



## Staff Report

**File #:** 16-116A, **Version:** 1

**Agenda Date:** 2/23/2016

### **Subject:**

Case No. Q Z-33-12-15 (Pinellas County General Services/North County Office) (Final Adoption)  
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 North in the unincorporated area of Dunedin.

### **Recommended Action:**

Adoption of 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 North.

### **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 property is located directly on U.S. Highway 19 N, approximately 0.5 mile south of Curlew Road. It is designated Institutional (I) on the Future Land Use Map (FLUM) and 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. Proposed uses 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 would initially operate one Saturday a month. Items collected via the HEC3 operation would be removed from the premises at the end of the day. These uses would begin in the near future.

The proposed PSP district is the most appropriate designation for the mix of proposed uses and is fully consistent and compatible with the Institutional FLUM category. The subject property is readily accessible off of U.S. Highway 19 and there is a demonstrated need for the proposed uses. 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. All environmental concerns regarding development of the site, such as gopher tortoise burrows, will be fully addressed during the site plan review process.

There were a number of concerns expressed by nearby residents before and during the Board's first

---

public hearing on this application on January 26, 2016. County staff has responded in the following ways to these concerns:

1. Staff from Pinellas County Solid Waste will meet with the community along Ranchette Lane and with residents of the mobile home park to the south to obtain input prior to completing the concept plan for the HEC3.
2. Pinellas County will install either a solid fence or a wall of at least 6 feet in height along the property line where it abuts residential uses to the west and south. The County will evaluate whether additional screening along the west side of the site that exceeds Code requirements is needed to adequately buffer nearby residences from activities on the subject site.
3. If in the future the County anticipates more than two collections per month at the HEC3, Solid Waste staff will meet with homeowners along Ranchette Lane and in the adjacent mobile home park to discuss plans for the proposed increase in collections.
4. Pinellas County reiterates its standard procedure to remove all materials collected at the HEC3 from the subject site at the end of the day. There will be no storage of these materials onsite.
5. The HEC3 concrete slab where the vehicles are unloaded and the materials are sorted will be sloped to drain to an underground, lined storage tank so that if a spill were to occur, any spilled material would be contained.
6. There are no plans to extend Ranchette Lane, and the Planning Department will coordinate with County Public Works to amend the Transportation Element of the Pinellas County Comprehensive Plan to remove the need for right-of-way to extend Ranchette Lane to U.S. Highway 19.

Due to the subject site's historic use, its location directly on US Highway 19 and the nature of the surrounding land uses the roadway serves, the proposed PSP zoning designation and government-related uses are felt to be appropriate for this location.

**Background Information:**

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

On January 26, 2016, the Board held its first public hearing on the case and gathered public comments and feedback. The request is now ready for final Board action.

**Fiscal Impact:**

N/A

**Staff Member Responsible:**

Gordon Beardslee, Director, Planning

**Partners:**

Real Estate Management  
Solid Waste

**Attachments:**

LPA Report  
Case Maps  
Resolution

Correspondence  
PowerPoint Presentation  
Ad  
Ad Map

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

	<b>ZONING CHANGE</b>
<b>FROM:</b>	A-E, Agricultural Estate Residential
<b>TO:</b>	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:**

