



Staff Report

File #: 16-112A, **Version:** 1

Agenda Date: 2/23/2016

Subject:

Case No. Q Z-3-1-16 (Providence Storage, LLC)

A request for a zoning change from R-4, One, Two & Three Family Residential to C-3, Commercial, Wholesale, Warehousing & Industrial Support on approximately 0.7 acre located on the west side of Alternate U.S. Highway 19, 300 feet south of Brevard Street in Palm Harbor.

Recommended Action:

Adoption of Case No. Q Z-3-1-16: A resolution approving the application of Providence Storage, LLC for a change in zoning from R-4, One, Two & Three Family Residential to C-3, Commercial, Wholesale, Warehousing & Industrial Support on approximately 0.7 acre located on the west side of Alternate U.S. Highway 19, 300 feet south of Brevard Street.

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 responsible stewards of the public's resources

Summary:

The subject area consists of three parcels between Alternate US 19 and De Soto Boulevard that are currently designed R-4, One, Two & Three Family Residential on the Zoning Atlas. This residential designation is inconsistent and incompatible with the underlying Industrial Limited (IL) Future Land Use Map (FLUM) category. The applicant is requesting a zoning amendment to C-3, Commercial, Wholesale, Warehousing & Industrial Support district that will eliminate the inconsistency with the FLUM and allow the future redevelopment of the property.

The subject property is currently vacant but formerly contained a single family home fronting De Soto Boulevard. The former alleyway bisecting the property has been vacated. Warehouse and office uses are proposed for the site, both of which are permitted within the C-3 zoning district.

The subject property is located near the center of a heavy commercial/light industrial area containing 33 separate parcels and covering approximately 16 acres. Residential is a remnant use in the area that is transitioning over time. No significant new impacts are anticipated as a result of this request, and the proposed C-3 zoning district is desirable for this location.

Background Information:

The Local Planning Agency (LPA) unanimously recommended approval of the request during its January 14, 2016 public hearing (Vote 7-0).

Fiscal Impact:

N/A

Staff Member Responsible:

Gordon Beardslee, Director, Planning

Partners:

N/A

Attachments:

LPA Reports

Case Maps

Resolution

PowerPoint Presentation

Ad

Ad Map

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



Regarding: Case No. Z-3-1-16

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 7-0, in favor)

LPA Public Hearing: January 14, 2016

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.
- **Staff further 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: Providence Storage, LLC

DISCLOSURE: Carol A. Berc - Manager

REPRESENTED BY: Rod Collman, A. I. A

	ZONING CHANGE
FROM:	R-4, One, Two & Three Family Residential
TO:	C-3, Commercial, Wholesale, Warehousing & Industrial Support

PROPERTY DESCRIPTION: Approximately 0.7 acre located on the west side of Alternate US Highway 19, 300 feet south of Brevard Street in Palm Harbor.

PARCEL ID(S): 26/27/15/94590/006/0090, 0040, & 0041

PROPOSED BCC HEARING DATE: February 23, 2016

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:	Industrial Limited	R-4	Vacant
Adjacent Properties:			
North	Industrial Limited	C-3 & R-4	Landscaping Company
East	Residential Suburban	RPD-2.5	Vacant
South	Industrial Limited	C-3	Offices
West	Recreation/Open Space	RPD-5	Pinellas Trail & Wall Springs Park

STAFF DISCUSSION AND ANALYSIS

BACKGROUND AND COMPATIBILITY WITH SURROUNDING LAND USES

The subject area consists of three parcels separating US Alternate 19 to the east and De Soto Boulevard to the west in Palm Harbor. The parcels are currently designated R-4, One, Two & Three Family Residential on the Zoning Atlas. This residential designation is inconsistent and incompatible with the underlying Industrial Limited (IL) Future Land Use Map (FLUM) category. The applicant is requesting a zoning amendment to C-3, Commercial, Wholesale, Warehousing & Industrial Support district that will eliminate the inconsistency with the FLUM and allow the future redevelopment of the property.

The subject property is currently vacant but formerly contained a single family home fronting De Soto Boulevard. The alleyway shown on the maps has been vacated. Warehouse and office uses are proposed for the site, both of which are permitted within the C-3 zoning district.

