

**PINELLAS PLANNING COUNCIL
AGENDA MEMORANDUM**

**PRELIMINARY FOR
PAC REVIEW ONLY**

AGENDA ITEM:

MEETING DATE: February 18, 2009

SUBJECT: Amendment of the *Countywide Future Land Use Plan Map*
FROM: Residential Low (RL)
TO: Residential Urban (RU)
AREA: 4.1 Acres m.o.l
CASE #: CW 09-02
JURISDICTION: Pinellas County
LOCATION: 2625 CR 95

RECOMMENDATION: Council Recommend That The Proposed Amendment To Residential Urban Be Approved.

I. BACKGROUND

The proposed amendment to Residential Urban (RU) is to allow construction of residential homes at a density of 7.5 units per acre. The site contains a vacant single family home and a radio tower that is proposed to be removed prior to construction of the residential units. The current Residential Low (RL) designation would allow up to 5 residential units per acre.

There is a single family home located to the east of the subject site that is designated RL at present; however the remainder of the residential areas adjacent and nearby the site are designated RU. The adjacent parcel to the west is vacant, is designated Residential/Office/Retail (R/O/R), and is owned by Pinellas County. They have no plans to develop this parcel as it contains a sinkhole. To the southwest is another R/O/R parcel that includes a former auto repair garage that is now used as a pharmacy. Parcels south of CR 95 are designated RU and contain an adult living facility and an entrance to residential apartments. One parcel to the southeast across CR 95 is designated Institutional and contains a church.

II. FINDINGS

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

- A. The proposed RU 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 RU plan category either does not involve, or will not significantly impact,

PINELLAS PLANNING COUNCIL ACTION:

COUNTYWIDE PLANNING AUTHORITY ACTION:

SUBJECT: Case CW 09-02 – Pinellas County

the remaining Relevant Countywide Considerations.

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

III. PLANNERS ADVISORY COMMITTEE (PAC)

The PAC members will discuss this case at their meeting on February 9, 2009 meeting.

