

**PINELLAS PLANNING COUNCIL  
AGENDA MEMORANDUM**

PRELIMINARY FOR  
PAC REVIEW ONLY

**AGENDA ITEM:**

**MEETING DATE:** December 17, 2008

**SUBJECT:** Amendment of the *Countywide Future Land Use Plan Map*  
**FROM:** Residential Urban (RU)  
**TO:** Industrial Limited (IL)  
**AREA:** 1.5 Acres m.o.l  
**CASE #:** CW 08-46  
**JURISDICTION:** Pinellas County  
**LOCATION:** East and west sides of 63<sup>rd</sup> St. North, approximately 250 feet north of 150<sup>th</sup> Ave. North.

**RECOMMENDATION:** Council Recommend That The Proposed Amendment To Industrial Limited Be Approved.

**I. BACKGROUND**

The proposed amendment to Industrial Limited (IL) is to recognize three industrial uses: metal recycling, roof repair, and commercial hauling, that have been operating on the subject parcels for over 20 years. These uses have been classified as "grandfathered" by Pinellas County, which means they could continue operating in their current form without the requested amendment, but are restricted from expanding and would not be allowed to rebuild if they were destroyed in the event of a disaster.

The larger area to the north and west is vacant, but is owned by Pinch-a-Penny Pool Supplies and is slated for industrial development. The surrounding developed area is a mix of older single family homes and industrial uses designated Residential Urban, with Commercial Limited along 150<sup>th</sup> Ave. North. Three of the six homes in the immediate area are not part of the requested amendment, but appear to have associated industrial type businesses and are designated Residential Urban. The amendment to IL is appropriate to recognize that the subject area, as well as the fact that the character of the surrounding area has changed significantly from its single family beginnings. To properly recognize these other uses the remaining area northwest of 150<sup>th</sup> Ave. and 62<sup>nd</sup> St. should be studied by Pinellas County and their relationship to the site, to determine other corresponding future land use plan map amendment should be pursued for these properties as well.

**II. FINDINGS**

**PINELLAS PLANNING COUNCIL ACTION:**

**COUNTYWIDE PLANNING AUTHORITY ACTION:**

***SUBJECT:*** Case CW 08-46 – Pinellas County

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**Staff submits the following findings in support of the recommendation for approval of the amendment to IL:**

- A. The proposed IL plan category is consistent with the criteria for utilization of this category, and is an appropriate classification that provides for reasonable use of the property consistent with adjoining use and plan classifications.
- B. The proposed IL plan category will not significantly impact a roadway where the existing Level of Service (LOS) is below a LOS “D” or where projected traffic resulting from the amendment would cause the existing LOS to fall below LOS “D.”
- C. The proposed IL plan category will not negatively impact the adjoining jurisdiction, which is the City of Largo.

**Please see accompanying attachments and documents in explanation and support of the findings.**

***III. PLANNERS ADVISORY COMMITTEE (PAC)***

The PAC members are scheduled to discuss this item at their December 8, 2008 meeting.