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

<b>STAFF DISCUSSION AND ANALYSIS</b>
--------------------------------------

**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.

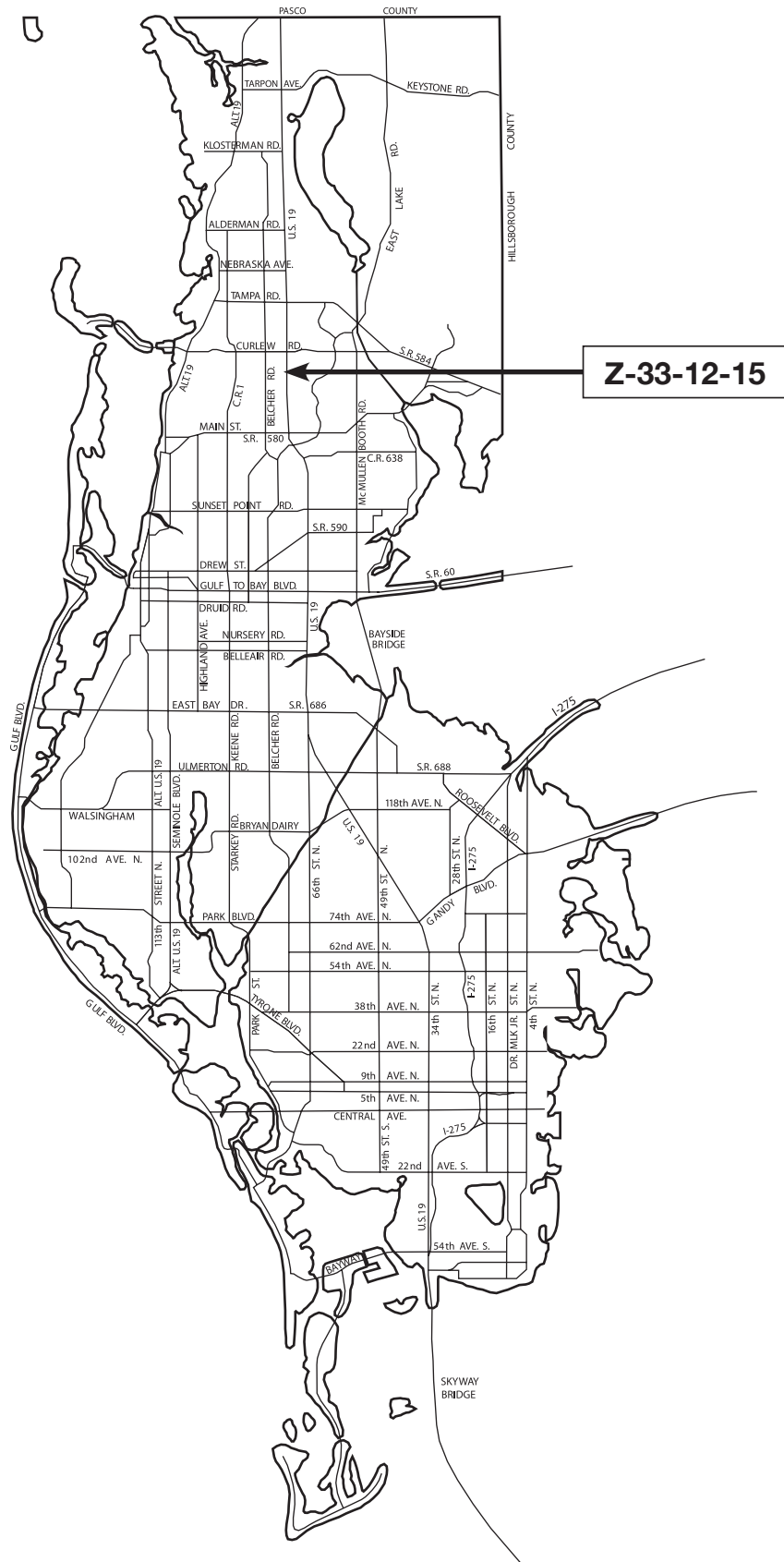
---

## **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

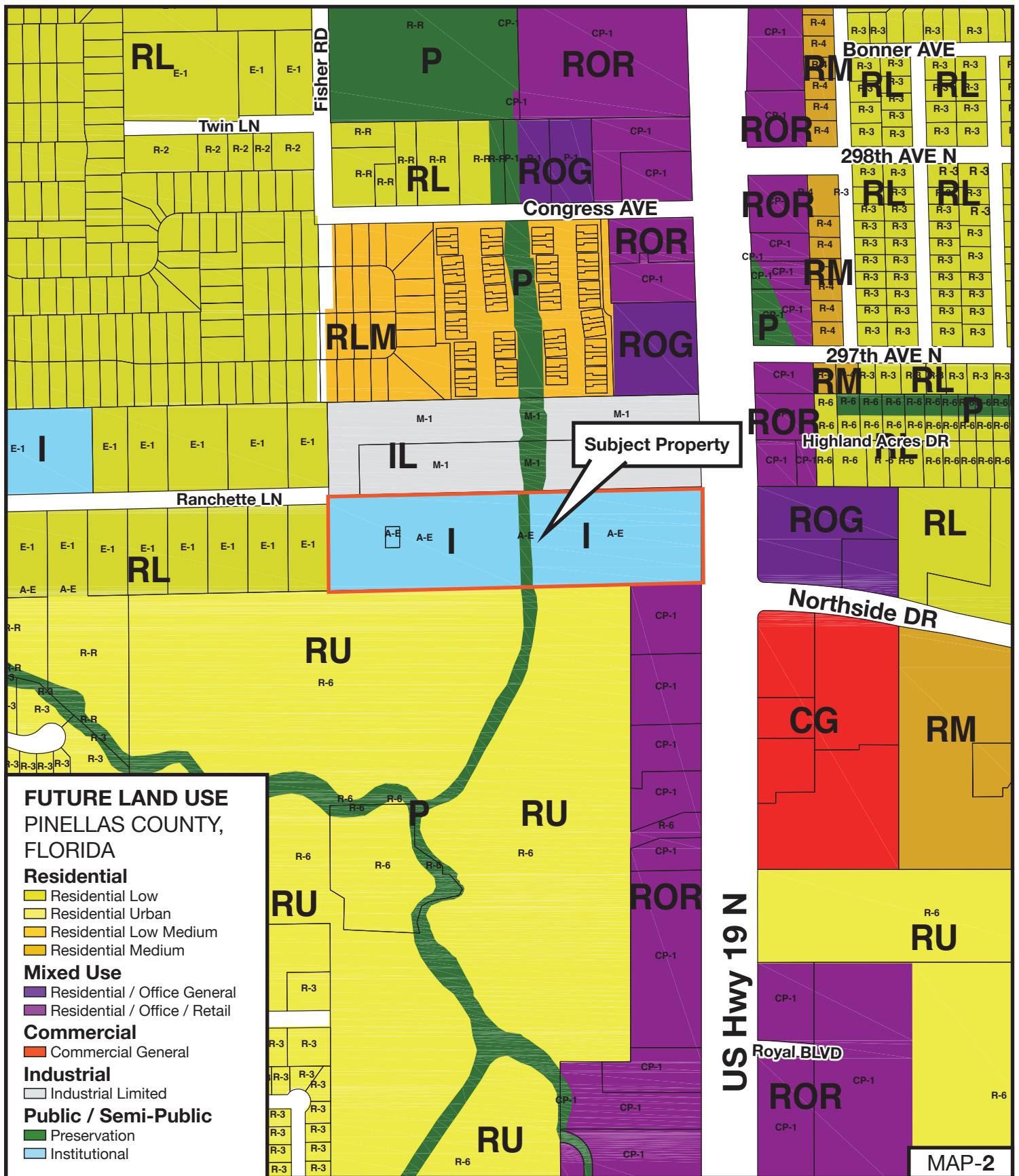
**Z-33-12-15**

**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



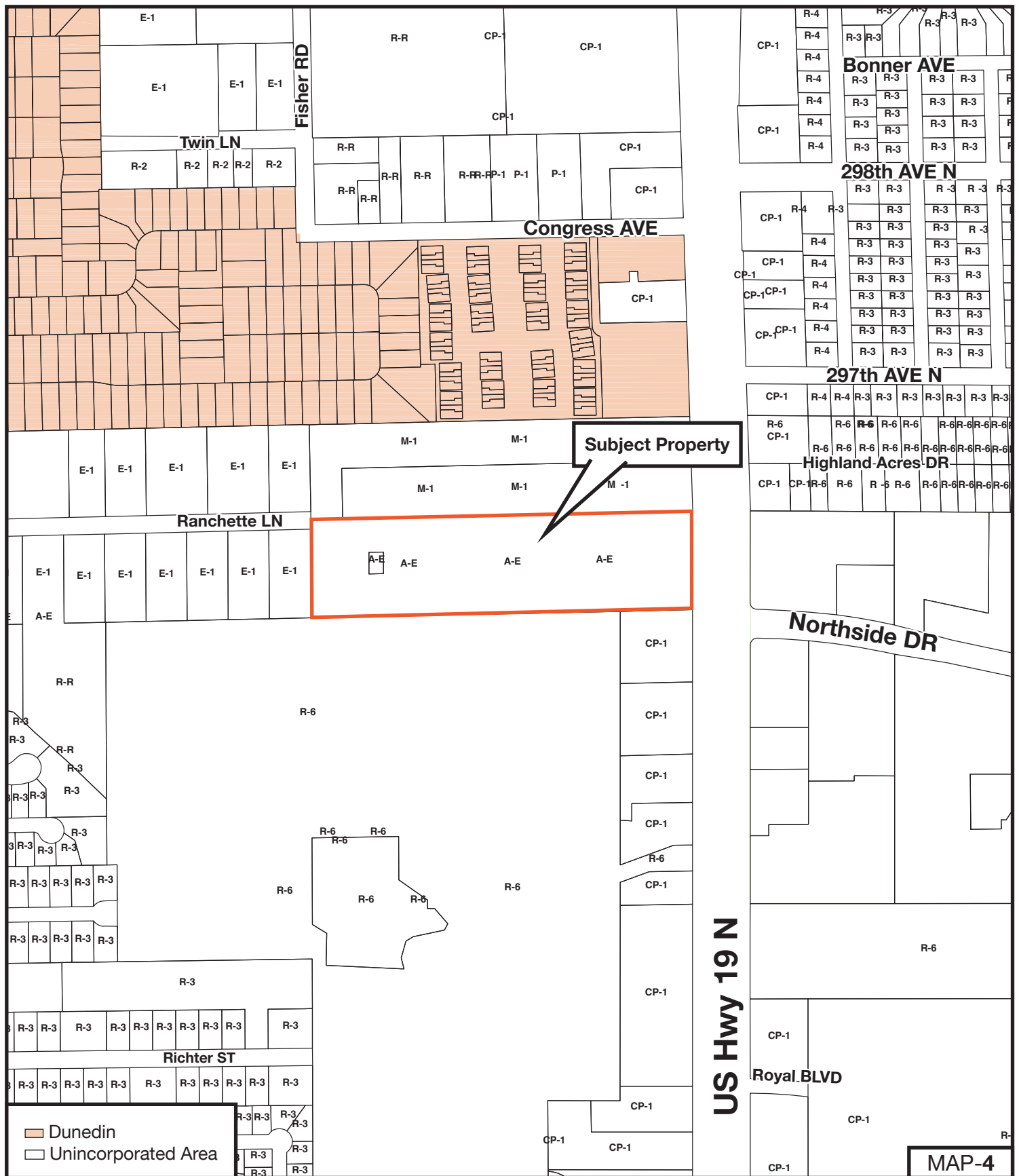




**Zone From:** A-E, Agricultural Estate Residential  
**To:** P/SP, Public/Semi-Public







MAP-4

**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



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

**BOARD OF COUNTY  
COMMISSIONERS**

Dave Eggers  
Pat Gerard  
Charlie Justice  
Janet C. Long  
John Morroni  
Karen Williams Seel  
Kenneth T. Welch



January 25, 2016

Dear Frank and Isabel Hernandez:

Thank you for your thoughtful email to Commissioner Pat Gerard in response to the proposed rezoning of the 10.3 acres located at 29582 U.S. Highway 19 N. (Case No. Z-33-12-15). Commissioner Gerard forwarded your email to County staff so that we would be aware of the proposals you have offered for consideration. County staff has read and evaluated your proposals and, after careful consideration, offer the following responses:

1. Currently, the design of the Household Electronics and Chemical Collection Center (HEC3) is in the concept phase. The engineer working on the concept plan will evaluate alternative layout options for locating the HEC3 on the property in response to concerns from the residents along Ranchette Lane. The final concept plan will also need to take into consideration site conditions, engineering constraints, cost factors, other existing and planned uses of the property, and permitting requirements. Pinellas County Solid Waste staff would be happy to meet with the community along Ranchette Lane to get your input before the concept plan for the HEC3 is completed.
