

**PINELLAS PLANNING COUNCIL
AGENDA MEMORANDUM**

**PRELIMINARY FOR
PAC REVIEW ONLY**

AGENDA ITEM:

MEETING DATE: May 20, 2009

SUBJECT: Amendment of the *Countywide Future Land Use Plan Map*
FROM: Residential Urban (RU)
TO: Industrial Limited (IL)
AREA: 2.0 Acres m.o.l
CASE #: CW 09-13 (Z/LU-3-2-09)
JURISDICTION: Pinellas County
LOCATION: 15122 and 15123 63rd Street North, and 15090 62nd Street North

RECOMMENDATION: Council Recommends To The Countywide Planning Authority That The Proposed Amendment To Industrial Limited Be Approved.

I. BACKGROUND

This proposed amendment is submitted by Pinellas County and seeks to recognize the industrial nature of the surrounding area, and is a follow-up to direction given to County staff to study the area and bring forth appropriate recommendations for a map amendment. The existing uses are an open storage (garbage bin) area, sanitation truck parking area, and an office building. Under the RU category, these uses are nonconforming. In an effort to properly designate these land uses, restore valuable industrial land, and add economic value, the applicant has sought the proposed the IL map amendment.

The subject property consists of two separate amendment areas designated RU. These areas are separated by a row of parcels designated Residential Urban (RU). This row is occupied by dwellings that appear to be related to the industrial uses around them. The proposed map amendment area to the north consists of four parcels and contains an open (garbage bin) storage area, Solar Sanitation truck parking, and open (raw materials) storage area. The proposed map amendment area to the south consists of one parcel and contains an office within a residential structure and open (scrap metal) storage area.

Within the block bound by 63rd Street North, 150th Avenue North, and 62nd Street North around the two map amendment areas, there is a variety of uses and designations ranging from RU and CN to IL. Looking outside of the block to the north and west are areas designated IL, further to the east are areas designated T/U, and to the south are areas designated CN. The predominantly land use category surrounding the amendment areas is

PINELLAS PLANNING COUNCIL ACTION:

COUNTYWIDE PLANNING AUTHORITY ACTION:

IL.

II. FINDINGS

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

- A. The proposed IL category recognizes the current and proposed use of the amendment areas and is consistent with the criteria for utilization of this category.
- B. The proposed IL category will not impact any adjoining jurisdictions, which is the City of Largo to the west.
- C. The proposed IL category either does not involve, or will not significantly impact, the remaining Relevant Countywide Considerations.

For a detailed staff evaluation of the proposed amendment's impact on the above Relevant Countywide Considerations refer to Support Document 1: Council Staff Analysis.

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 May 11, 2009 meeting.