The subject property is located near the center of a heavy commercial/light industrial area containing 33 separate parcels and covering approximately 16 acres, all designated IL on the FLUM. Most of these parcels are zoned C-3, however, a few retain a remnant R-4 residential zoning designation. Surrounding uses include a landscaping business to the north, offices to the south, vacant single family residential lots to the east across US Alternate 19 (part of Innisbrook), and the Pinellas Trail and Wall Springs Park to the west across De Soto Boulevard. No significant new impacts are anticipated as a result of this request, and the proposed C-3 zoning district is desirable for this location.

SUMMARY

Approval of the requested amendment will eliminate an undesirable inconsistency between the Zoning Atlas and FLUM. It is staff's conclusion that the proposed C-3, Commercial, Wholesale,

Warehousing & Industrial Support zoning district is compatible with the development pattern in the area and is appropriate for this location.

<p style="text-align: center;">IMPLEMENTATION OF THE PINELLAS COUNTY COMPREHENSIVE PLAN</p>
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Staff finds that the proposed amendments are consistent with the following adopted goal, objective 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.

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 1.2.2 The Local Planning Agency (LPA) of the Board shall ensure that zoning provisions within the Land Development Code are in conformance with the density, intensity and other relevant standards contained within the Future Land Use and Quality Communities Element.

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.

Policy 1.2.5 The Board shall implement land development regulations that are compatible with the density, intensity and other relevant standards of those land use categories defined in the Future Land Use and Quality Communities Element.

