



Staff Report

File #: 15-188, **Version:** 1

Agenda Date: 11/24/2015

Subject:

Case No. Q Z/LU-19-9-15 (Alice K. Gast, Trustee of the Nichols Family Trust)

A request for a land use change from Residential Urban to Residential Medium, a zoning change from A-E, Agricultural Estate Residential to RM-12-5, Residential, Multiple Family, 12.5 units per acre, and a special exception to allow a 50% affordable housing density bonus on approximately 4.9 acres located 585 feet south of Ulmerton Road on the east side of Belcher Road South in the unincorporated area of Largo.

Recommended Action

Adoption of Case No. Z/LU-19-9-15; resolution approving the application of Alice K. Gast, Trustee of the Nichols Family Trust through Richard Cavaleri, Norstar Development USA, LP, Representative, for a change of zoning from A-E, Agricultural Estate Residential to RM-12.5, Residential, Multiple Family, 12.5 units per acre, and a special exception to allow a 50% affordable housing density bonus subject to affordable housing development that is substantially in conformance with the attached concept plan, and an ordinance for approval of a change in land use designation from Residential Urban to Residential Medium, regarding approximately 4.9 acres located 585 feet south of Ulmerton Road on the east side of Belcher Road South in the unincorporated area of Largo (street address: 13101 Belcher Road South).

Strategic Plan:

Ensure Public Health, Safety, and Welfare

2.2 Be a facilitator, convener, and purchaser of services for those in need

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:

This is a request to amend Future Land Use Map (FLUM) from Residential Urban (RU) to Residential Medium (RM) and the Zoning Atlas from A-E, Agricultural Estate Residential to RM-12.5, Residential Multiple Family, 12.5 units per acre. There is also a request for a special exception to allow a 50% affordable housing density bonus. The subject area is located on the east side of Belcher Road South, approximately 0.1 mile south of the intersection with Ulmerton Road. The property is just below five acres in size and currently contains a single family residence. If approved, up to 92 multifamily units could be constructed, 20% of which are proposed at affordable rates and 80% at market rates. The site is located in an area with a mixture of residential, commercial and industrial-type uses. Much of the surrounding area is within the city of Largo.

While the proposed density is higher than other surrounding developments, multifamily residential uses currently exist within the immediate area in addition to a large mobile home park. The affordable housing density bonus process requires the applicant to first obtain verification from the County's

Planning Department staff that the proposal meets the definitional criteria of affordable housing. The applicant in this case has sought and successfully obtained such verification. The Land Development Code also requires Special Exception requests to comply with certain general criteria, including the provision of sufficient off-street parking; the installation of appropriate drives, walks and buffers; compliance with required setbacks; maintaining adequate separation of structures from adjacent uses; and not generating excessive traffic on local streets. It is staff's opinion that the proposal will meet all of these requirements and that the requested land use and zoning amendments are appropriate based on the existing mix of surrounding uses and consistency with the Comprehensive Plan. Importantly, Belcher Road is not a constrained corridor and the additional trips generated by the proposed use should not significantly impact its operation.

Background Information:

The Pinellas County Comprehensive Plan provides certain criteria that apply to potential affordable housing developments and determining their preferred locations. Those include: 1) a bus stop available within walking distance, 2) located near neighborhood services, 3) located near places of employment, 4) compatible with the surrounding development patterns, 5) adequate infrastructure to serve the development, and 6) location outside of the coastal storm area. For this proposal, a bus stop currently exists just to the south of the subject area, neighborhood services are available to the north near the Ulmerton Road intersection, employment uses are in the immediate vicinity, the proposal is compatible with the surrounding development pattern, and the site is located outside the coastal storm area. The subject area is located in the city of Largo sanitary sewer service area. Based on discussions between the city of Largo and the applicant, the city has the ability to provide sewer service to the site, and if the proposed amendment is approved and the project progresses to the site plan review process, the city will determine what specific modifications to the sewer collection system will be needed in response to the project's sewer demand. The subject area is located within the Pinellas County potable water service area.

The Local Planning Agency recommended approval of all components of the application during their September 10, 2015 public hearing (the vote was 4-2, in favor).

Fiscal Impact:

N/A

Staff Member Responsible:

Gordon Beardslee, Director, Planning

Partners:

Pinellas County Housing Authority
City of Largo

RESOLUTION NO. _____

RESOLUTION CHANGING THE ZONING CLASSIFICATION OF APPROXIMATELY 4.9 ACRES LOCATED 585 FEET SOUTH OF ULMERTON ROAD ON THE EAST SIDE OF BELCHER ROAD SOUTH IN THE UNINCORPORATED AREA OF LARGO (STREET ADDRESS: 13101 BELCHER ROAD SOUTH); PAGE 729 OF THE ZONING ATLAS, AS BEING IN SECTION 07, TOWNSHIP 30, RANGE 16; FROM A-E, AGRICULTURAL ESTATE RESIDENTIAL TO RM-12.5, RESIDENTIAL, MULTIPLE FAMILY, 12.5 UNITS PER ACRE AND A SPECIAL EXCEPTION TO ALLOW A 50% AFFORDABLE HOUSING DENSITY BONUS; UPON APPLICATION OF ALICE K. GAST, TRUSTEE OF THE NICHOLS FAMILY TRUST THROUGH RICHARD CAVALIERI, NORSTAR DEVELOPMENT USA, LP, REPRESENTATIVE, Z/LU-19-9-15