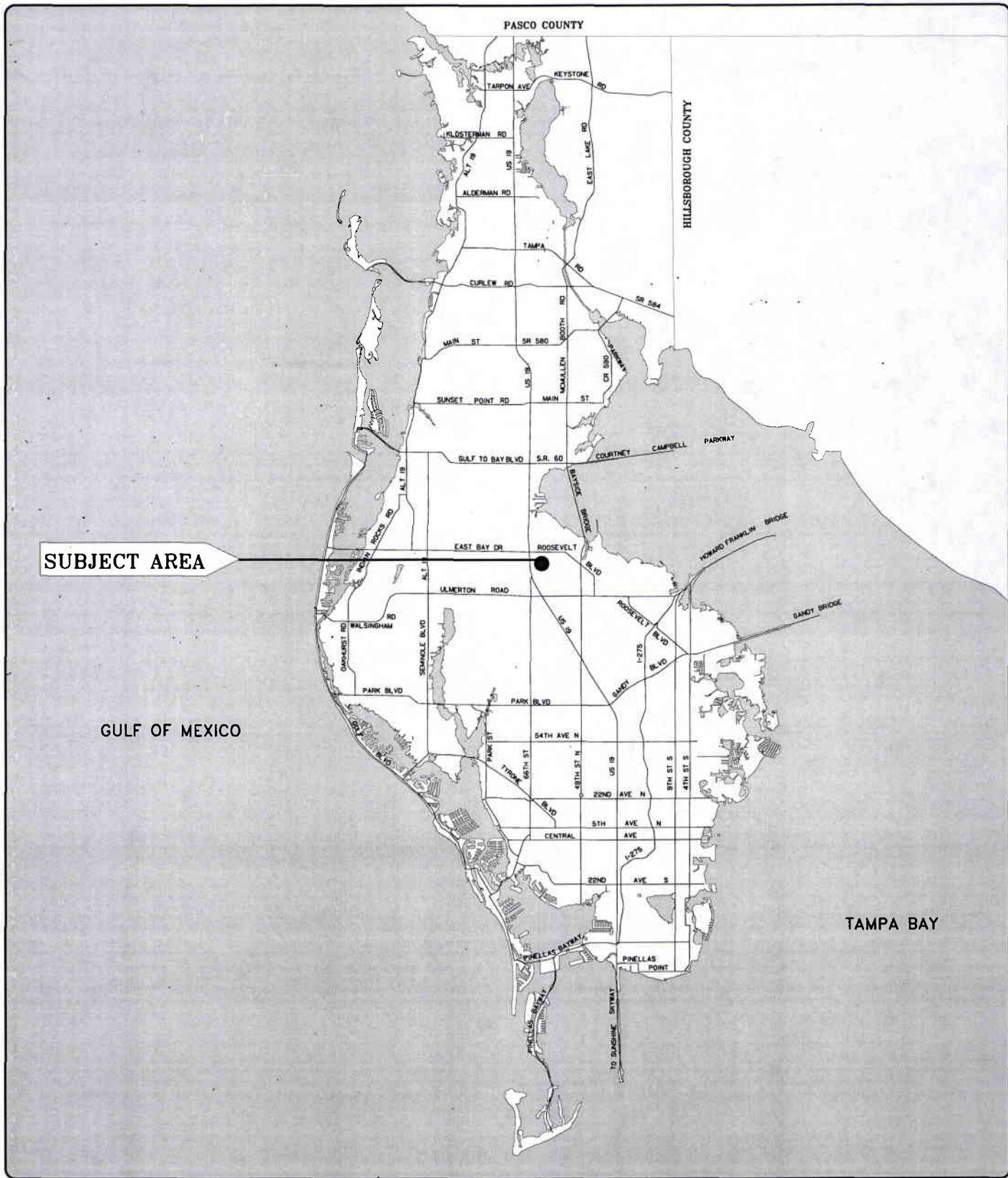
***IV. LIST OF MAPS & ATTACHMENTS***

- |       |  |
|-------|--|
| Map 1 | Location   |
| Map 2 | Current Countywide Plan Map & Jurisdictional Map – Black & White |
| Map 3 | Aerial   |
| Map 4 | Current Countywide Plan Map – Color                              |
| Map 5 | Proposed Countywide Plan Map – Color                             |

Attachment 1          Draft PAC Minutes (to be provided after the PAC meeting)

***V. SUPPORT DOCUMENTS – available only at [www.pinellasplanningcouncil.org](http://www.pinellasplanningcouncil.org) (see December PPC Agenda and then click on corresponding case number).***

- |                    |                                 |
|--------------------|---------------------------------|
| Support Document 1 | Council Staff Analysis          |
| Support Document 2 | PPC Disclosure of Interest Form |
| Support Document 3 | Local Government Application    |