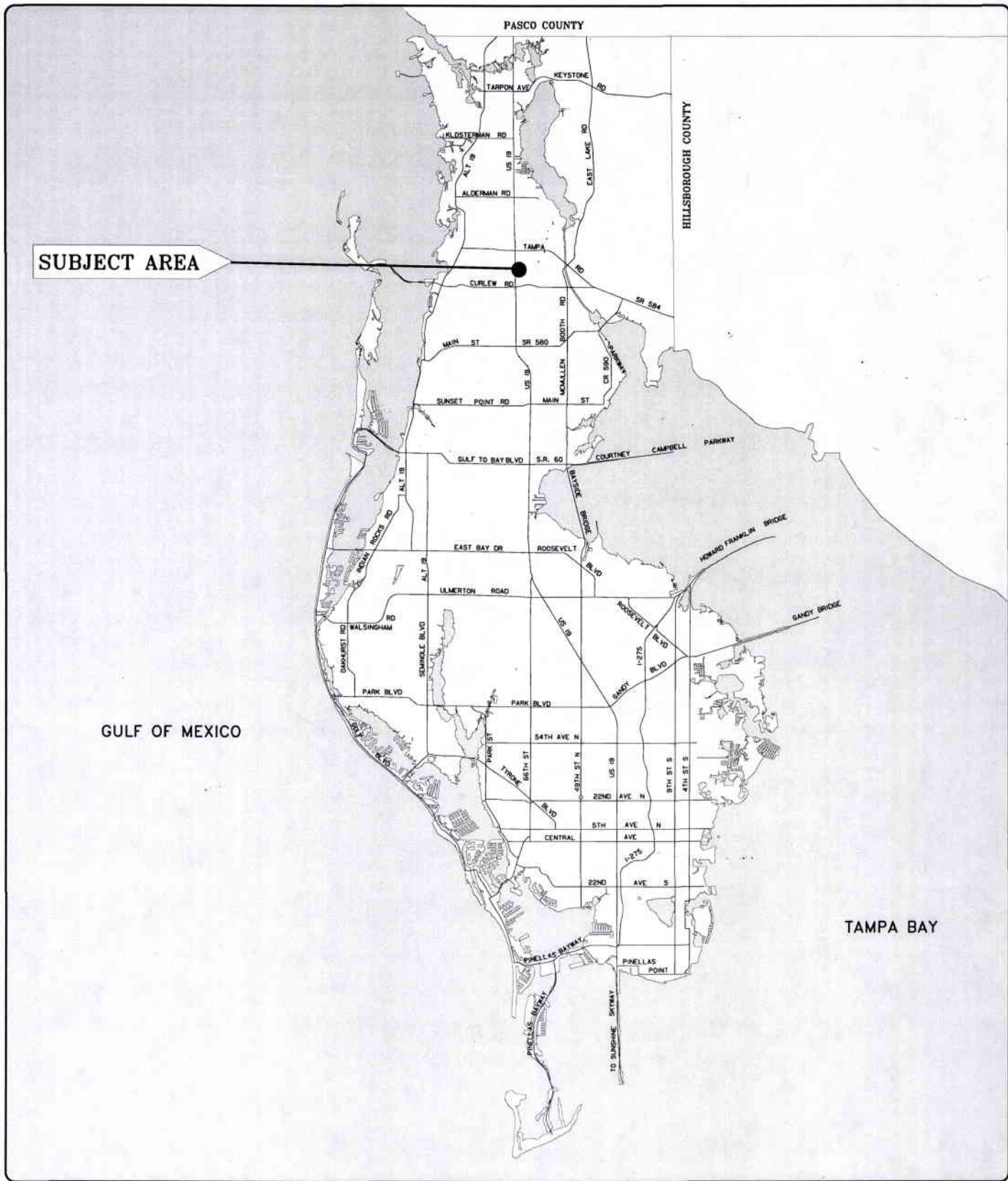
IV. LIST OF MAPS & ATTACHMENTS

- | | |
|-------|--|
| Map 1 | Location |
| Map 2 | Current Countywide Plan & 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 PAC)

V. SUPPORT DOCUMENTS – available only at www.pinellasplanningcouncil.org (see February 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