WHEREAS, Alice K. Gast, Trustee, 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 RM-12.5, Residential, Multiple Family, 12.5 units per acre and a Special Exception to allow a 50% affordable housing density bonus; 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 24th day of November 2015 that the zone classification of the following described real property in Pinellas County, Florida, to wit:

THE NORTH HALF N ½ OF LOT 7, PINELLAS GROVES IN THE NORTHWEST QUARTER NW ¼ OF SECTION 7, TOWNSHIP 10 SOUTH, RANGE 16 EAST, ACCORDING TO THE PLAT THEREOF RECORDED IN THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. LESS ROAD RIGHT-OF-WAY

be, and the same is hereby changed from A-E, Agricultural Estate Residential to RM-12.5, Residential, Multiple Family, 12.5 units per acre and a Special Exception to allow a 50% affordable housing density bonus, subject to an amendment to the Pinellas County Future Land Use Map from Residential Urban to Residential Medium, Z/LU-19-9-15.

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

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE FUTURE LAND USE MAP OF PINELLAS COUNTY, FLORIDA BY CHANGING THE LAND USE DESIGNATION OF APPROXIMATELY 4.9 ACRES LOCATED 585 FEET SOUTH OF ULMERTON ROAD ON THE EAST SIDE OF BELCHER ROAD SOUTH IN THE UNINCORPORATED AREA OF LARGO (STREET ADDRESS: 13101 BELCHER ROAD SOUTH) LOCATED IN SECTION 07, TOWNSHIP 30, RANGE 16, FROM RESIDENTIAL URBAN TO RESIDENTIAL MEDIUM

WHEREAS, the application for an amendment to the Future Land Use map of Pinellas County, Florida, hereinafter listed, has been presented to the Board of County Commissioners of Pinellas County; and

WHEREAS, notice of public hearings and advertisements have been given as required by Florida Law; and

WHEREAS, the comments and recommendation of the Local Planning Agency have been received and considered; and

WHEREAS, this is a small scale development amendment, as defined by Section 163.3187(1), Florida Statutes.

NOW THEREFORE, BE IT ORDAINED by the Board of County Commissioners of Pinellas County, Florida in regular meeting duly assembled this 24th day of November 2015 that:

Section 1. The Future Land Use Map of Pinellas County, Florida is amended by redesignating the property described as: Approximately 4.9 acres located 585 feet south of the southeast intersection of Ulmerton Road and Belcher Road South in the unincorporated area of Largo (street address: 13101 Belcher Road South). Referenced as Case Z/LU-19-9-15, and owned by Trustee Alice K. Gast, from Residential Urban to Residential Medium. Legal description: THE NORTH HALF N ½ OF LOT 7, PINELLAS GROVES IN THE NORTHWEST QUARTER NW ¼ OF SECTION 7, TOWNSHIP 10 SOUTH, RANGE 16 EAST, ACCORDING TO THE PLAT THEREOF RECORDED IN THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. LESS ROAD RIGHT-OF-WAY

Section 2. This amendment shall be transmitted to the Pinellas Planning Council for action to amend the Countywide Future Land Use Plan, from Residential Urban to Residential Medium to maintain consistency with the said Plan.

Section 3. This Ordinance shall take effect upon:

- a) Receipt of notice from the Secretary of State that the Ordinance has been filed is received; and
- b) Approval by the Countywide Planning Authority of the requisite amendment of the Countywide Future Land Use Plan submitted herein pursuant to Chapter 2012-245, Laws of Florida.
- c) Pursuant to Section 163.3187(5)(c), Florida Statutes, this amendment shall become effective upon 31 days following its adoption. If timely challenged, this amendment shall not become effective until the state land planning agency or the Administration Commission issues a final order determining the adopted small scale amendment is in compliance. No development orders, development permits, or land uses dependent on this Amendment may be issued or commence before the amendment has become effective.

APPROVED AS TO FORM

By: 

Office of the County Attorney

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



Regarding: Case No. Z/LU-19-9-15

LPA Recommendation: The LPA finds that the proposed amendments are consistent with the Pinellas County Comprehensive Plan, and recommends approval of the zoning amendment, the future land use amendment, and a special exception to allow a 50% affordable housing density bonus subject to affordable housing development that is substantially in conformance with the attached concept plan. (The vote was 4-2, in favor)

LPA Public Hearing: September 10, 2015

PLANNING STAFF RECOMMENDATION:

- **Staff recommends** that the LPA find that the proposed amendments to the Pinellas County Future Land Use Map (FLUM) and Zoning Atlas are consistent with the Pinellas County Comprehensive Plan based on the findings in this report; and
- **Staff further recommends** that the LPA recommend approval of the proposed FLUM and Zoning Atlas amendments to the Pinellas County Board of County Commissioners (Board); and
- **Staff further recommends** that the LPA recommend that the Board approve the requested Special Exception to allow a 50 percent (%) affordable housing density bonus subject to affordable housing development that is substantially in conformance with the attached concept plan.

CASE SUMMARY

APPLICANT'S NAME: Alice K. Gast, Trustee of the Nichols Family Trust

DISCLOSURE: **Property under contract with trust:** Alice K. Gast, as sole surviving Trustee, Norstar Development USA, LP & Pinellas County Housing Authority

Existing contract: Richard Trzcinski-President-Primerica Group One, Inc.
Richard Higgins-President-Norstar Development USA, LP & Debra Johnson
Executive Director-Pinellas County Housing Authority

REPRESENTED BY: Richard Cavalieri

	LAND USE CHANGE	ZONING CHANGE
FROM:	Residential Urban	A-E, Agricultural Estate Residential
TO:	Residential Medium	RM-12.5, Residential, Multiple Family, 12.5 units per acre

And a Special Exception to allow a 50% affordable housing density bonus.