MAP 1

CASE NO. CW08-46



**PINELLAS PLANNING COUNCIL**



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MAP 2

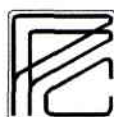
**PROPOSED AMENDMENT CASE NO. CW08-46**

**FROM: Residential Urban (RU) TO: Industrial Limited (IL)**

**ACREAGE: 1.30**

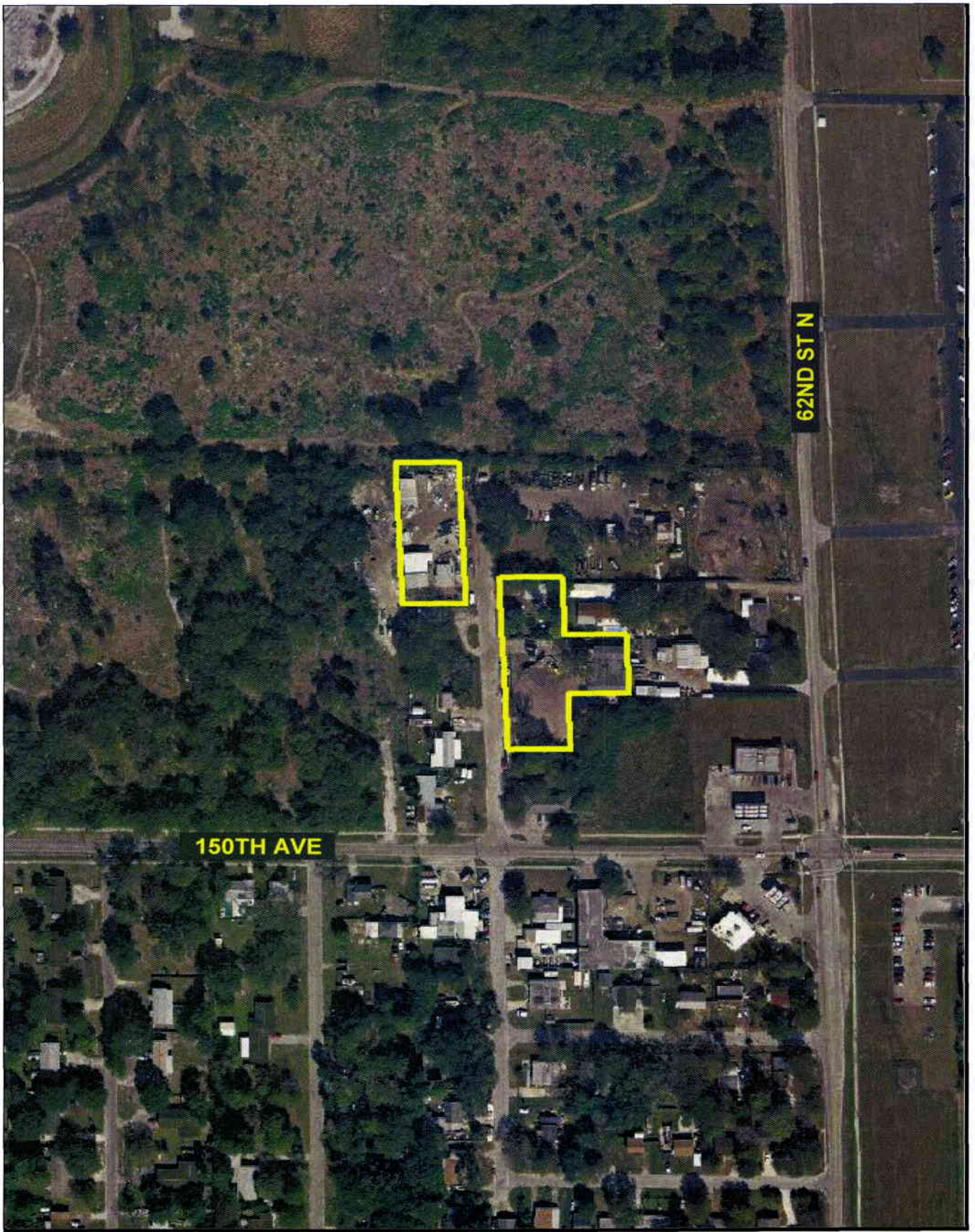


CITY OF LARGO



**PINELLAS PLANNING COUNCIL**

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**CASE NO. CW08-46**  
**MAP 3**



