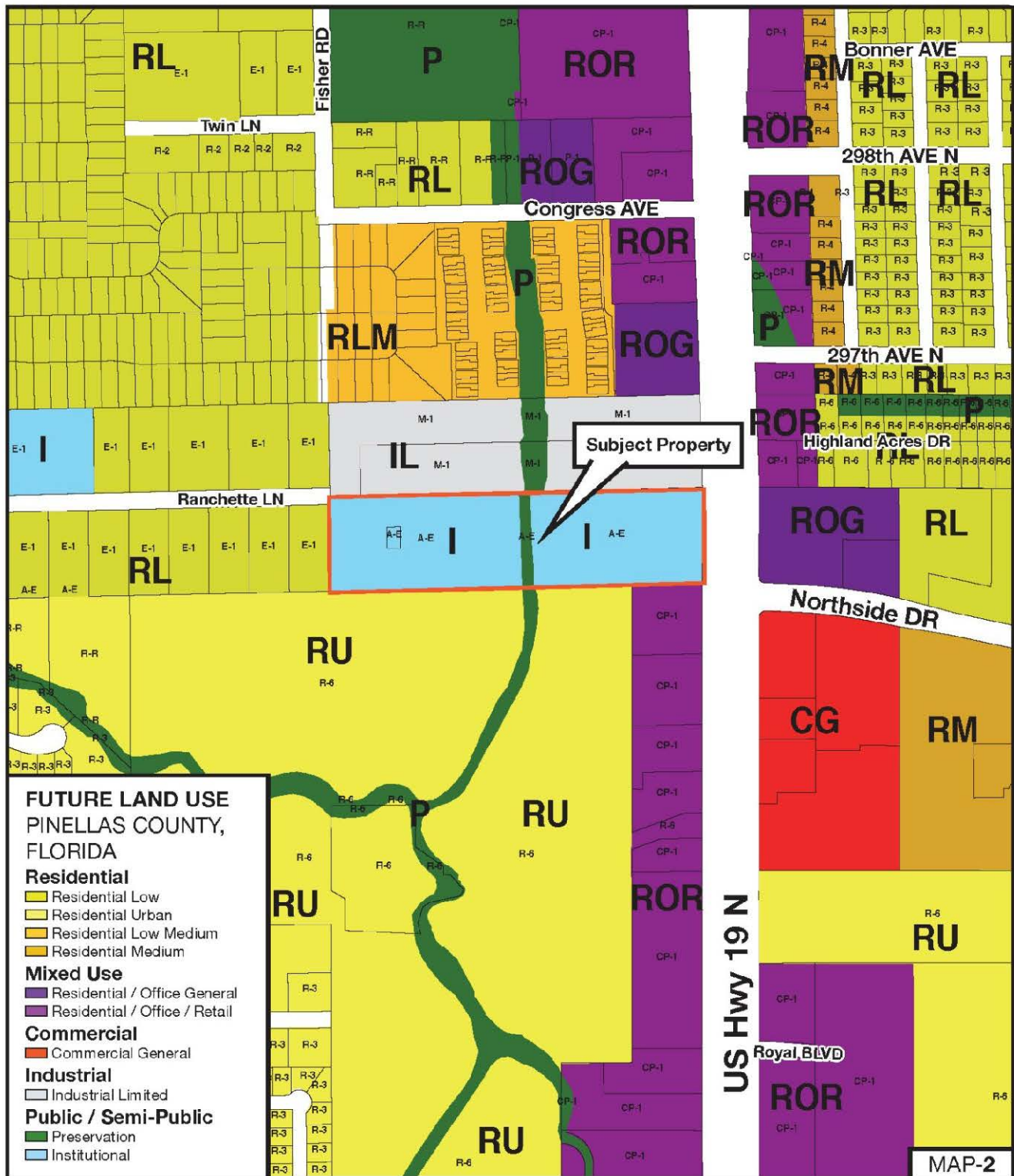
cc: Glenn Bailey, Planning Department
Gordon Beardslee, Planning Department
Tammy Swinton, Planning Department

Proposed Amendment to the Pinellas County Zoning Atlas (Z-33-11-15)

Board of County Commissioners
January 26, 2016

Request

- Subject Area
 - County-owned parcel covering 10.3 acres
 - West side of US-19, ½-mi south of Curlew Rd
- Zoning Atlas Amendment
 - From: A-E, Agricultural Estate Residential
 - To: PSP, Public/Semi-Public
- Future Land Use Map: Institutional
- Existing Uses:
 - Traffic court facility
 - Recycling drop-off bins
 - Communications Tower
- Proposed Uses:
 - Expand existing buildings (2020 or later)
 - Driver's license test course
 - Household Electronics & Chemical Collection Center (HEC3)