PROPERTY DESCRIPTION: Approximately 4.9 acres located 585 feet south of Ulmerton Road on the east side of Belcher Road South in the unincorporated area of Largo (street address: 13101 Belcher Road South).

PARCEL ID(S): 07/30/16/70956/200/0701

PROPOSED BCC HEARING DATE: October 20, 2015

CORRESPONDENCE RECEIVED TO DATE:

109 letters & a Petition with 304 signatures received in opposition.

PERSONS APPEARING AT THE LOCAL PLANNING AGENCY HEARING:

Eight persons appeared in opposition.

SURROUNDING ZONING AND LAND USE FACTS:

	Land Use Category	Zoning Designation	Existing Use
Subject Property:	Residential Urban	A-E	Single Family Residential
Adjacent Properties:			
North	Commercial General	C-3	Warehouse/Light Manufacturing
East	Residential Medium	Largo	Drainage Pond/Multi Family Residential
South	Industrial Limited	Largo	Warehouse
West	Industrial Limited	M-1 & Largo	Warehouse/Marine Center

STAFF DISCUSSION AND ANALYSIS

COMPATIBILITY WITH SURROUNDING LAND USES

The subject area is located on the east side of Belcher Road S, approximately 0.1 mile south of the intersection with Ulmerton Road. The property is just below five acres in size and currently contains a single family residence. A multifamily residential development is proposed, and the applicant is requesting an amendment to the Residential Medium (RM) FLUM category and the RM-12.5 zoning district. These designations would give the ability to develop the property to the highest density currently available in the unincorporated County, subject to any potential site development constraints. In addition, the applicant is requesting a Special Exception for a 50% affordable housing density bonus. If approved, up to 92 multifamily units could be constructed, 20% of which are proposed for affordable rates and 80% at market rates. Two and three story buildings are proposed. The applicant is not requesting any parking or setback variances.

The site is located in an area with a mixture of residential, commercial and industrial-type uses. A multifamily residential development with 170 units (also with an RM land use) exists to the east within the City of Largo, separated from the subject area by a 2.5-acre Florida Department of Transportation retention pond. A large mobile home park lies to the south of that. Heavy commercial and retail uses are to the north of the subject site, and light industrial uses exist immediately to the south and to the west across Belcher Road. Much of the surrounding area is within the City of Largo.

The Pinellas County Land Development Code has provisions for up to a 50% affordable housing density bonus via the Special Exception process. This is intended as an incentive to provide increased opportunity for affordable housing. Such a bonus shall only be granted in a manner which does not negatively impact the surrounding neighborhood or the natural environment. While the proposed density is higher than other surrounding developments, multifamily residential currently exists within the immediate area in addition to a large mobile home park. Much of the rest of the area is commercial and industrial in nature. Therefore, it is staff's opinion that the proposal will not negatively affect the surrounding area. In addition, there do not appear to be any environmental constraints on the subject property. Removal of existing vegetation will be subject to permitting requirements. The affordable housing density bonus process requires the applicant to first obtain verification from the County's Planning Department staff that the proposal meets the definitional criteria of affordable housing. The applicant in this case has sought and successfully obtained such verification (attached).

The Pinellas County Comprehensive Plan also provides certain criteria that apply to potential affordable housing developments and determining their preferred locations. Those include: 1) a bus stop available within walking distance, 2) located near neighborhood services, 3) located near places of employment, 4) compatible with the surrounding development patterns, 5) adequate infrastructure to serve the development, and 6) location outside of the coastal storm area. In response to those criteria, a bus stop currently exists just to the south of the subject area, neighborhood services are available to the north near the Ulmerton Road intersection, employment uses are in the immediate vicinity, the proposal is compatible with the surrounding development pattern, adequate infrastructure exists, and the site is located outside the coastal storm area.

TRANSPORTATION IMPACTS AND CONCURRENCY

Comparing the current development potential of the subject site under the RU FLUM category (7.5 units per acre) with the potential uses associated with the proposed RM designation and 50% affordable housing density bonus (18.75 units per acre), the proposal could generate approximately 252 additional average daily trips on Belcher Road. This facility is operating at a peak hour level of service (LOS) B with a volume to capacity (V/C) ratio of 0.41. The additional average daily trips are not expected to significantly impact the operational characteristics of Belcher Road based on the proposed use of the site as multifamily residential. Approval of the request will not negatively impact the provision of solid waste, potable water and sanitary sewer services.

OTHER CONSIDERATIONS

Throughout its length, Belcher Road is a designated Scenic/Non-Commercial Corridor (SNCC). The preferred residential densities within such corridors are typically five units per acre or less. With this request, the applicant is proposing 18.75 units per acre. As stated earlier, however, this portion of Belcher Road is a mixture of residential, commercial and industrial uses, and the subject property is located near a major intersection with Ulmerton Road. Such intersections are commonly developed as nodes of commercial activity along SNCCs. Therefore, the proposed multifamily development is not necessarily out of place and is within easy walking distance of public transportation.

SUMMARY

It is staff's opinion that the proposal is consistent with the Pinellas County Comprehensive Plan and the Pinellas County Land Development Code's criteria for granting a Special Exception for a 50% affordable housing density bonus. The requested zoning and land use amendments are appropriate based on the existing mix of surrounding uses. Belcher Road is not a constrained corridor, provides easy access to the site, and public transportation is readily available.