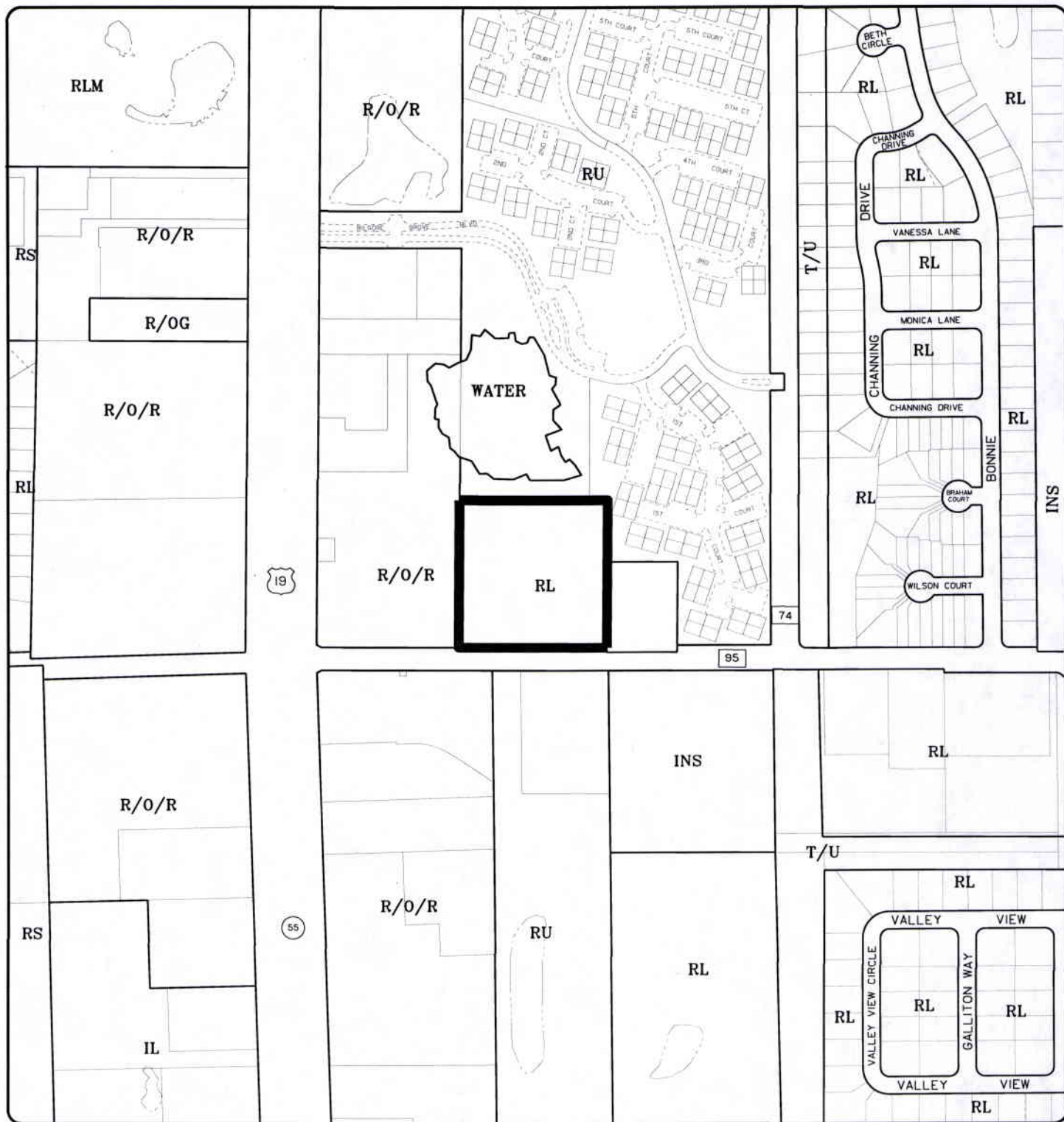
CASE NO. CW09-02



PINELLAS PLANNING COUNCIL



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MAP 2

PROPOSED AMENDMENT CASE NO. CW09-02

FROM: Residential Low (RL)