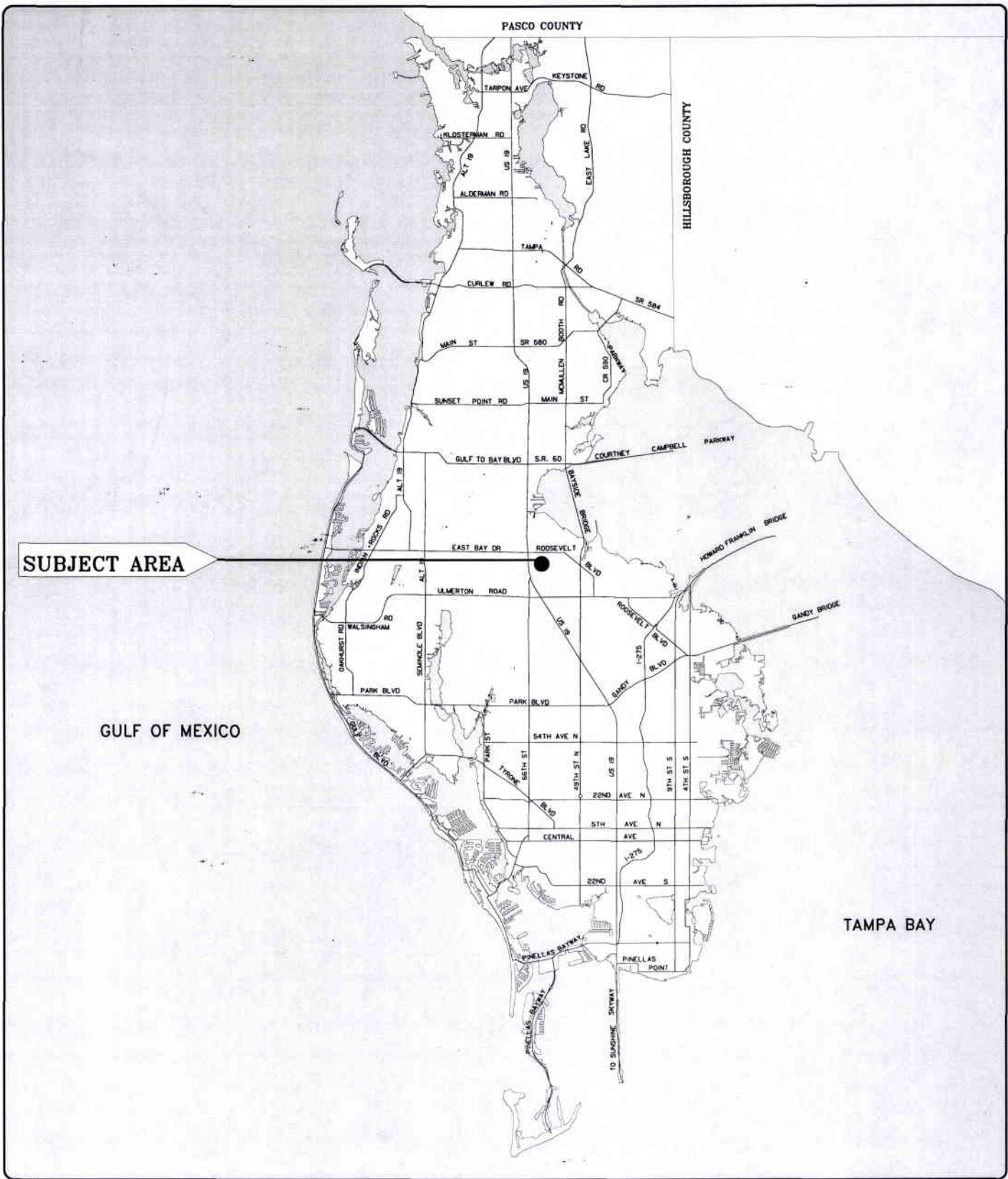
IV. LIST OF MAPS & ATTACHMENTS

- Map 1 Location
- Map 2 Current Countywide Plan & Jurisdiction Map – Black & White
- Map 3 Aerial
- Map 4 Current Countywide Plan Map – Color
- Map 5 Proposed Countywide Plan Map – Color
- Map 6 Area Countywide Plan Map Amendments

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

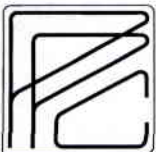
V. SUPPORT DOCUMENTS – available only at www.pinellasplanningcouncil.org (see May Agenda and then click on corresponding case number).