**IMPLEMENTATION OF
THE PINELLAS COUNTY COMPREHENSIVE PLAN**

Staff finds that the proposed amendments are consistent with the following adopted principle, objectives and policies of the Pinellas County Comprehensive Plan:

PLANNING TO STAY ELEMENT – Sustain a Quality Urban Community and Promote Strong Neighborhoods and Diverse Housing Opportunities

Principle 12: A broad range of housing affordable to all income groups will be made available so that households of various incomes are able to reside throughout Pinellas County to support the local economy.

FUTURE LAND USE ELEMENT

- 1.2. Objective: Establish development regulations that respond to the challenges of a mature urban county with established communities that are experiencing infill development and redevelopment activity.
- 1.2.3. Policy: 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.
- 1.2.9. Policy: The Pinellas County Land Development Code may allow a density bonus for Affordable Housing Developments as specified in the County's adopted State Housing Initiatives Partnership Housing Incentive Plan, and subject to program guidelines and specifications as well as compatibility with surrounding development, site constraints, and other appropriate considerations as determined through the Pinellas County Comprehensive Zoning Regulations and the site plan review process. Subject to the above constraints and considerations, any density bonus allowed for an affordable housing development shall not exceed 50 percent of the allowable density on a property as determined by the Future Land Use Map or the applicable land development regulations, whichever is more restrictive. A density bonus shall not be allowed for affordable housing developments located within the coastal storm area.
- 1.2.11. Policy: The following criteria will be used in determining preferred locations for Affordable Housing Development (AHD):
 - 1. A mode of transportation other than privately-owned vehicles (e.g. a bus stop) is available within walking distance of the proposed AHD;
 - 2. The proposed AHD is located in proximity to neighborhood services such as a grocery store, pharmacy, or bank;
 - 3. The proposed AHD is located in proximity to places of employment;
 - 4. The proposed AHD is compatible with the surrounding development pattern;
 - 5. There is adequate infrastructure to serve the proposed AHD; and
 - 6. The proposed AHD is located outside the coastal storm area.

HOUSING ELEMENT

- 1.1.4. Policy: Pinellas County shall continue to consider ways to maximize use of permitted densities on vacant residential land, where consistent with policies 1.2.3 and 1.2.4 of the Future Land Use and Quality Communities Element, in recognition that urban land is becoming too scarce a resource to tolerate significant underutilization.
- 1.2. Objective: Provide incentives and encourage the provision of housing affordable to very low, low and moderate income households, through public, private and joint ventures so that sufficient housing units are made available for growth in these income categories through 2025.
- 1.4. Objective: Pinellas County will make adequate sites available for affordable housing.

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)



**AFFORDABLE HOUSING DEVELOPMENT CERTIFICATION
For Multi-Family Homes (Ownership and Rental Units)**

Certification Date: July 15, 2015

Certification Expires: July 14, 2016

Company Name & Address: Norstar Development USA, LP
3629 Madaca Lane, Tampa, FL 33616

Project/Development Name: Pairs of Pinellas

Project Location/Address: 13101 Belcher Road South, Largo, FL 33773

Contact Person/Title: Paula McDonald Rhodes

Phone/Fax: (813) 933-0629 ext. #212 / (813) 935-3420

E-Mail: prhodes@norstarus.com

Project Eligibility Considerations

Density Bonus: Up to 50% above zoning – Subject to Special Condition(s)

Fee Relief: Zoning Clearance Fees (site plan, special exception, variance, etc.)
Habitat Management Permit Fees
Driveway Permit Fees

Special Condition(s): An Affordable Housing Development Contract and Land Use Restriction Agreement are required prior to final Site Plan approval and issuance of Building Permits, as a condition of eligibility for incentives.