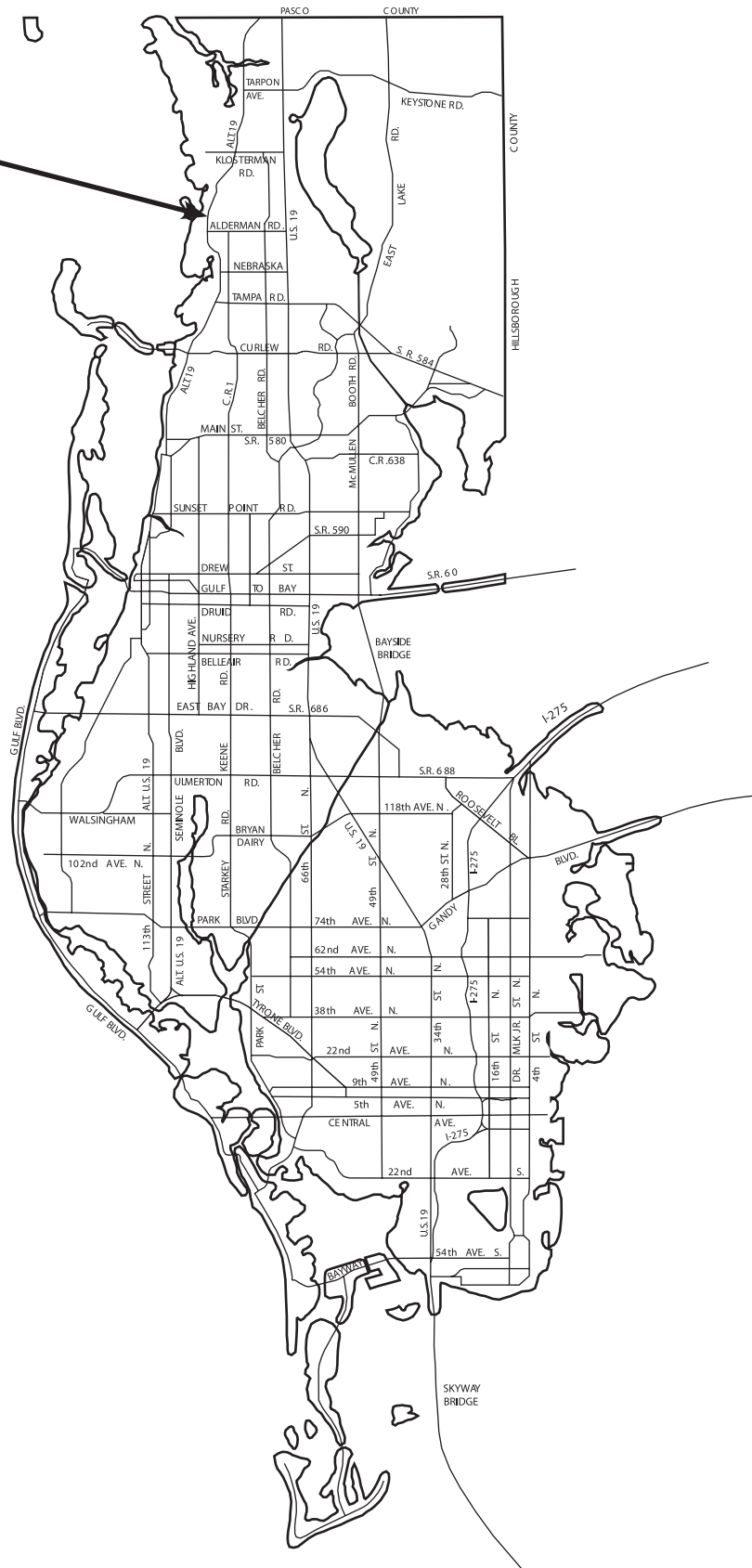
COUNTY DEVELOPMENT REGULATIONS

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

Z-3-1-16



MAP-1

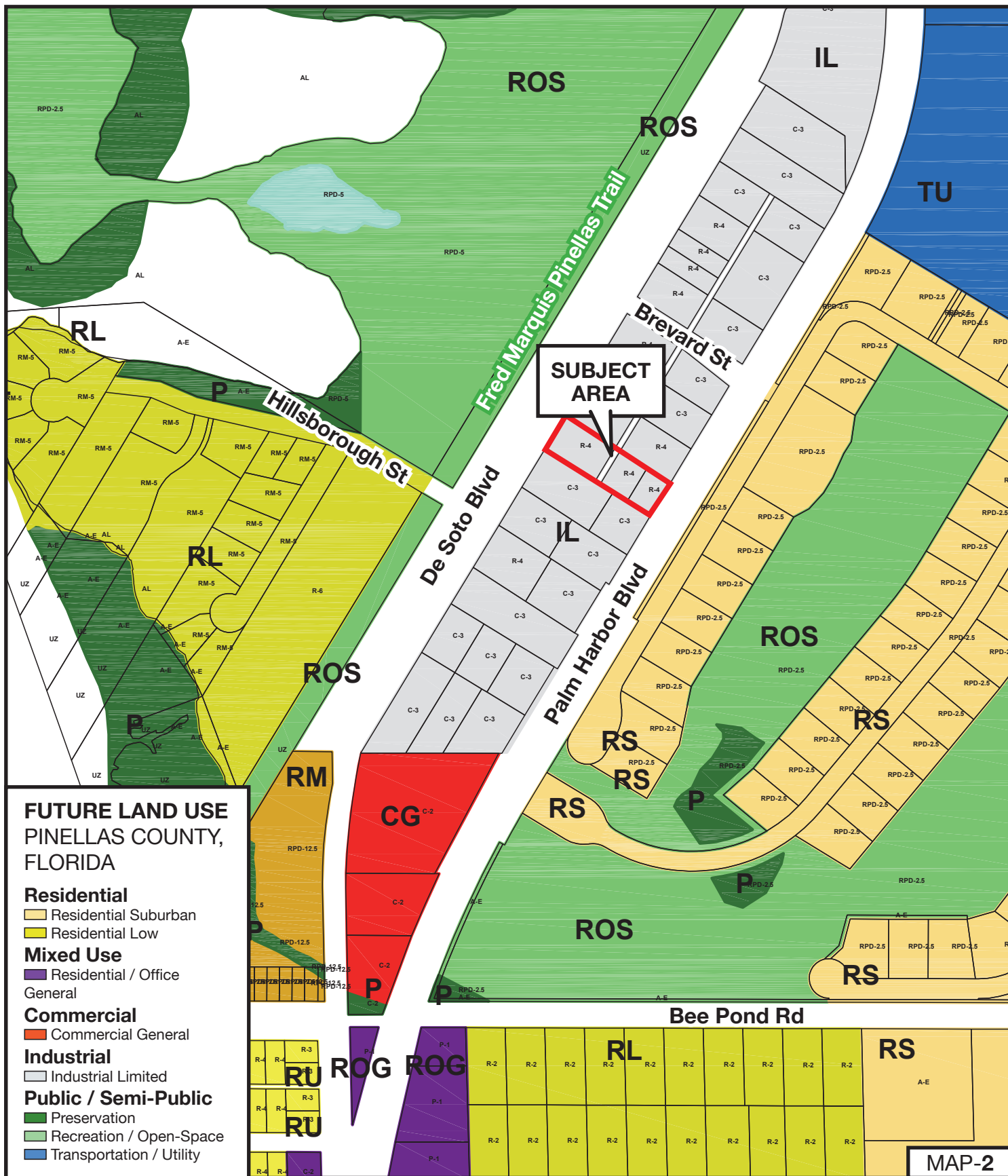
Z-3-1-16

Zoning From: R-4, One, Two & Three Family Residential
To: C-3, Commercial, Wholesale, Warehousing & Industrial Support

Parcel I.D. 26/27/15/94590/006/0090, 0040, & 0041

Prepared by: Pinellas County Planning Department November 2015





Z-3-1-16

Zoning From: R-4, One, Two & Three Family Residential
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 Prepared by: Pinellas County Planning Department November 2015