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



MAP 1

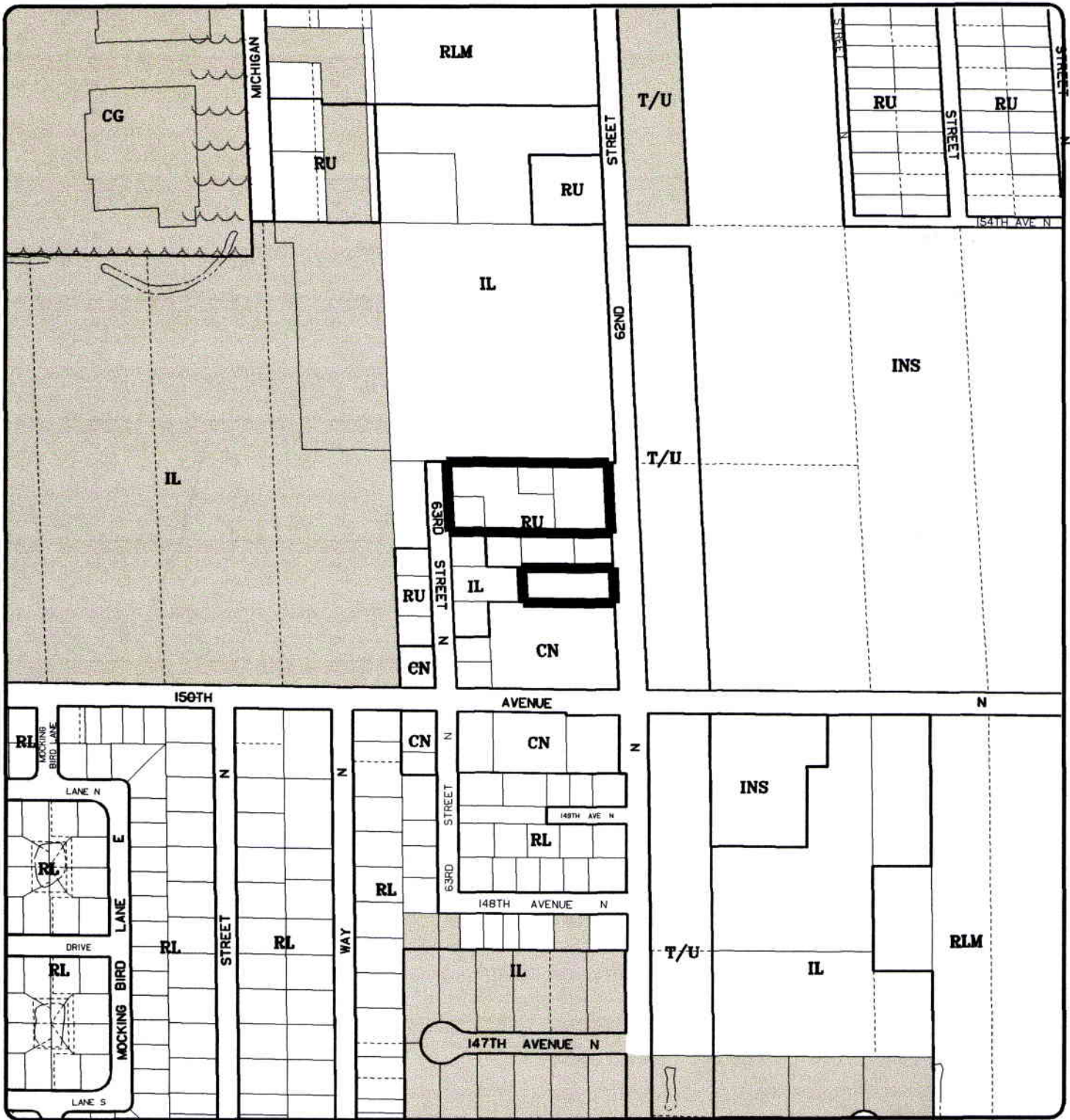
CASE NO. CW09-13



PINELLAS PLANNING COUNCIL



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MAP 2