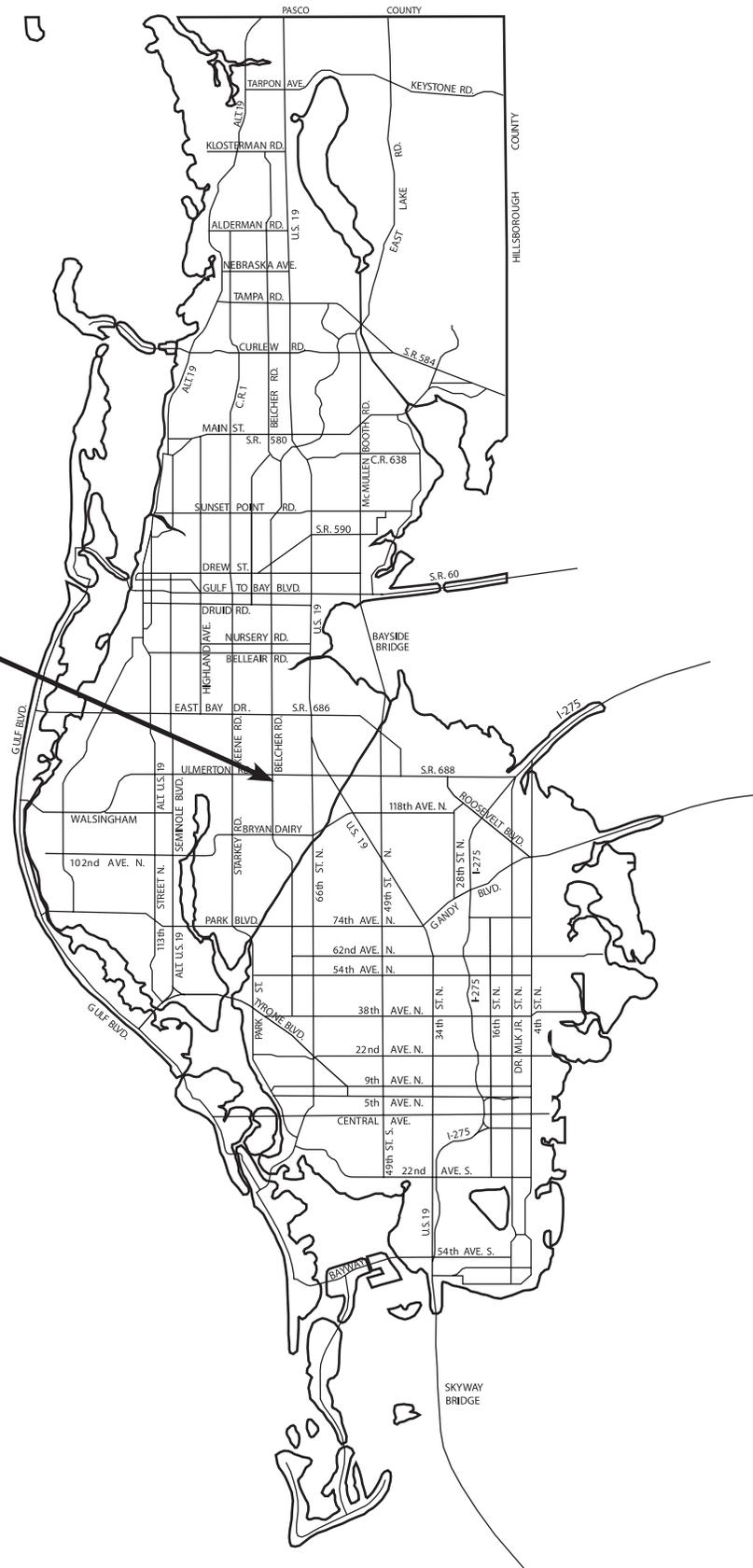
Eligibility for incentives is subject to specific performance as defined by the terms and conditions of the Affordable Housing Development Contract. Acceptance of Affordable Housing Development Incentives constitutes a binding agreement to comply with the requirements described therein, and Section 138-1346 of the Pinellas County Land Development Code. Certification must be maintained current for the duration of the Project in order to maintain eligibility for incentives. Certification must be renewed periodically, for which documentation of project progress and compliance is required. Applicant's request for Certification renewal, with supporting documentation, must be received prior to expiration of Certification in order to remain eligible for incentives.

CERTIFICATION APPROVAL: Pursuant to Section 138-1346 of the Pinellas County Land Development Code, the Pinellas County Community Development Division certifies that the proposed project meets the definition of Affordable Housing Development, and is eligible for incentives as described in said Section, subject to the recommendation of the Pinellas County Development Review Services, and approval by the appropriate reviewing bodies.