**NOT TO SCALE**



**LEGEND**

RESIDENTIAL		MIXED USE		COMMERCIAL		PUBLIC/SEMI-PUBLIC		SPECIAL DESIGNATION			
	RESIDENTIAL RURAL		RESIDENTIAL LOW MEDIUM		RESIDENTIAL/OFFICE LIMITED		COMMERCIAL NEIGHBORHOOD		PRESERVATION		WATER/ DRAINAGE FEATURE
	RESIDENTIAL ESTATE		RESIDENTIAL MEDIUM		RESIDENTIAL/OFFICE GENERAL		COMMERCIAL LIMITED		RECREATION/ OPEN SPACE		SCENIC/ NON-COMMERCIAL CORRIDOR
	RESIDENTIAL SUBURBAN		RESIDENTIAL HIGH		RESIDENTIAL/OFFICE/RETAIL		COMMERCIAL RECREATION		INSTITUTIONAL		ACTIVITY CENTER
	RESIDENTIAL LOW		RESIDENTIAL VERY HIGH		RESORT FACILITIES OVERLAY		COMMERCIAL GENERAL		TRANSPORTATION/ UTILITY		COMMUNITY REDEVELOPMENT DISTRICT
	RESIDENTIAL URBAN				RESORT FACILITIES MEDIUM						CENTRAL BUSINESS DISTRICT
					RESORT FACILITIES HIGH						
						<b>INDUSTRIAL</b>		<b>PLANNED REDEVELOPMENT</b>			
							INDUSTRIAL LIMITED		RESIDENTIAL		
							INDUSTRIAL GENERAL		MIXED USE		
									COMMERCIAL		
									INDUSTRIAL		

**MAP 4**  
**CASE NO. CW08-46**

**FROM:** **RU** RESIDENTIAL URBAN  
**TO:** **IL** INDUSTRIAL LIMITED  
**ACREAGE: 1.30**

**SCALE 1" = 400'**

**PINELLAS PLANNING COUNCIL**  
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**LEGEND**

RESIDENTIAL		MIXED USE		COMMERCIAL		PUBLIC/SEMI-PUBLIC		SPECIAL DESIGNATION	
	RESIDENTIAL RURAL		RESIDENTIAL LOW MEDIUM		COMMERCIAL NEIGHBORHOOD		PRESERVATION		WATER / DRAINAGE FEATURE
	RESIDENTIAL ESTATE		RESIDENTIAL MEDIUM		RESIDENTIAL / OFFICE GENERAL		RECREATION / OPEN SPACE		SCENIC / NON-COMMERCIAL CORRIDOR
	RESIDENTIAL SUBURBAN		RESIDENTIAL HIGH		RESIDENTIAL / OFFICE / RETAIL		INSTITUTIONAL		ACTIVITY CENTER
	RESIDENTIAL LOW		RESIDENTIAL VERY HIGH		RESORT FACILITIES OVERLAY		TRANSPORTATION / UTILITY		COMMUNITY REDEVELOPMENT DISTRICT
	RESIDENTIAL URBAN				RESORT FACILITIES MEDIUM				CENTRAL BUSINESS DISTRICT
					RESORT FACILITIES HIGH				
						<b>INDUSTRIAL</b>	<b>PLANNED REDEVELOPMENT</b>		
									RESIDENTIAL
									MIXED USE
									COMMERCIAL
									INDUSTRIAL

**MAP 5**  
**CASE NO. CW08-46**

**PROPOSED-FUTURE LAND USE**

**SCALE 1" = 400'**

**PINELLAS PLANNING COUNCIL**  
 GRAPHICS PREPARED BY THE OFFICE OF THE  
 PINELLAS COUNTY PROPERTY APPRAISER, JIM SMITH  
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**Council Staff Analysis  
Case CW 08-46: Pinellas County  
December 17, 2008, PPC Meeting**

**Relevant Countywide Considerations:**

- 1) **Consistency with the Countywide Plan and Rules** – The Industrial Limited (IL) category that is proposed to be applied to the amendment area is, with the exception of the Residential Urban category remaining in the area and single family uses to the south and east, compatible with the surrounding existing uses and nearby Countywide Plan Map categories. The adjacent vacant area that is in the City of Largo to the north and west is owned by CEPCOT (a.k.a., Pinch-a-Penny Pool Supplies) and is designated IL as well. The more immediate developed area contains a mix of single family homes, an office, a convenience store, and smaller industrial uses. It is important to note that three of the six single family homes appear to have industrial type uses associated with them.