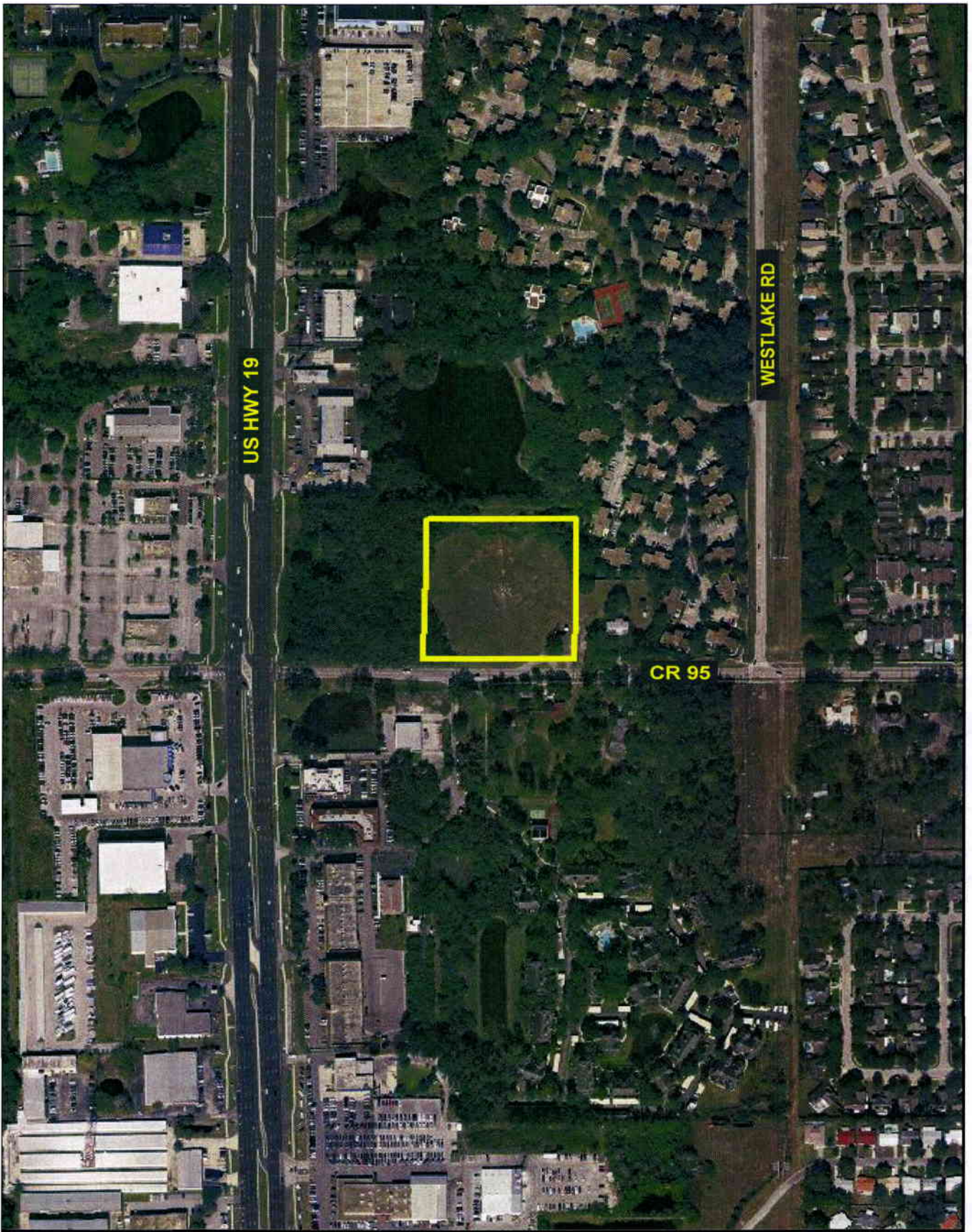
TO: Residential Urban (RU)