PROPOSED AMENDMENT CASE NO. CW09-13

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

ACREAGE: 1.97



CITY OF LARGO

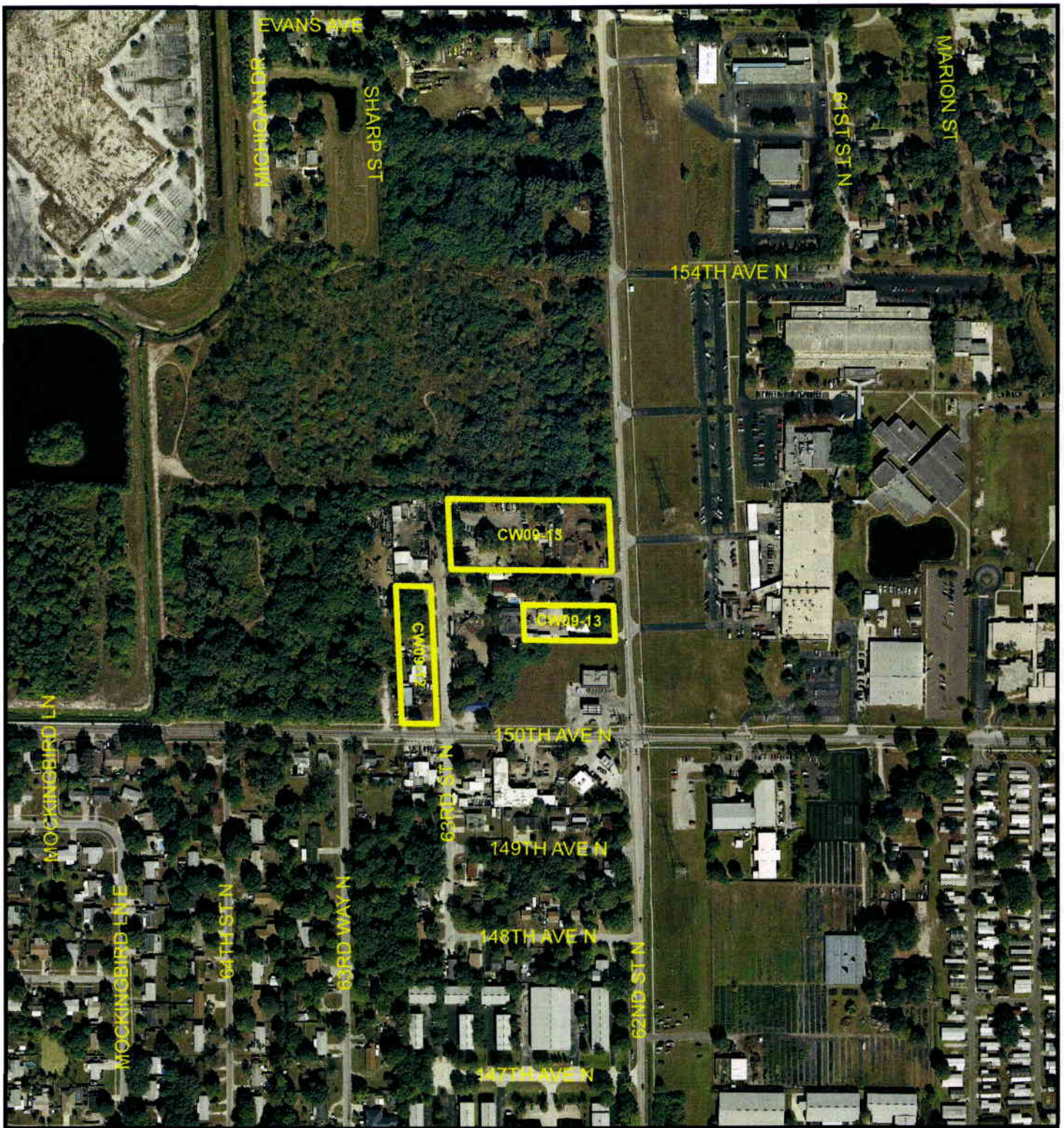


SCALE: 1" = 400'