2. It is my understanding that collection at the HEC3 will begin with one Saturday a month and expand to two Saturdays a month if participation consistently exceeds a certain threshold of participants. You have requested that, if in the future the County anticipates more than two collections a month, Solid Waste staff would meet with the homeowners along Ranchette Lane to discuss plans for the proposed increase in collections. The Solid Waste Department is willing to do that.
3. There is already a thick stand of Australian Pines that help buffer the County-owned subject area from the residences to the west. The Code requires that a solid fence or wall of at least 6 feet in height be installed along the property line where it abuts residential uses. You have requested that a hedge of at least 8 feet in height be included in addition to a 6-foot wall, and the County is willing to consider whether additional screening along the west side of the site that exceeds Code requirements is needed to adequately buffer nearby residences on Ranchette Lane from activities on the subject area. The County would need to take into consideration that any additional

Pinellas County Planning  
310 Court Street  
Clearwater, FL 33756  
Main Office: (727) 464-8200  
FAX: (727) 464-8201  
V/TDD: (727) 464-4062

[www.pinellascounty.org](http://www.pinellascounty.org)



buffering provided to the residences along Ranchette Lane may then also be requested by the mobile home park to the south.

4. In your email, you mention that talk of Ranchette Lane being extended eastward to U.S. Highway 19 "comes up every once in a while as the discussion of how to handle the impact of growth of Pinellas County increases". The Transportation Element of the Pinellas County Comprehensive Plan currently identifies the need for right-of-way (ROW) to extend Ranchette Lane east to U.S. Highway 19. Currently, there are no plans to extend Ranchette Lane, and the Planning Department will be coordinating with County Public Works to amend the Transportation Element to remove the need for ROW to extend Ranchette Lane. This amendment would be most appropriate when the Planning Department updates the Transportation Element, which will include the opportunity for citizen involvement and input.

If you have any questions, do not hesitate to contact me at 727 464-8200.