By: 
Bruce Bussey, Housing Development Manager

LOCATION MAP

Z/LU-19-9-15

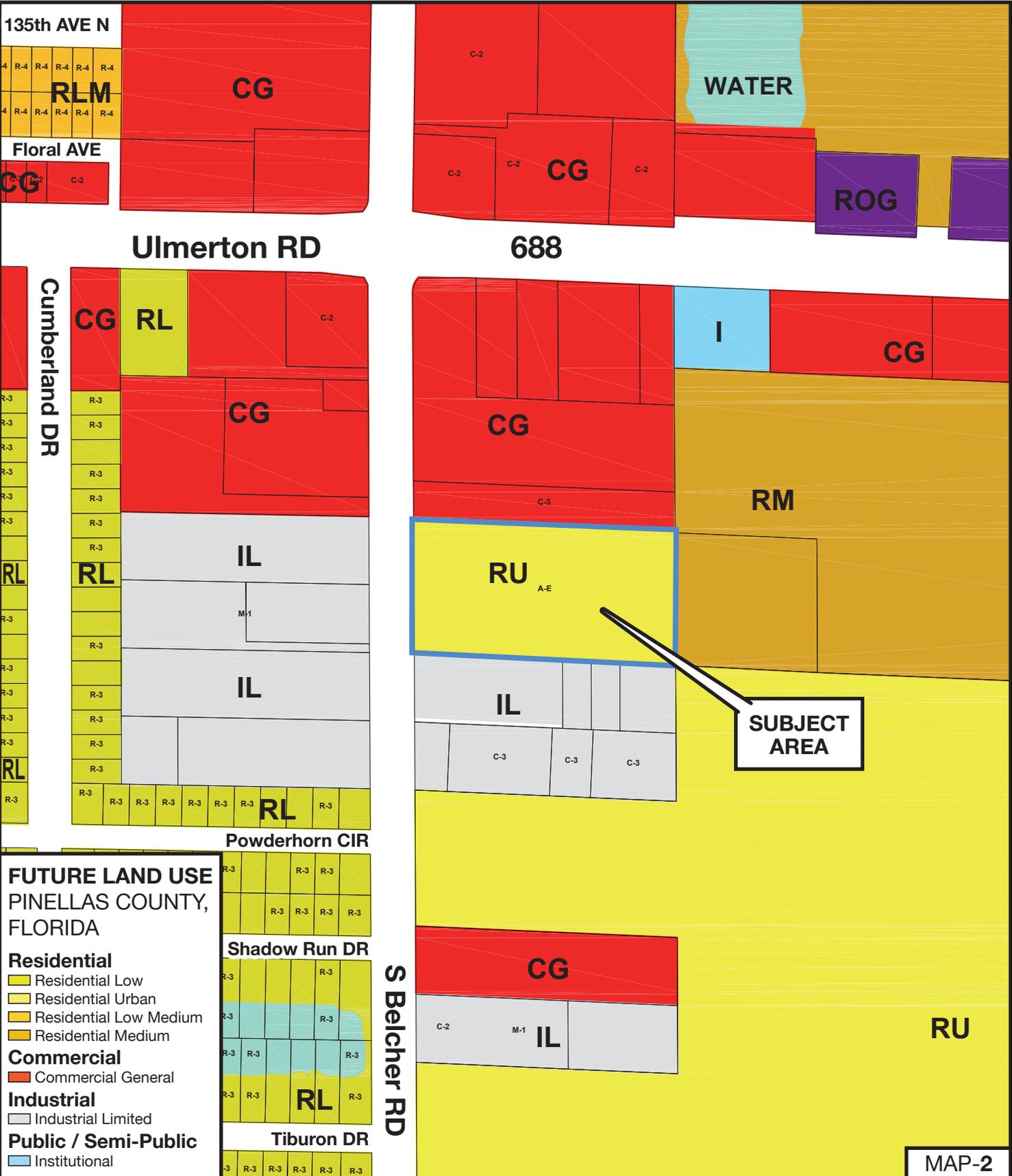


MAP-1

Z/LU-19-9-15 Zoning **From:** A-E, Agricultural Estate Residential
To: RM-12.5, Residential, Multiple Family, 12.5 units per acre
 Land Use **From:** Residential Urban
To: Residential Medium
 And a Special Exception to allow a 50% affordable housing density bonus.

Parcel I.D. 07/30/16/70956/200/0701
 Prepared by: Pinellas County Planning Department - July 2015





FUTURE LAND USE
 PINELLAS COUNTY,
 FLORIDA

Residential

- Residential Low
- Residential Urban
- Residential Low Medium
- Residential Medium

Commercial

- Commercial General

Industrial

- Industrial Limited

Public / Semi-Public

- Institutional

MAP-2

Z/LU-19-9-15

Zoning From: A-E, Agricultural Estate Residential
 To: RM-12.5, Residential, Multiple Family, 12.5 units per acre

Land Use From: Residential Urban
 To: Residential Medium

And a Special Exception to allow a 50% affordable housing density bonus.

Parcel I.D. 07/30/16/70956/200/0701
 Prepared by: Pinellas County Planning Department - July 2015



Z/LU-19-9-15

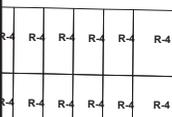
Zoning From: A-E, Agricultural Estate Residential
 To: RM-12.5, Residential, Multiple Family, 12.5 units per acre
Land Use From: Residential Urban
 To: Residential Medium
 And a Special Exception to allow a 50% affordable housing density bonus.

Parcel I.D. 07/30/16/70956/200/0701
 Prepared by: Pinellas County Planning Department - July 2015



MAP-3

135th AVE N



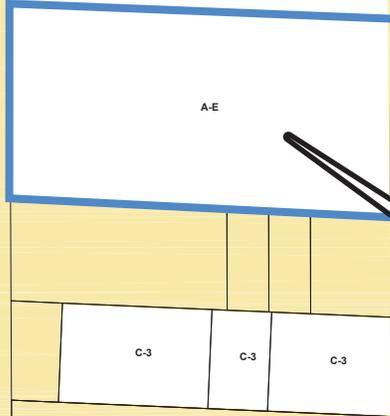
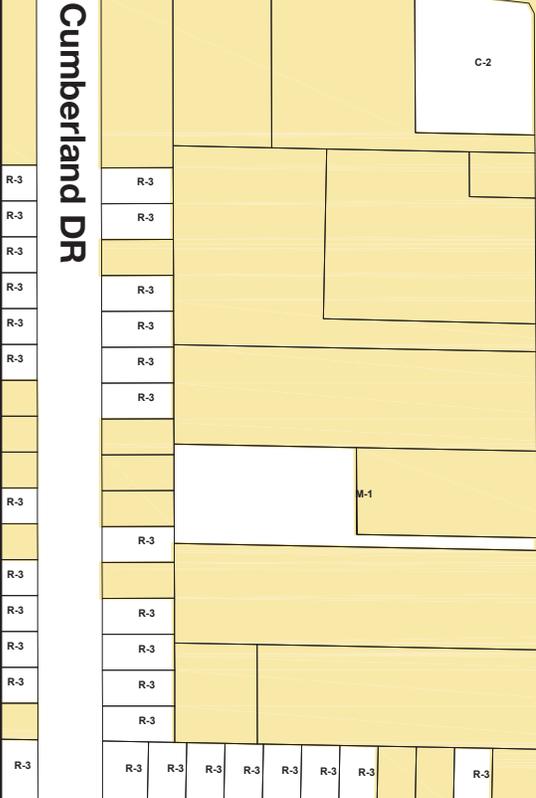
Floral AVE