PINELLAS PLANNING COUNCIL

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Map 3 - Aerial

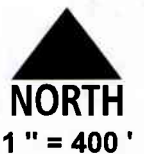
FROM: Residential Urban

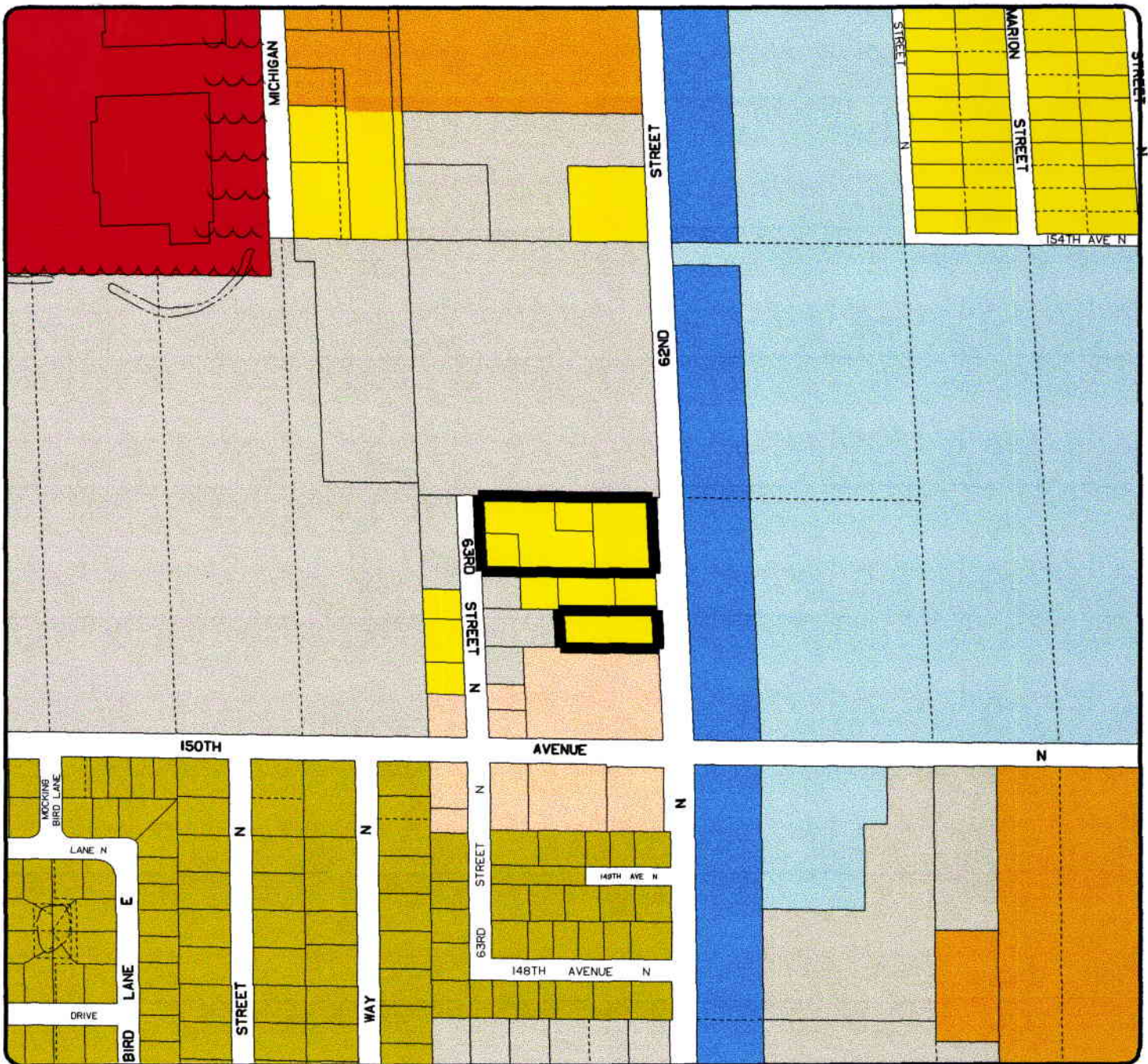
TO: Industrial Limited

AREA: 1.97

CASE #: CW09-13

JURISDICTION: Pinellas County





LEGEND

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

MAP 4
CASE NO. CW09-13

FROM: **RU** **RESIDENTIAL URBAN**
TO: **IL** **INDUSTRIAL LIMITED**
ACREAGE: 1.97

SCALE 1" = 400'

PINELLAS PLANNING COUNCIL
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LEGEND