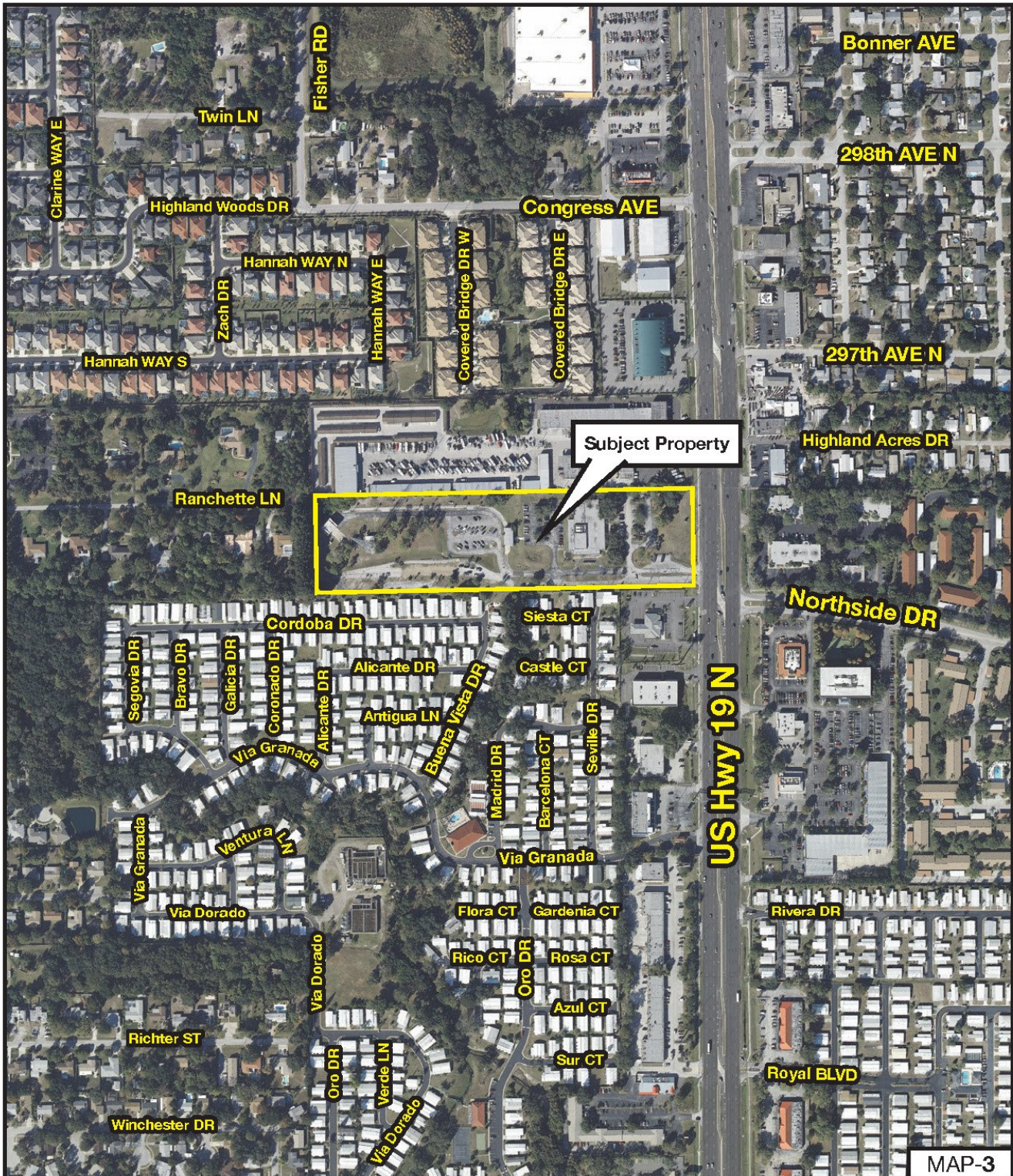


Z-33-12-15

Zone From: A-E, Agricultural Estate Residential
To: P/SP, Public/Semi-Public

Parcel I.D. 19/28/16/00000/210/0110 & 0100
Prepared by: Pinellas County Planning Department October 2015





Z-33-12-15

Zone From: A-E, Agricultural Estate Residential
To: P/SP, Public/Semi-Public

Parcel I.D. 19/28/16/00000/210/0110 & 0100
 Prepared by: Pinellas County Planning Department October 2015





Staff Findings and Recommendation

- Proposed amendment is appropriate
 - Located along a major road – good access
 - Demonstrated need for the proposed uses
 - Consistent with the Comprehensive Plan
- Appropriate screening from adjacent residential uses required
- Staff recommends approval
- Local Planning Agency (LPA):
 - Recommended approval at their December 10, 2015 public hearing (6-0 vote)
- Two public hearings required:
 - February 23, 2016 – 2nd public hearing