Sincerely,



Gordon Beardslee,  
Pinellas County Planning Director

cc. Commissioner Pat Gerard  
Jacob Stowers, Assistant County Administrator  
Glenn Bailey, Zoning Administrator  
Andrew Pupke, Real Estate Director  
Blake Lyon, Development Review Services Director  
Kelsi Oswald, Solid Waste Director  
Deb Bush, Solid Waste Manager  
Tom Washburn, Public Works Senior Engineer

Z-33-12-15

**Subject:**

FW: rezoning of the 10.3 acres at 29582 US Highway 19 North

---

**From:** Frank [mailto:frank@tbsfla.com]

**Sent:** Monday, January 11, 2016 11:13 AM

**To:** Gerard, Pat

**Subject:** rezoning of the 10.3 acres at 29582 US Highway 19 North

Commissioner Pat Gerard

In your upcoming meeting on January 26<sup>th</sup> you have an issue before you related to a rezoning of the 10.3 acres at 29582 US Highway 19 North that we would like to present some information for you to consider.

We understand that this is a simple matter in that it is a rezoning to make the property from AE be more properly zoned to its use as a public use that it has been for a long time. In the discussion of this rezoning there have been conversations related to how the County will use the property in the future as a Satellite collection site for recycling.

The use of the facility for satellite recycling could benefit the entire County, but as a homeowner living close by we would like to make sure the impacts that may come from this use are minimal and do not impact those homeowners who live closest to the facility.

We would ask that you consider having the facility that is built, a pad and pole barn roof, be located east of the driving track on the property, behind the current building. This would keep it and the noise as far as plausible from the homes and allow for the use of the driving track as a queue for cars to help alleviate any spillover traffic on US 19.

In a letter from Ms. Deb Bush, the Division Manager overseeing the project, she states that the collection will start with one Saturday a month, and expand to two if the participation consistently exceeds 1,500 participants per collection. We would like you to consider expanding only when the participation level exceeds 2,000 for a period of 3 consecutive months. We would also ask that if there are considerations for more than 2 collections per month that this be brought forth in a public meeting, and/or one with the homeowners along Ranchette as part of the discussion.

This matter has also brought forth talk of possible connections through Ranchette LN, a residential street that services homes that are zoned E-1 and is more than 1 acre each. This street is an unimproved roadway that could not handle any more traffic than the homes it currently serves. This talk of Ranchette Lane being opened up comes up every once in a while as the discussion of how to handle the impact of the growth of Pinellas County increases. We enjoy the lifestyle and oasis that our home sites offer in Pinellas and the diversity of housing that is part of that lifestyle. We ask that you consider for the near future to abandon the last 10 feet of Ranchette Lane, and forever close the possibility of a connection through our neighborhood that could reach US 19 and become a cut through that would be a severe detriment to this neighborhood.

In conclusion we understand that this is a simple zoning change and simply ask that you consider the proposals offered:

1. Design the collection facility as far east as possible so that it minimizes the impact on the surrounding neighborhood.
2. Expand use only when specific thresholds are met, and if there is expansion beyond two days a month to have a public meeting, contacting the homeowners along Ranchette, concerning this.
3. Consider a buffer be added at the East side of the existing Australian Pines on the proposed site, this buffer should be a dense live "hedge" in front of a solid wall that is at least 6 feet high. The hedge to be maintained to a minimum height of 8 feet. The solid wall should have openings at the bottom at list 2'-0" X 8" high for wildlife access to Ranchette.
4. Consider the process to abandon a portion (East most 10 feet) of Ranchette Lane to stop any talk of opening an unimproved residential street to become a collector roadway.

Thank You.

Frank Hernandez, Isabel Hernandez  
2249 Ranchette LN  
Dunedin FL, 34698

December 28, 2015

Received 1-8-16

Commissioner Charlie Justice  
315 Court St.  
Clearwater, FL 33756

Commissioner Justice,

This letter is in reference to our position regarding Pinellas County Case Z-33-12-15.

There was a Local Planning Agency (LPA) public hearing on December 10, 2015 at which they unanimously voted to rezone the property from A-E to P/SP. The reason for the rezoning is to use the property as a household electronics and chemical collection center (HEEC3) operated by Pinellas County Solid Waste. The HEEC3 would be operated one Saturday per month in the beginning with the expectancy of approximately 450 vehicles per day and when the need arises they will increase it to two Saturdays per month. They also propose a driver's license test course operated by the Tax collector. This will operate Monday through Friday.

EPA was a part of the LPA, but there was no mention of the active Gopher Tortoise habitat, and there are at least half a dozen on the site. In addition we have several concerns because our property (circled on the map) is located directly adjacent to the county property. The pole barn would be approximately 250 feet from our property, and the road would be much closer to our front yard. If there are any chemical spills, they will affect Curlew Creek and ground water and there is the possibility of air pollution. Our yard currently has 6 Gopher Tortoises and Monarch butterflies. Currently, Ranchette Lane is a quiet dead end street and having 450 vehicles dropping off items, and equipment used by the county with diesel engines and backup beepers would certainly cause noise pollution. Very few people know about our road, but with that much traffic, people may see how secluded our home is and use that information for robbery. Our home has had several break-ins already and we prefer keep it secluded. The future sale of our home would possibly be adversely affected by the proposed new uses. Therefore, we are very much against the new zoning and use of the property. We ask that you vote against the proposal.