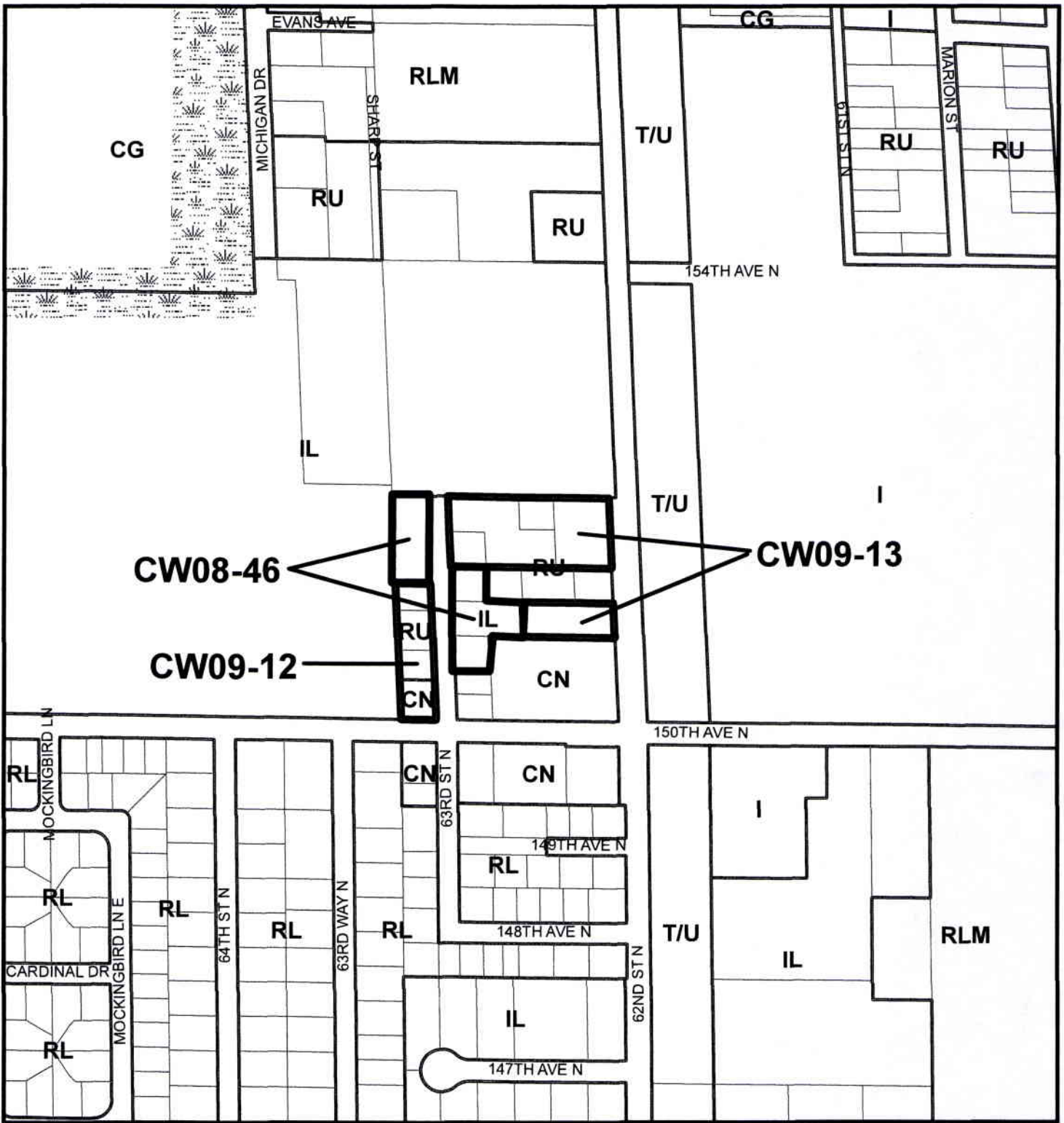
RESIDENTIAL		MIXED USE		COMMERCIAL		PUBLIC/SEMI-PUBLIC		SPECIAL DESIGNATION			
	RESIDENTIAL RURAL		RESIDENTIAL LOW MEDIUM		RESIDENTIAL/OFFICE LIMITED		COMMERCIAL NEIGHBORHOOD		PRESERVATION		WATER/ DRAINAGE FEATURE
	RESIDENTIAL ESTATE		RESIDENTIAL MEDIUM		RESIDENTIAL/OFFICE GENERAL		COMMERCIAL LIMITED		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		PLANNED REDEVELOPMENT			RESIDENTIAL
							INDUSTRIAL LIMITED		MIXED USE		COMMERCIAL
							INDUSTRIAL GENERAL		INDUSTRIAL		

MAP 5
CASE NO. CW09-13

PROPOSED FUTURE LAND USE

SCALE 1" = 400'

PINELLAS PLANNING COUNCIL
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Map 6 - Current Countywide Plan & Case Map

FROM: Residential Urban and Commercial Neighborhood

TO: Industrial Limited

CASE #: CW09-12 & CW09-13

JURISDICTION: Pinellas County



**Council Staff Analysis
Case CW 09-13: Pinellas County
May 20, 2009, PPC Meeting**

Relevant Countywide Considerations:

- 1) **Consistency with the Countywide Plan and Rules** – With the exception of the residential uses and Residential Urban category remaining in the immediate area, the Industrial Limited (IL) category that is proposed for the amendment area is 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 CEPOT (i.e., Pinch-a-Penny Pool Supplies) and is designated IL. The more immediate developed area contains a mix of single family homes, an office, a convenience store, and small industrial uses. Nonetheless, the predominate land use category by acreage is IL. See chart below.

Land Use Category	Acreage	Surrounding Area
Industrial Limited	48.7	north, west
Transportation Utility	10.36	east
Commercial Neighborhood	2.51	south
Residential Urban	1.46	between map amendment areas

The subject property is currently occupied by a truck terminal, open storage areas, and vacant land. These uses are currently nonconforming within the RU category, and more compatible with uses that are IL.

Address	Acreage	Existing Use	Proposed Designation
15090 62 nd St. N	0.23	Open Scrap Metal Storage Areas and Office	IL
15122 63 rd St. N	1.53	Truck Parking, Bin Storage, and Open Storage Area	IL
15123 63 rd St. N	0.21	Solar Sanitation Office Building	IL
Total	1.97		

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 criteria that are enumerated in the Countywide Rules, which state that the IL category is generally appropriate to locations that, “. . . 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 uses, transportation facilities, and natural resource characteristics.”

The locational characteristics in the Rules state that, “this 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.”