With the exception of the small size of the amendment area and the fact that the existing uses will unlikely be coalesced to provide an “industrial park arrangement” the proposed IL designation is consistent with the purpose statement and locational statements that are enumerated in the Countywide Rules which state that the IG category is: “...to depict those areas of the County that are now developed, or appropriate to be developed, in a limited industrial manner; and so as to encourage the reservation and use of consolidated areas for industrial and industrial/mixed use in a manner and location consistent with surrounding use, transportation facilities, and natural resource characteristics.” The locational characteristics in the Rules state that: “[T]his category is generally appropriate to locations with sufficient size to encourage an industrial park arrangement, as well as integrated industrial/mixed use projects, with provision for internal service access in locations suitable for light industrial use with minimal adverse impact on adjoining uses; and served by the arterial and thoroughfare highway network, as well as mass transit....”

This uses have adequate access to 150<sup>th</sup> Ave. North, a collector facility that connects with US Highway 19, a major arterial roadway further to the west, and via 62<sup>nd</sup> St. North, a collector roadway gaining access to Roosevelt Boulevard, a major arterial further to the north.

This amendment is consistent with the purpose statement and locational characteristics found in the Countywide Rules. Therefore, the proposed amendment can be considered consistent with this Relevant Countywide Consideration. However, the remaining developed area northwest of the

intersection of 150<sup>th</sup> Ave. North and 62<sup>nd</sup> St. North should be studied to determine the appropriate land use classification for the area. This analysis should give special consideration to the six remaining single family uses in the study area.

- 2) **Adopted Roadway Level of Service (LOS) Standard** – The amendment area is not located on a roadway whose LOS is below “D”, nor will the amendment cause the adjacent roadway to fall below LOS D.
- 3) **Location on a Scenic/Non-Commercial Corridor (SNCC)** – The proposed amendment area is not located on a SNCC, so these policies are not applicable.
- 4) **Coastal High Hazard Areas (CHHA)** – The proposed amendment area is not located in a CHHA, so these policies are not applicable.
- 5) **Designated Development/Redevelopment Areas** – The amendment area is not located in, nor does it impact, a designated development or redevelopment area.
- 6) **Adjacent To or Impacting An Adjoining Jurisdiction or Public Educational Facility** – The amendment is adjacent to the City of Largo to the west and north. The Countywide Plan Map designates this adjacent area Industrial Limited. The requested amendment should not significantly impact the interests of Largo. The City of Largo services the area with sanitary sewer, and fire protection. The Pinellas County Sheriff’s office provides the site with police services. Pinellas County provides the area with potable water.

Additionally, the amendment area does not adjoin, nor will it impact, a public educational facility. Therefore, this request can be considered consistent with this Relevant Countywide Consideration.

DISCLOSURE OF INTEREST STATEMENT  
PINELLAS COUNTY PLANNING COUNCIL CASE NUMBER

SUBMITTING GOVERNMENT ENTITY: PINELLAS COUNTY

PPC OR CITY/TOWN CASE NUMBER: Z/LU-1-8-08

PROPERTY OWNER(S):

Name: Bob's Best Properties Name: Bob Walker

Address: Walker Hauling Inc.  
15097 63rd St N  
Clearwater, FL 33760 Address: \_\_\_\_\_

ANY OTHER PERSONS HAVING ANY OWNERSHIP INTEREST IN THE SUBJECT PROPERTY:

Interest: \_\_\_\_\_ Contingent: \_\_\_\_\_ Absolute: \_\_\_\_\_

Name: \_\_\_\_\_

A specific interest held: Best Metal Recycling, Inc., Walker Hauling Inc., Bob's Best Properties LLC,