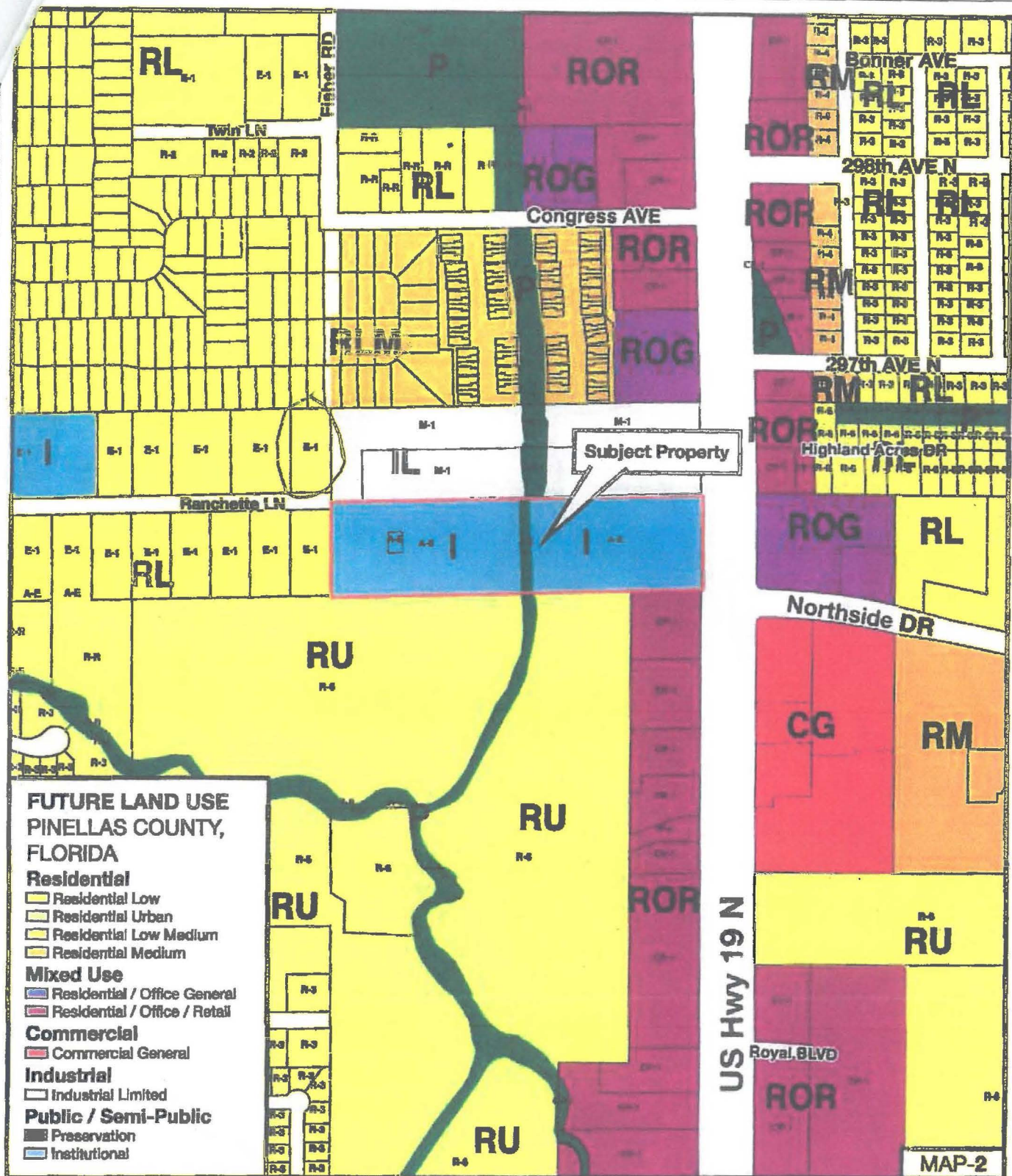
Enclosed is a copy of the site plan showing the building which is 250' from our property, the map showing the preservation going through the property which is Curlew Creek, and the location of our property which is the last house on Ranchette Lane, North side.

Thank You for your consideration,

Francis and Marsha McGrath  
2290 Ranchette Lane  
Dunedin, FL 34698

*Francis J. McGrath*  
*Marsha McGrath*





**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



RY MASONRY  
GARAGE

F.F.  
ELEV. 7/19/03  
STORY METAL  
GARAGE

1 STORY METAL  
GARAGE

3A.d

6

Table 1. (continued)

S 88°43'15" W  
1320.48'

2.5  
DRAINAGE AND UTILITY  
EASEMENT TO PINELLAS  
COUNTY PER  
OF BOOK 13618, PG. 214  
WIDTH VARIES

## IMPROVED PLACEMENT



---

**Subject:**

FW: case No Z-33-12-15

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

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

Commissioner Pat Gerard [pgerard@pinellascounty.org](mailto:pgerard@pinellascounty.org) Commissioner Charlie Justice [cjustice@pinellascounty.org](mailto:cjustice@pinellascounty.org) Commissioner Kenneth T Welch [kwelch@pinellascounty.org](mailto:kwelch@pinellascounty.org) Commissioner John Morroni [jmorroni@pinellascounty.org](mailto:jmorroni@pinellascounty.org) Commissioner Karen Williams Seel [kseel@pinellascounty.org](mailto:kseel@pinellascounty.org) Commissioner Dave Eggers [deggers@pinellascounty.org](mailto: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 **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](mailto: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