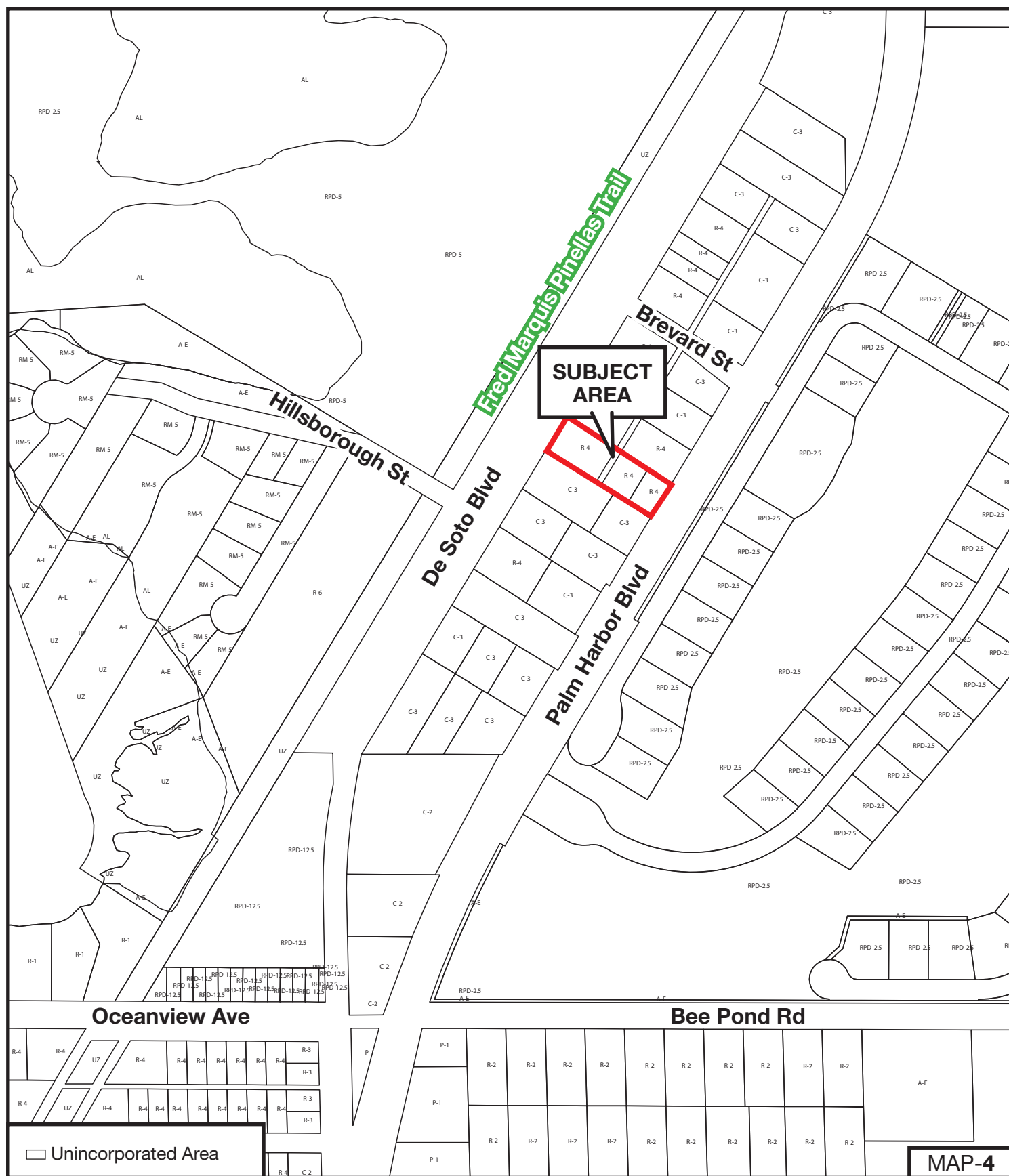
MAP-3

Z-3-1-16

Zoning From: R-4, One, Two & Three Family Residential
To: C-3, Commercial, Wholesale, Warehousing & Industrial Support

Parcel I.D. 26/27/15/94590/006/0090, 0040, & 0041
 Prepared by: Pinellas County Planning Department November 2015





Z-3-1-16

Zoning From: R-4, One, Two & Three Family Residential
To: C-3, Commercial, Wholesale, Warehousing & Industrial Support

Parcel I.D. 26/27/15/94590/006/0090, 0040, & 0041

Prepared by: Pinellas County Planning Department November 2015



RESOLUTION NO. _____

RESOLUTION CHANGING THE ZONING CLASSIFICATION OF APPROXIMATELY 0.7 ACRE LOCATED ON THE WEST SIDE OF US HIGHWAY 19 ALTERNATE, 300 FEET SOUTH OF BREVARD STREET IN PALM HARBOR; PAGE 51 OF THE ZONING ATLAS, AS BEING IN SECTION 26, TOWNSHIP 27, RANGE 15, FROM R-4, ONE, TWO & THREE FAMILY RESIDENTIAL TO C-3, COMMERCIAL, WHOLESALE, WAREHOUSING & INDUSTRIAL SUPPORT, UPON APPLICATION OF PROVIDENCE STORAGE, LLC THROUGH ROD COLLMAN, A. I. A., SDG ARCHITECTURE, REPRESENTATIVE, Z-3-1-16

WHEREAS, Providence Storage, LLC, 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 R-4, One, Two & Three Family Residential to C-3, Commercial, Wholesale, Warehousing & Industrial; 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 23rd day of February 2016, that the zone classification of the following described real property in Pinellas County, Florida, to wit:

WALL SPRINGS BLK 6 NW'LY 81FT OF LOT 4 AND SE'LY ½ OF VAC
PART OF 15 FT ALLEY TO REAR OF LOT 4, WALL SPRINGS BLK6, E ½
OF LOT 4 LESS W 6 FT, WALL SPRINGS BLK 6, LOT 9 AND NW'LY ½ OF
VAC PART OF 15 FT ALLEY TO REAR OF LOT 9

be, and the same is hereby changed from R-4, One, Two & Three Family Residential to C-3,
Commercial, Wholesale, Warehousing & Industrial, Z-3-1-16.

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

Proposed Amendment to the Pinellas County Zoning Atlas (Z-3-1-16)

Board of County Commissioners
February 23, 2016

Request

- Subject Area
 - Three parcels covering 0.7 acre
 - West side of US Alternate 19, 300 feet south of Brevard Street
- Zoning Atlas Amendment
 - From: R-4, One, Two & Three Family Residential
 - To: C-3, Commercial, Wholesale, Warehousing & Industrial Support
- Future Land Use Map: Industrial Limited
- Existing Use:
 - Vacant; previously single family
- Proposed Uses:
 - Office and Storage
- Proposal seeks to eliminate a Land Use-Zoning inconsistency



MAP-2



Z-3-1-16

Zoning From: R-4, One, Two & Three Family Residential
To: C-3, Commercial, Wholesale, Warehousing & Industrial Support

Parcel I.D. 26/27/15/94590/006/0090
Prepared by: Pinellas County Planning Department November 2015





Staff Findings and Recommendation

- Proposed amendment is appropriate
 - Compatible with and similar to nearby uses
 - Consistent with the Comprehensive Plan
 - Eliminates an inconsistency
- Staff recommends approval
- Local Planning Agency:
 - Recommended approval (7-0 vote)

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 **February 23, 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-33-12-15 (Final Adoption)

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.