These uses have adequate access to 150th Avenue North, a collector facility that connects with US Highway 19, a major arterial roadway further to the west, and via 62nd Street North, a collector roadway gaining access to Roosevelt Boulevard, a major arterial further to the north. This network of roadways is designed to carry both commercial and industrial traffic, and according to the Florida Department of Transportation serves the majority of truck traffic movements east-west and north-south of the County.

Therefore, the proposed amendment can be considered consistent with this Relevant Countywide Consideration.

- 2) **Adopted Roadway Level of Service (LOS) Standard** – The amendment is not directly located on a roadway with a LOS below “D”, nor will the amendment if approved cause the immediate segment to fall below a LOS “D.”
- 3) **Location on a Scenic/Non-Commercial Corridor (SNCC)** – The proposed amendment area is not located along a SNCC. Thus, these policies are not applicable.

- 4) **Coastal High Hazard Areas (CHHA)** - The proposed amendment areas are not located in a CHHA. Thus these policies are not applicable.
- 5) **Designated Development/Redevelopment Areas** – The amendment area is not located in, nor does it impact, designated development or redevelopment areas.
- 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 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. The City of Largo is not expected to be significantly impacted by the amendment.

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-3-3-09

PROPERTY OWNER(S):

Name: Earline DeCeglie/Anthony DiNardi

Name: Michael & Sandra Williams

Address: 15122 63rd Street N.
Clearwater, FL 33760

Address: 15090 62nd St. No.
Clearwater, FL 33760

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

APPLICATION FOR COUNTYWIDE FUTURE LAND USE PLAN AMENDMENTS

Please include all information below to ensure the application for Countywide Plan Map amendment can be processed. If additional space is needed, please number and attach additional sheets.

Countywide Plan Map Information

- | | | |
|----|---|------------------------|
| 1. | Current Countywide FLUP Designation(s) | RU, Residential Urban |
| 2. | Proposed Countywide FLUP Designation(s) | IL, Industrial Limited |

Local Plan Map Information

- | | | | |
|----|--------------------------------------|---|-----------|
| 1. | Local Map Amendment Case Number | Z/LU-3-3-09 | CW 090 13 |
| 2. | Current Local Plan Designation(s) | RU, Residential Urban | |
| 3. | Current Local Zoning Designation(s) | RM-7.5, Residential, Multiple Family, 7.5 upa | |
| 4. | Proposed Local Plan Designation(s) | IL, Industrial Limited | |
| 5. | Proposed Local Zoning Designation(s) | M-1, Light Manufacturing & Industry | |

Site and Parcel Information

- | | | |
|----|---|--|
| 1. | Parcel Number(s) of area(s) proposed to be amended – Sec/Twp/Rng/Sub/Blk/Lot (and/or legal description, as necessary) | 32/29/16/70362/300/1408, 1405, 1404, 1419, 1401 |
| 2. | Location | <u>Five parcels of land containing approximately 2.7 acres located on the east side of 63rd Street N and lying 240 ft. north of 150th Avenue North, Clearwater. (street addresses being: 15122 & 15123 63rd St. N., 15090 62nd St.N.</u> |
| 3. | Acreage | 1.97 |
| 4. | Existing use(s) | Vacant, General Svc, Open Storage |
| 5. | Existing density and/or floor area ratio | 7.5 upa |
| 6. | Name of project (if applicable) | N/A |

Local Action

- Date local ordinance was considered at public hearing and authorized by an affirmative vote of the governing body for transmittal of, and concurrence with, the local government future land use plan map amendment.
- If the local government chooses to submit a development agreement in support of this application, the date the agreement was approved at public hearing by the legislative

body. Any development agreement submitted as part of an application of Countywide Plan Map amendment may become a condition of approval of the amendment and will be subject to the provisions of Section 5.1.4 of the Countywide Rules.

Other Items to Include:

1. Cover letter or email to the Executive Director indicating the request for Countywide Plan Map amendment, including, ordinance number, ordinance status, and local action to date.
2. Copy of local ordinance.
3. If applicable, a copy of the development agreement approved by the legislative body and executed by the applicant propertyowner and other private party(ies) to the agreement.
4. Disclosure of Interest Statement.
5. Staff report.
6. Local plan and zoning maps showing amendment area.
7. If applicable, proposed demarcation line for environmentally sensitive areas.

Forms available online at www.pinellasplanningcouncil.org/amendment.htm