ACREAGE: 4.1



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**CASE NO. CW09-02
MAP 3**



NOT TO SCALE



LEGEND

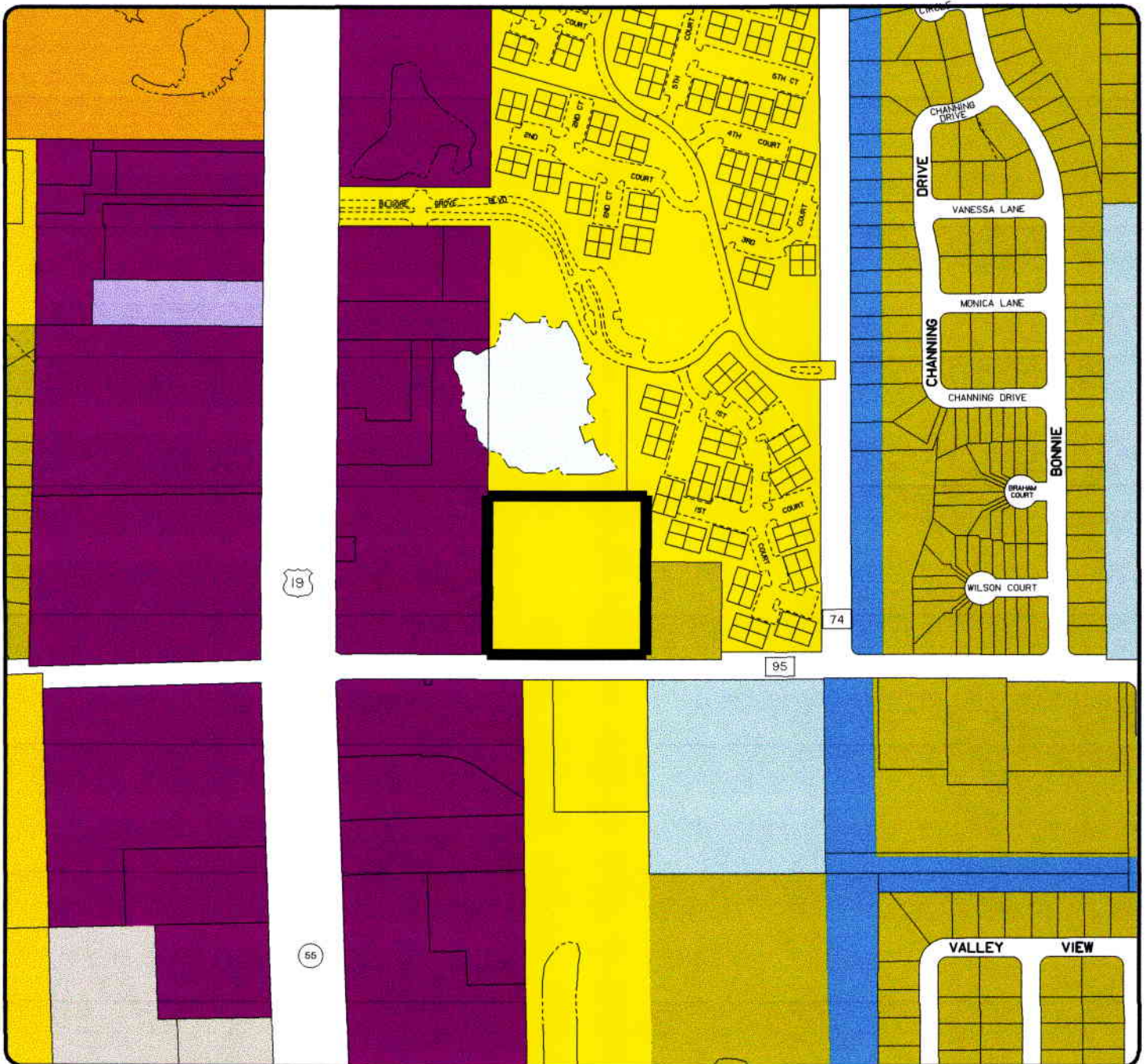
RESIDENTIAL		MIXED USE		COMMERCIAL		PUBLIC/SEMI-PUBLIC		SPECIAL DESIGNATION			
	RESIDENTIAL RURAL		RESIDENTIAL LOW MEDIUM		RESIDENTIAL/OFFICE LIMITED		COMMERCIAL NEIGHBORHOOD		PRESERVATION		WATER/ DRAINAGE FEATURE
	RESIDENTIAL ESTATE		RESIDENTIAL MEDIUM		RESIDENTIAL/OFFICE GENERAL		COMMERCIAL LIMITED		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		RESORT FACILITIES MEDIUM		INDUSTRIAL LIMITED		RESIDENTIAL		CENTRAL BUSINESS DISTRICT
			RESORT FACILITIES HIGH		INDUSTRIAL GENERAL		MIXED USE		COMMERCIAL		
							INDUSTRIAL		INDUSTRIAL		

MAP 4
CASE NO. CW09-02

FROM: **RL** RESIDENTIAL LOW
TO: **RU** RESIDENTIAL URBAN
ACREAGE: 4.1

SCALE 1" = 400'

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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						
						INDUSTRIAL					
							INDUSTRIAL LIMITED		RESIDENTIAL		
							INDUSTRIAL GENERAL		MIXED USE		
									COMMERCIAL		
									INDUSTRIAL		

MAP 5
CASE NO. CW09-02

PROPOSED FUTURE LAND USE

SCALE 1" = 400'

PINELLAS
PLANNING COUNCIL
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**Council Staff Analysis
Case CW 08-44: Pinellas County
February 18, 2009, PPC Meeting**

Relevant Countywide Considerations:

- 1) **Consistency with the Countywide Plan and Rules** – The Residential Urban (RU) category that is proposed for the amendment area is compatible with the surrounding existing uses and nearby Countywide Plan Map categories. The majority of the adjacent uses are residential and within the same category as the one being requested (i.e., Residential Urban). Uses south of CR 95 include a pharmacy fronting on CR 95 (designated Residential/Office/Retail), an entrance to an apartment complex (designated Residential Urban), an assisted living facility (designated Residential Urban), and a church (designated Institutional).