Ulmerton RD

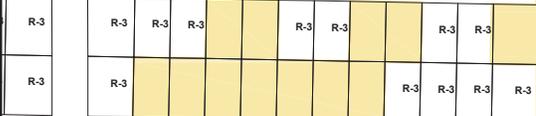
688

Cumberland DR

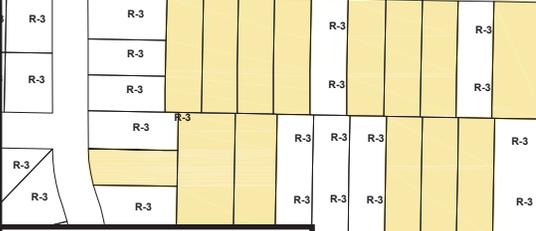


SUBJECT AREA

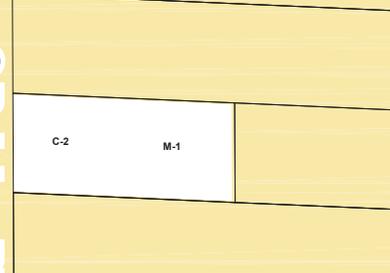
Powderhorn CIR



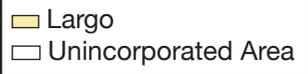
Shadow Run DR



S Belcher RD

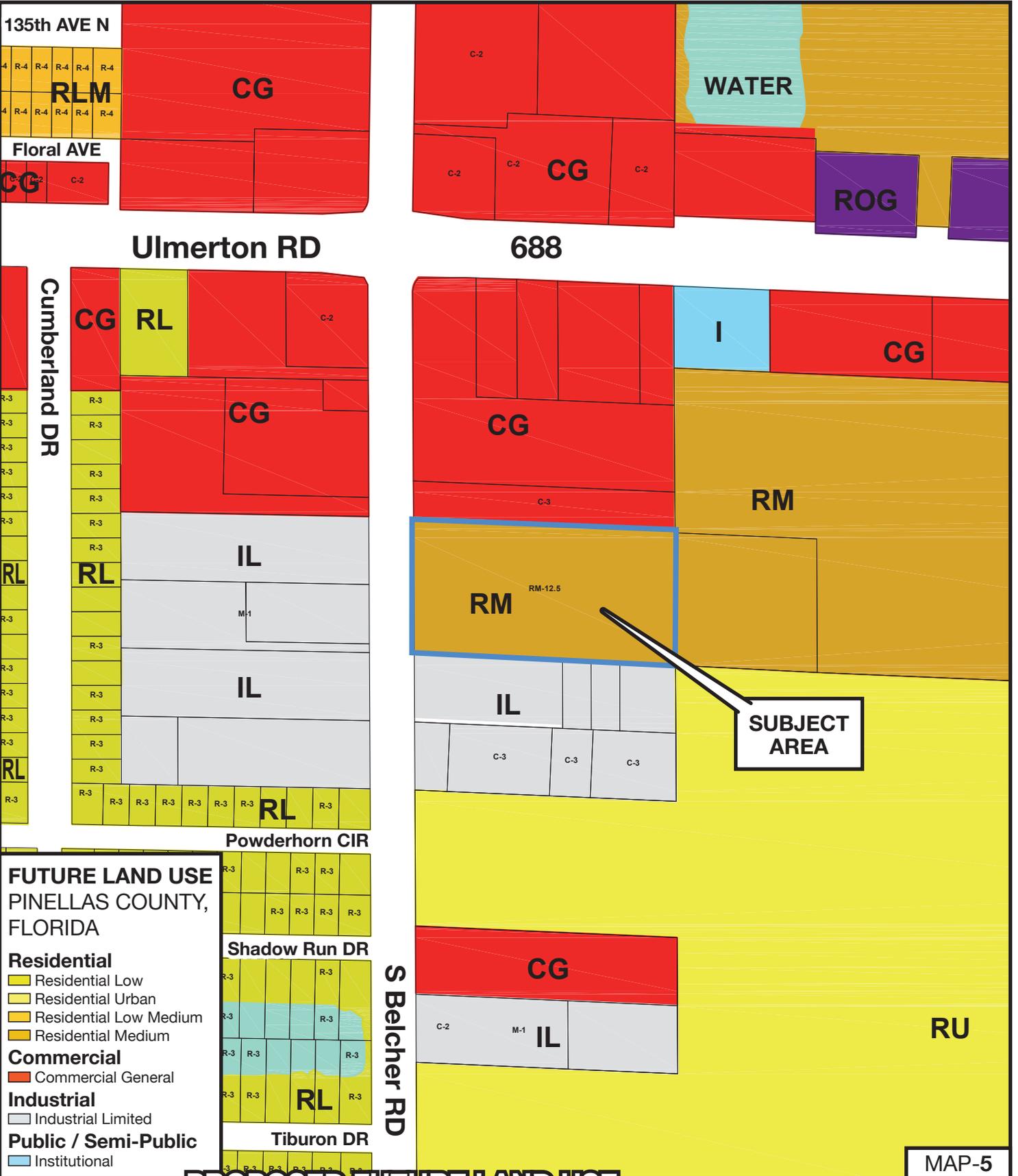


Tiburon DR



MAP-4

Z/LU-19-9-15	Zoning From: A-E, Agricultural Estate Residential To: RM-12.5, Residential, Multiple Family, 12.5 units per acre		
	Land Use From: Residential Urban To: Residential Medium And a Special Exception to allow a 50% affordable housing density bonus.		
Parcel I.D. 07/30/16/70956/200/0701			
Prepared by: Pinellas County Planning Department - July 2015			



MAP-5

PROPOSED FUTURE LAND USE

Z/LU-19-9-15
Zoning From: A-E, Agricultural Estate Residential
 To: RM-12.5, Residential, Multiple Family, 12.5 units per acre
Land Use From: Residential Urban
 To: Residential Medium
 And a Special Exception to allow a 50% affordable housing density bonus.
 Parcel I.D. 07/30/16/70956/200/0701
 Prepared by: Pinellas County Planning Department - July 2015

Pinellas County logo featuring a stylized sun with rays. Below the logo is a north arrow pointing upwards.