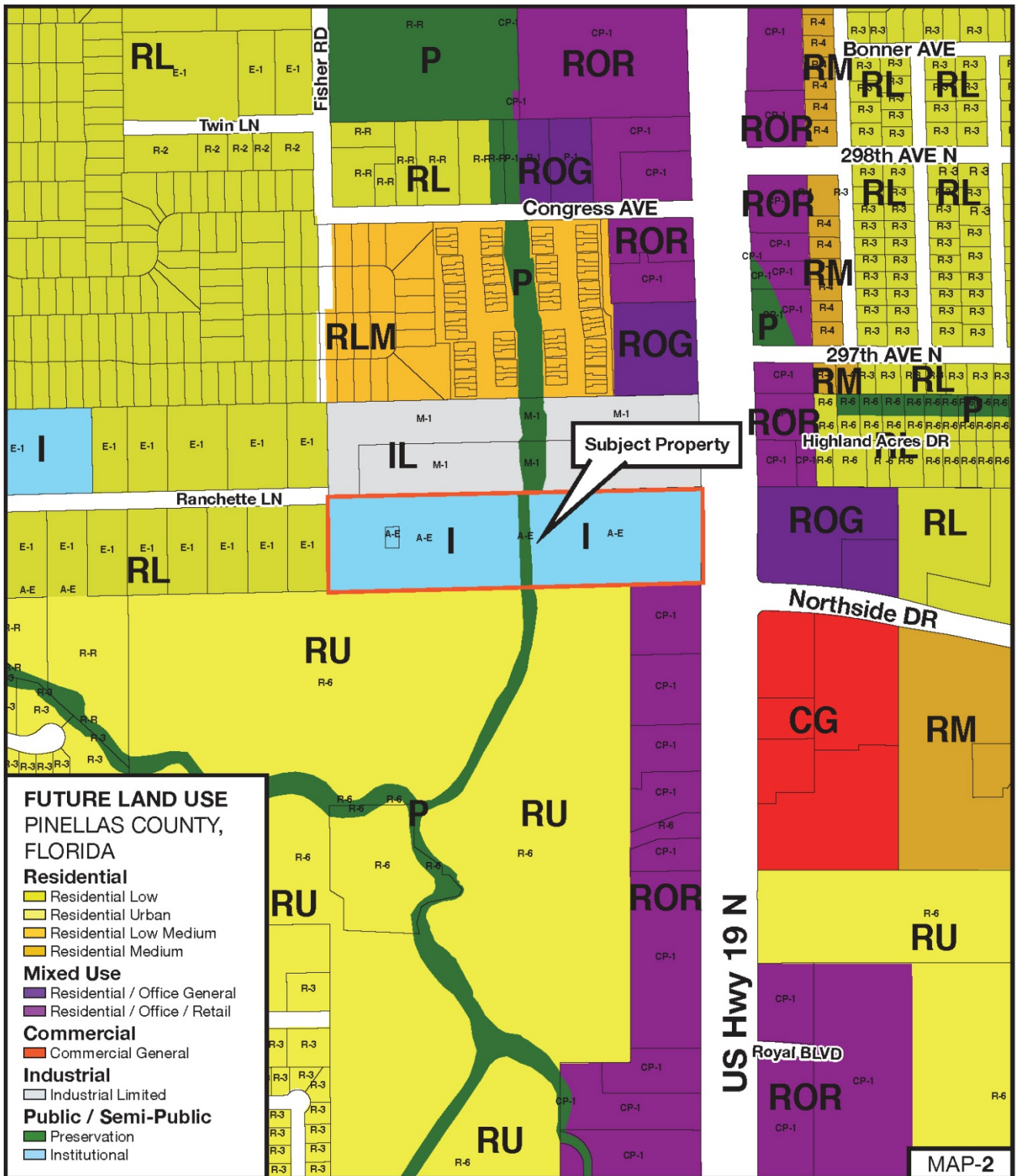


# Proposed Amendment to the Pinellas County Zoning Atlas (Z-33-12-15)

Board of County Commissioners  
February 23, 2016 – Final Hearing

# 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:
  - Driver's license test course
  - Household Electronics & Chemical Collection Center (HEC3)
  - Expand existing buildings (2020 or later)



**Z-33-12-15**

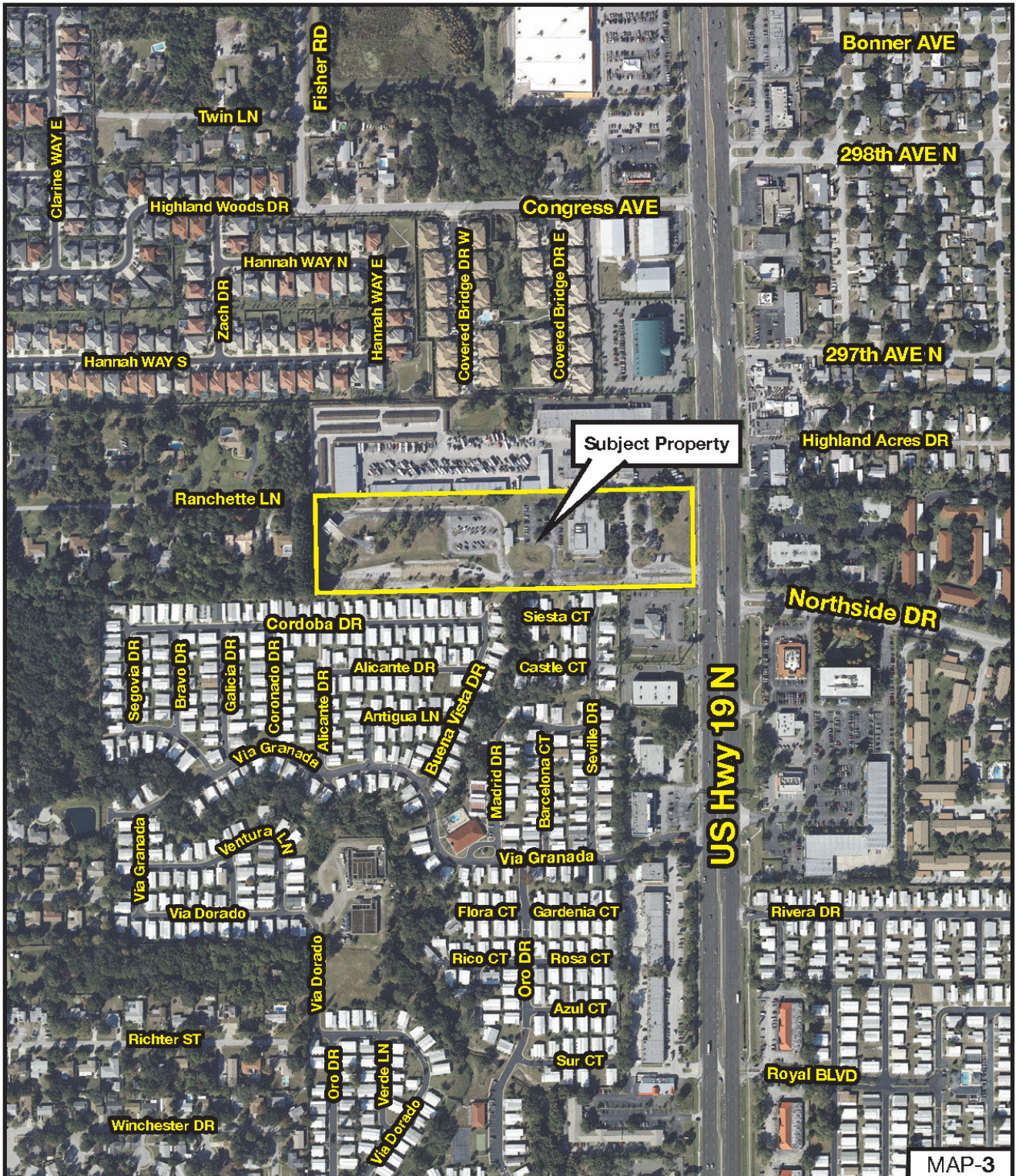
**Zone From:** A-E, Agricultural Estate Residential  
**To:** P/SP, Public/Semi-Public