Bob Walker, Sole Owner

INDICATION AS TO WHETHER A CONTRACT EXISTS FOR SALE OF SUBJECT PROPERTY, IF SO:

Contract is: \_\_\_\_\_ Contingent \_\_\_\_\_ Absolute

All Parties To Contract:

Name: \_\_\_\_\_ Name: \_\_\_\_\_

INDICATION AS TO WHETHER THERE ARE ANY OPTIONS TO PURCHASE SUBJECT PROPERTY, IF SO:

All Parties To Option:

Name: \_\_\_\_\_ Name: \_\_\_\_\_

ANY OTHER PERTINENT INFORMATION WHICH APPLICANT MAY WISH TO SUBMIT PERTAINING TO REQUESTED PLAN AMENDMENT:

NUMBER TO BE ASSIGNED BY PLANNING COUNCIL STAFF

Z08-000013

REGULAR PLAN AMENDMENTS  
APPLICATION FOR COUNTYWIDE FUTURE LAND USE PLAN AMENDMENTS

Please complete ALL the information below as accurate as possible, to ensure that the application for land use plan amendment can be processed efficiently. Processing of the application will not be started until this form has been completed. If additional space is needed, please number and attach additional sheets.

I. Countywide FLUM Amendment Information

- |    |                                      |                    |
|----|--------------------------------------|--------------------|
| 1. | Existing Countywide FLUM Designation | Residential Urban  |
| 2. | Proposed Countywide FLUM Designation | Industrial Limited |

II. Local Plan Amendment Information

- |    |                                    |  |
|----|------------------------------------|--|
| 1. | Local Plan Amendment Case Number   | Z/LU-1-8-08  |
| 2. | Existing Local Plan Designations   | Residential Urban  |
| 3. | Existing Local Zoning Designations | RM-7.5, Residential, Multiple Family<br>7.5 units per acre |
| 4. | Proposed Local Plan Designations   | Industrial Limited   |
| 5. | Proposed Local Zoning Designations | M-1, Light Manufacturing & Industry                        |

III. Site Description

- |    |   |  |
|----|---|--|
| 1. | Parcel Number(s) of area(s) proposed to be amended<br>(Include Section/Twp/Rng/Sub/Blk/Lot) | 32/29/16/70362/300/1409, 1417, 1416 & 1407   |
| 2. | Acreage   | 1.26   |
| 3. | Location  | Four parcels of land containing a total of approximately 1.46 acres located on the east and west side of 63rd Street North, 250 ft. north of 150th Avenue North, Clearwater. |
| 4. | Existing Use  | Metal Recycling Facility   |
| 5. | Existing Density  | 7.5 upa  |
| 6. | Name of Project (Church/Nursing Home/Apartment Complex)                                     | Bob's Best Recycling, Walker Hauling   |

IV. Verification of Local Action

- |    |   |  |
|----|---|--|
| 1. | Copy of local ordinance approving plan amendment and providing for transmittal for amendment of Countywide Plan; including ordinance number and status; or other verification of local action to approve amendment to local plan and transmit for amendment to Countywide Plan. |  |
|----|---|--|

V. Other Pertinent Information

- |     |  |       |
|-----|--|-------|
| 1.  | Submittal letter from the local jurisdiction to the PPC requesting amendment to the Countywide FLUP.                                 |       |
| 2.  | Disclosure of Interest Statement containing the names and addresses of the application/representative and property owner             | _____ |
| 3.  | Proposed Local Adoption ordinance Number and Status.   | _____ |
| 4.  | Annexation Ordinance Number and Status (If Applicable)   | _____ |
| 5.  | Staff Report and Local Action to Date.   | _____ |
| 6.  | Attach Local Plan and Zoning Maps.   | _____ |
| 7.  | Attach Redevelopment Area/Activity Center Information and Map (If Applicable)  | _____ |
| 8.  | Include proposed demarcation line if site is located within environmentally sensitive area, and jurisdictional survey, if available. | _____ |
| 9.  | Legal description.   | _____ |
| 10. | Map clearly indicating amendment location.   | _____ |