To the east of the subject area is a single family home on the only other parcel designated Residential Low. To the west is a Pinellas County-owned parcel that will likely remain undeveloped (it contains a sinkhole), and is designated Residential/Office/Retail.

The subject site current has a radio tower and vacant single family home on it and gains its access from CR 95, a collector roadway that leads to US Highway 19 North on the west and to the east can eventually gain access to Curlew Road to the south and Tampa Road to the north. The site serves as a transition between the R/O/R parcel to the west on US Highway 19 North and the single family home designated RL to the east.

The proposed RU designation is consistent with the purpose and locational criteria that are enumerated in the Countywide Rules which state that the RU category is: *“to depict those areas of the County that are now developed, or appropriate to be developed, in an urban low density residential manner; and to recognize such areas as primarily well-suited for residential uses that are consistent with the urban qualities, and natural resource characteristics of such areas.”* The locational characteristics in the Rules state that: *“[T]his category is generally appropriate to locations removed from, but in close proximity to urban activity centers; in areas where use and development characteristics are urban residential in nature; and in areas serving as a transition between more suburban and more urban residential areas. These areas are generally served by and accessed from minor and collector roadways which connect to the arterial and thoroughfare highway network....”*

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.

- 2) **Adopted Roadway Level of Service (LOS) Standard** – The amendment will impact a roadway whose LOS is below “D”, US Highway 19 North to the west of the subject area (operating at a LOS of “F”). However, the additional trips that are expected to be added to this section of roadway that could be created as a result of the amendment are insignificant (i.e., the difference between the current RL designation at 205 trips vs. the proposed designation at 279 trips is 74 daily vehicle trips). Additionally, not all of the 74 extra daily trips will impact US Highway 19 as a significant number of them will leave the site via CR 95 to the east.

It should be noted that the site is essentially undeveloped at present with no vehicle trips associated with it, whereas upon development, according to the Countywide Rules, some 279 daily trips could be generated by the development of up to 31 residential units.

- 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 area is not adjacent to, nor does it significantly impact, another jurisdiction or public educational facility.

DISCLOSURE OF INTEREST STATEMENT
PINELLAS COUNTY PLANNING COUNCIL CASE NUMBER

SUBMITTING GOVERNMENT ENTITY: PINELLAS COUNTY

PPC OR CITY/TOWN CASE NUMBER: Z/LU-1-11-08

PROPERTY OWNER(S):

Name: Synchronous Media Group Inc Name: Mark Jorgenson

Address: 426 S River Rd Address: _____
Tyron, NC 28782

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

Interest: _____ Contingent: _____ Absolute: _____

Name: _____

A specific interest held:

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

Z08-000024

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 Low
- 2. Proposed Countywide FLUM Designation Residential Urban

II. Local Plan Amendment Information

- 1. Local Plan Amendment Case Number Z/LU-1-11-08
- 2. Existing Local Plan Designations Residential Low
- 3. Existing Local Zoning Designations RPD-5, Residential Planned Development, 5 units per acre
- 4. Proposed Local Plan Designations Residential Urban
- 5. Proposed Local Zoning Designations RPD-7.5, Residential Planned Development, 7.5 units per acre

III. Site Description

- 1. Parcel Number(s) of area(s) proposed to be amended
(Include Section/Twp/Rng/Sub/Blk/Lot) 07/28/16/00000/430/0600
- 2. Acreage 4.05
- 3. Location A parcel of land containing approximately 4 acres located on the north side of CR 95 lying 400 ft. east of US Highway 19, Palm Harbor (street address being: 2625 CR 95)
- 4. Existing Use A Single-Family Residence & Radio Tower
- 5. Existing Density 5 upa
- 6. Name of Project (Church/Nursing Home/Apartment Complex) N/A

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. _____