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









# Addressing Resident Concerns

- Solid Waste staff will meet with the surrounding community
  - HEC3 concept plan
  - If future demand requires more than two collection events per month
- County will install a 6-ft high fence or wall along adjacent residential property lines
  - Will evaluate need for additional screening
- All HEC3 materials will be removed from the site at the end of each collection event
- HEC3 concrete slab will be sloped to drain to an underground, lined storage tank to safely collect any spilled or leaked material
- Ranchette Lane will not be extended

# 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
- Staff recommends approval
- Local Planning Agency (LPA):
  - Recommended approval (6-0 vote)

# Exterior Signage on Storage Building on the Property



# Exterior Signage on Storage Building on the Property



# Supplies and Equipment Stored in Storage Building



# Building Materials and Equipment Stored in Storage Building





# Flammable Storage Cabinet in Storage Building



# Reasons for North County Location

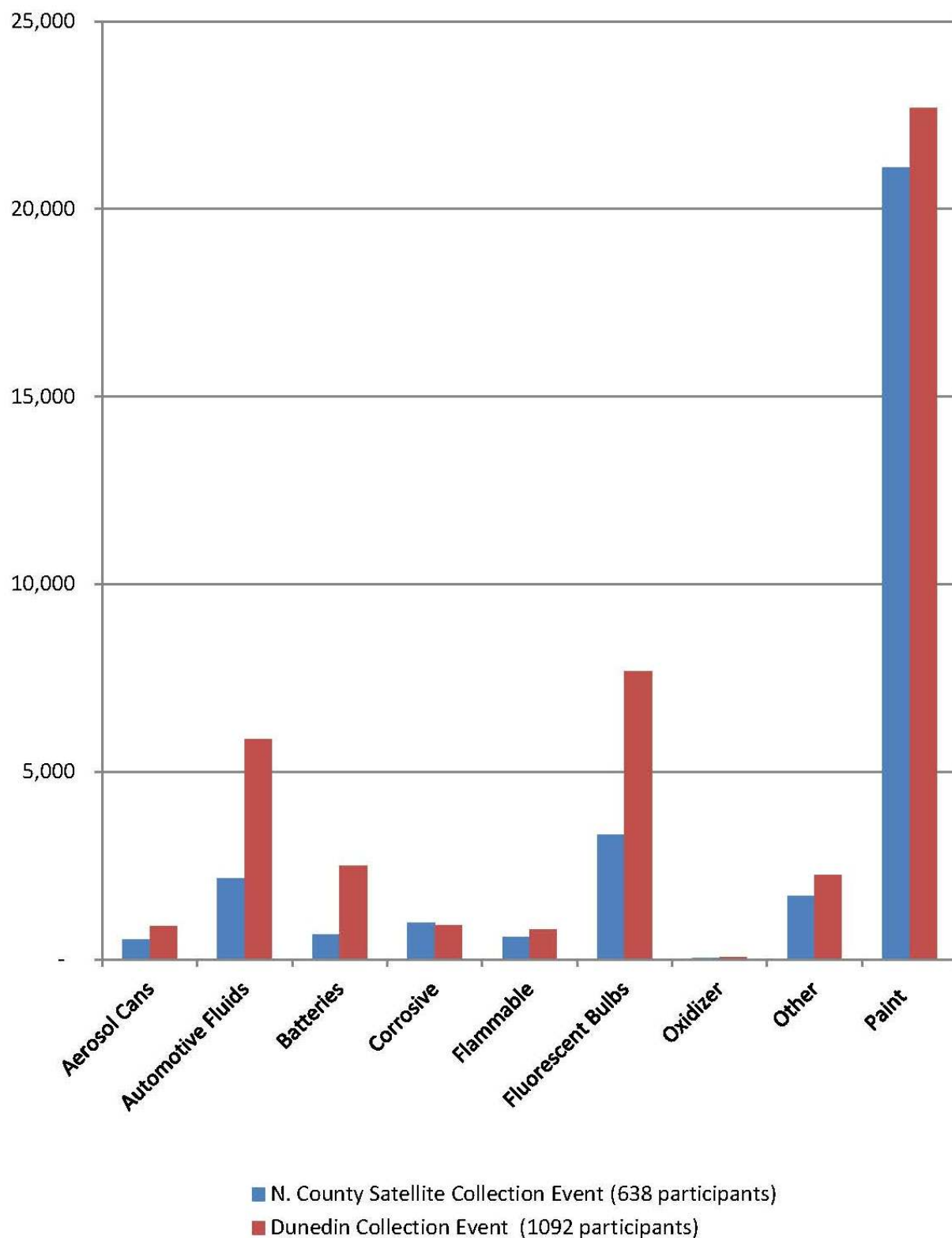
- Accessibility to North County residents
- Increased safety for customers and staff
- Consistency in scheduling provides improved customer service
- More efficient operations
- Protect public health and the environment







### Quantity (Pounds) of Household Chemicals Collected at Two Representative Mobile Collection Events



February 5, 2016

Pinellas County Planning & Department Zoning Division

Development Review Services Department

440 Court Street, 4th Floor

Clearwater, Florida 33756

Re: Case No. Z-33-12-15      I would like to request:

- The data showing that this was the best choice of all county properties for the construction of a driver's testing course and Hazardous waste drop off. Which properties were eliminated and why?
- The environmental impact data on this proposal including traffic, emissions, noise, and congestion, etc.
- The additional environmental impact of raising of Route 19 along the route between Main Street and Curlew Road.
- I would also like to see what precautions will be taken to protect the aged residents of Doral Village from excessive auto emissions, noise pollution, difficult access and egress from their homes and privacy issues.
- What plans does the county have to stop drivers from using the Doral Village main road as a shortcut from 19 to Belcher Road? If currently there are none, what do they propose?
- What will the county do to protect the turtle nesting area in the proposed site? Also a bobcat has been seen to frequent this area.
- What other county services might this parcel of land work for i.e., office space, public park, visitor's center, normal recycle site, etc?