2. Q Z/LU-34-12-15

Resolution changing the Zoning classification of approximately 2.5 acres located 680 feet north of Union Street on the west side of McMullen Booth Road in the unincorporated area of Clearwater (street addresses being: 2159, 2167, and 2175 McMullen Booth Road); Page 638 of the Zoning Atlas, as being in Section 33, Township 28, Range 16; from A-E, Agricultural Estate Residential & R-R, Rural Residential to IL-CO, Institutional Limited-Conditional Overlay with a Conditional Overlay limiting the use of the property to an assisted living facility with a maximum of 60 beds, inclusive of services defined by the State as independent living, assisted living care, skilled nursing care, extended congregate care, long-term care and/or memory care, and including physical rehabilitative and physician support services for occupants of the 60 beds of the facility; provided, however, that no such services shall be provided for external patients who are not occupants of the 60 beds of the facility; upon application of Kamran & Dori Rouhani & Parviz Rouhani, A. E. C. 2159 LLC, and Emerald Garden Real Estate, Inc. through Kamran Rouhani, Representative,
and

An Ordinance amending the Future Land Use Map of Pinellas County, Florida by changing the Land Use designation of approximately 2.5 acres located 680 feet north of Union Street on the west side of McMullen Booth Road in the unincorporated area of Clearwater (street addresses being: 2159, 2167, and 2175 McMullen Booth Road) located in Section 33, Township 28, Range 16; from Residential Suburban 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.

3. Q Z/LU-1-1-16

Resolution changing the Zoning classification of approximately 9.4 acres located on the north side of Keystone Road, 100 feet east of Ranch Road in East Lake Tarpon; page 522 of the Zoning Atlas, as being in Section 11, Township 27, Range 16; from A-E-W, Agricultural Estate Residential-Wellhead Protection Overlay to PSP-W-CO, Public/Semi-Public-Wellhead Protection Overlay-Conditional Overlay with a Conditional Overlay limiting the use of the property to a private school and related accessory uses for a maximum number of 400 students, and limiting the maximum building height to 35 feet; upon application of C & K Safety Harbor, LLC & Outbidya, Inc., through Richard J. Marcel or Jason D. Boyd, The Sustainability Group, LLC, Representative,
and

An Ordinance amending the Future Land Use Map of Pinellas County, Florida by changing the Land Use designation of approximately 9.4 acres located on the north side of Keystone Road, 100 feet east of Ranch Road in East Lake Tarpon, located in Section 11, 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-2-1-16

Resolution changing the Zoning classification of approximately 4.8 acres located on the east side of US Highway 19 N, 600 feet north of SR-580 in the unincorporated area of Clearwater; page 631 of the Zoning Atlas, as being in Section 30, Township 28, Range 16, from CP-1, Commercial Parkway to CP-2, Commercial Parkway, upon application of Fitzgerald Motors, Inc., through Richard J. Marcel or Jason D. Boyd, The Sustainability Group, LLC, Representative.

5. Q Z-3-1-16

Resolution changing the Zoning classification of approximately 0.7 acre located on the west side of US Highway 19 Alternate, 300 feet south of Brevard Street in Palm Harbor; page 51 of the Zoning Atlas, as being in Section 26, Township 27, Range 15, from R-4, One, Two & Three Family Residential to C-3, Commercial, Wholesale, Warehousing & Industrial Support, upon application of Providence Storage, LLC through Rod Collman, A. I. A., SDG Architecture, 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 (February 23, 2016 BCC Hearing)

DATE: February 2, 2016

AD COPY ATTACHED: Yes X No WITH MAP

REQUIRES SPECIAL HANDLING: Yes No X

NEWSPAPER: St. Petersburg Times X

DATE(S) TO APPEAR: **February 12, 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