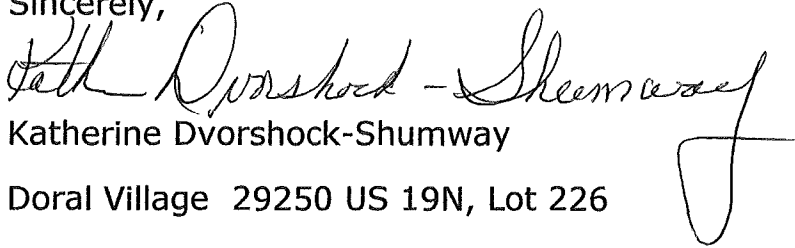


- What assurances do we have that liquid waste will not seep through the cement into the creek below?

If the data supports the project as proposed, then I would like to request that representatives of Doral Village be included in the actual site development group.

Thank you for your consideration.

Sincerely,

A handwritten signature in cursive script, reading "Kath Dvorshock-Shumway". The signature is written in black ink and is positioned above the printed name.

Katherine Dvorshock-Shumway

Doral Village 29250 US 19N, Lot 226

Clearwater, Florida 33761

kaydicks@yahoo.com

727-485-8444

cc. P. Griffin, C. Johanson, N. O'Hearn, RO office

2, Feb .2016

Pinellas county Commissioners.  
310 Court Street ,  
Clearwater Fl. 33756

CASE No. Z-33-12-15. Zoning Change

Comments on our meeting of those opposing the above case, after the public meeting held at 310 Court Street, Clearwater Fl.

HIGHLIGHTS:

#1) Those for the project basically, diminished the effect that this development would have on the surrounding residential area to the West and South of the site. COMMENT: Acknowledged that the proponents played down the effects that this project would have, on the adjacent residential areas. Please note that the Zoning compatibility for the proposed use is PSP Public/Semi-Public District and M-1 Light Manufacturing and Industry District. Note: Zone E-1 and R-6 are not compatible.

#2) Those for the project indicated that the dumped materials i.e. household chemicals (some may be toxic and flammable), Computers, paints etc. are simply dropped off by a Pinellas county resident, placed in a cart and dumped into a truck, also, mentioned was gasoline containers. COMMENT: If this is the case then, why do they need a 100'x200', (20,000 sq ft.) building? We believe that there will be some storage of the material. The chance for an accident to happen involving chemicals, gasoline and old batteries etc. either stored or processed immediately, is always present.

#3) Those for the project indicated that there has been no accident or spillage of toxic chemicals dumped at existing sites they control and that safeguards will be made for this dumping site. COMMENT: There is no guarantee that an environmental accident causing harm to the wildlife existing on the site, to Curlew Creek and the adjacent residential areas will not happen. Consider the odds of being hit by lightning (people do) or the odds of hitting the lotto (people do), there is always a chance that an accident will happen. Note: The Gulf Oil Rig blow up that caused an environmental disaster was not supposed to happen, with all the safeguards in place.

#4) Those for the project failed to mention the existing Turtle nests or that Curlew Creek runs from North to South an into the adjacent mobile home park then thru the existing Spanish Trails residential area and into the Gulf of Mexico. COMMENT: This is an important issue to be considered by the commissioners.

#5) Those for the project indicated that the hazard warning sign on the existing tower building is nothing to worry about, that these types of warnings are also labeled on household products. COMMENT: We urge the commissioners to visit the site to discover what hazardous material is present within the building and to verify that its safe as existing. Note: The tower also attracts lightning and is probably protected by rods to ground the event, however, lightning often has "veins" that radiate to adjacent areas around the main bolt, the concern is the nearby dumped materials may be included and an explosion may occur.

#6) Those for the project indicated several hundreds of vehicles would be present during events and would not impact Hwy #19 traffic. COMMENT: With several hundreds of vehicles including forklifts and trucks with back up beepers continually sounding as well as the clanking sounds of metal to metal, the sounds of breaking glass when materials are dumped into the trucks and the noises associated with automobiles either coming to the event or using the proposed driving course will compromise the quiet solitude we enjoy as residents adjacent to the propose development, also, there is potential for odors from auto/truck exhaust, from chemicals etc. to be blown across the adjacent properties.

#7) COMMENT: We as a group consider this project as a "DUMP" in our backyard.

#8) COMMENT: We as a group ask "What the commissioners would do if they resided on Ranchette Ln. or in the mobile home park and place yourselves in our "shoes".

#9) COMMENT: One of the commissioners asked the other commissioners "How would you vote if the property was not owned by Pinellas County but by a private owner/developer? COMMENT: We as a group believe this case would be closed in favor of the adjacent residential owners, if a private developer attempted to change the zoning for the intended use.

#10) COMMENT: regarding the underground gas tanks that were removed, apparently, no testing was done to determine if the empty tanks had leakage. We believe that there are standards to follow and documentation required when removing underground gas tanks, it would be in the best interest of the county to have proof that no contamination of the soil exists.

#12) COMMENT: Regarding property devaluation of existing adjacent residential areas. It would be incumbent of the property owners to disclose that an existing hazardous waste recycling dump is located adjacent to us. Generally, so that a lawsuit is not filed by the new owners against the previous owners for not disclosing the negative impact that such a development would have on the adjacent residential properties. This disclosure would certainly result in lowering the asking price significantly.

#12) COMMENT: We encourage the Commissioners to visit "Google Earth" to view our wooded property from above to observe our environment.

#13) COMMENT: The residents of Ranchette Ln. thank you for acknowledging that there never would be roadway access to our street from the site or U.S. #19.

We all want to thank the commissioners for their time given on this case and are hopeful that on Feb. 23, 2106 the commissioners vote in favor for the people adjacent to the site and deny the change of zoning.

I was requested to present our thoughts and comments to the commissioners for the meeting held at 310 court street, Clearwater, Fl. At 6:00 P.M. 26, Jan 2016.

Thank You for Your consideration of our opposition to Case No. Z-33-12-15 .

Alexander P. Raymond  
2279 Ranchette Ln.  
Dunedin Fl. 34698



2, Feb, 2016