Impact Assessment and Background Data for Staff Report

**Amendment to the Pinellas County Future Land Use Map
and Pinellas County Zoning Atlas Map**

Z/LU: 19-9-15

Site Location: Located 585 feet south of the southeast intersection of Ulmerton Road and Belcher Road.

Street Address: 13101 Belcher Road South

Parcel Number: 07/30/16/70956/200/0701

Prepared by: RAB

Date: 08/26/2015

Proposed Amendment From:

Future Land Use Designation(s): RU acres 4.9

Zoning Designation(s): A-E acres 4.9

Proposed Amendment To:

Future Land Use Designation(s): RM acres 4.9

Zoning Designation(s): RM-12.5 acres 4.9

Development Agreement? No Yes New Amended

Affordable Housing Density Bonus? No Yes How many units: 92 total

INFRASTRUCTURE IMPACTS

SOLID WASTE IMPACT ASSESSMENT

LAND USE DESIGNATIONS	SOLID WASTE Total Tons/Year *
EXISTING	
Residential Urban	4.9 acres x 7.5 dwelling units per acre= 37 units 37 x 1.66 tons/unit/year (residential factor) = 61 tons/year
PROPOSED	
Residential Medium with 50% affordable housing bonus	4.9 acres x 18.75 dwelling units per acre= 92 units 92 x 1.66 tons/unit/year (residential factor) = 153 tons/year
NET DIFFERENCE	+92 tons/year

* (Non Residential) Gross Floor Area x Solid Waste Disposal Rate / 2,000 lbs = Total Tons per Year

* (Residential) Units x Annual Per Capita Rate = Total Tons per Year

Note: Based upon Solid Waste Disposal Rate determined by DUS Consultants for the Solid Waste Authority of Palm Beach County.

POTABLE WATER AND SANITARY SEWER IMPACT ASSESSMENT

LAND USE DESIGNATIONS	POTABLE WATER GPD *	WASTEWATER GPD*
EXISTING		
Residential Urban	4.9 acres x 7.5 dwelling units per acre= 37 single family units 37 x 266 per unit (residential factor) = 9,842 GPD	4.9 acres x 7.5 dwelling units per acre= 37 single family units 37 x 187.5 per unit (residential factor) = 6,938 GPD
PROPOSED		
Residential Medium with 50% affordable housing bonus	4.9 acres x 18.75 dwelling units per acre= 92 multi-family units 92 x 200 per unit (multi-family factor) = 18,400 GPD	4.9 acres x 18.75 dwelling units per acre= 92 multi-family units 92 x 150 per unit (multi-family factor) = 13,800 GPD
NET DIFFERENCE	+8,558 GPD	+6,862 GPD

* (Non Residential) Gross Floor Area x Consumption Rate = GPD

* (Residential) Number of Units x Consumption Rate = GPD

NOTE: GPD = Gallons per Day

TRANSPORTATION AND ROADWAY IMPACTS

	YES or NO	COMMENTS
Is the proposed amendment located on a concurrency corridor (i.e., constrained, congestion containment, and/or long term concurrency management corridor)?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Is the amendment located along a scenic/non-commercial corridor?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	

ENVIRONMENTAL AND SITE CONDITIONS

	YES or NO	COMMENTS
Identify any onsite soils. Are any classified as "very limited" or "subject to subsidence?"	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The subject area contains Pinellas Soil & Urban Land.
Are there any threatened, endangered or listed habitats or species onsite (including species of special concern)?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Identify onsite vegetation; does the site contain any significant native vegetative communities (e.g., sandhill).	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Is the site located within the wellhead protection zone and/or aquifer recharge area?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Identify the watershed in which the site is located.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	The subject area is located within the Cross Bayou watershed.
Is the site located within the 25 year floodplain?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Is the site located within the 100 year floodplain?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Does the site contain, or is it adjacent to any wetlands, rivers, creeks, lakes, marshes, Tampa Bay or the Gulf of Mexico, etc.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

*The standard categories of soil classifications (i.e., severe, very severe etc.) have been replaced by Building Site Development Limitations (i.e., somewhat limited, very limited etc.)

PUBLIC SAFETY

	YES or NO	COMMENTS
Is the site located with the coastal storm area?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Is the site located within a hurricane evacuation zone. If so, identify the zone.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	The subject site is located in a hurricane evacuation zone D.
Identify the Fire District serving the proposed development.		The subject site is located within the Largo Fire District.

COMMUNITY IMPACTS

	YES or NO	COMMENTS
Will approval of this amendment affect the provision of affordable housing; if so, explain the positive/negative impacts.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	If approved, up to 92 multifamily units could be constructed, 20% of which are proposed for affordable rates.
Has the applicant sought/been issued an affordable housing finding by the Department of Community Development?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Will the approval of the amendment result in the displacement of mobile home residents?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Will the approval of the amendment result in the elimination of a water-dependent land use such as a marina or boat ramp? If so, identify how many ramps/lanes or slips will be eliminated.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Would the amendment affect beach/waterfront accessibility?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Is the amendment located within a County redevelopment/revitalization area; if so, is the amendment consistent with the community revitalization plan, vision, etc.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Would the amendment have a significant impact on an adjacent local government?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Is the amendment located within a designated brownfield area?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Will the proposed amendment affect public school facilities?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	If approved, the proposed 92 unit multifamily development could add approximately 29 public school students.

Has the property been the subject of a previous amendment proposal within the last 12 months?

Yes No

Is the property within 200 feet of a property under same owner that has been amended within the past 12 months?

Yes No

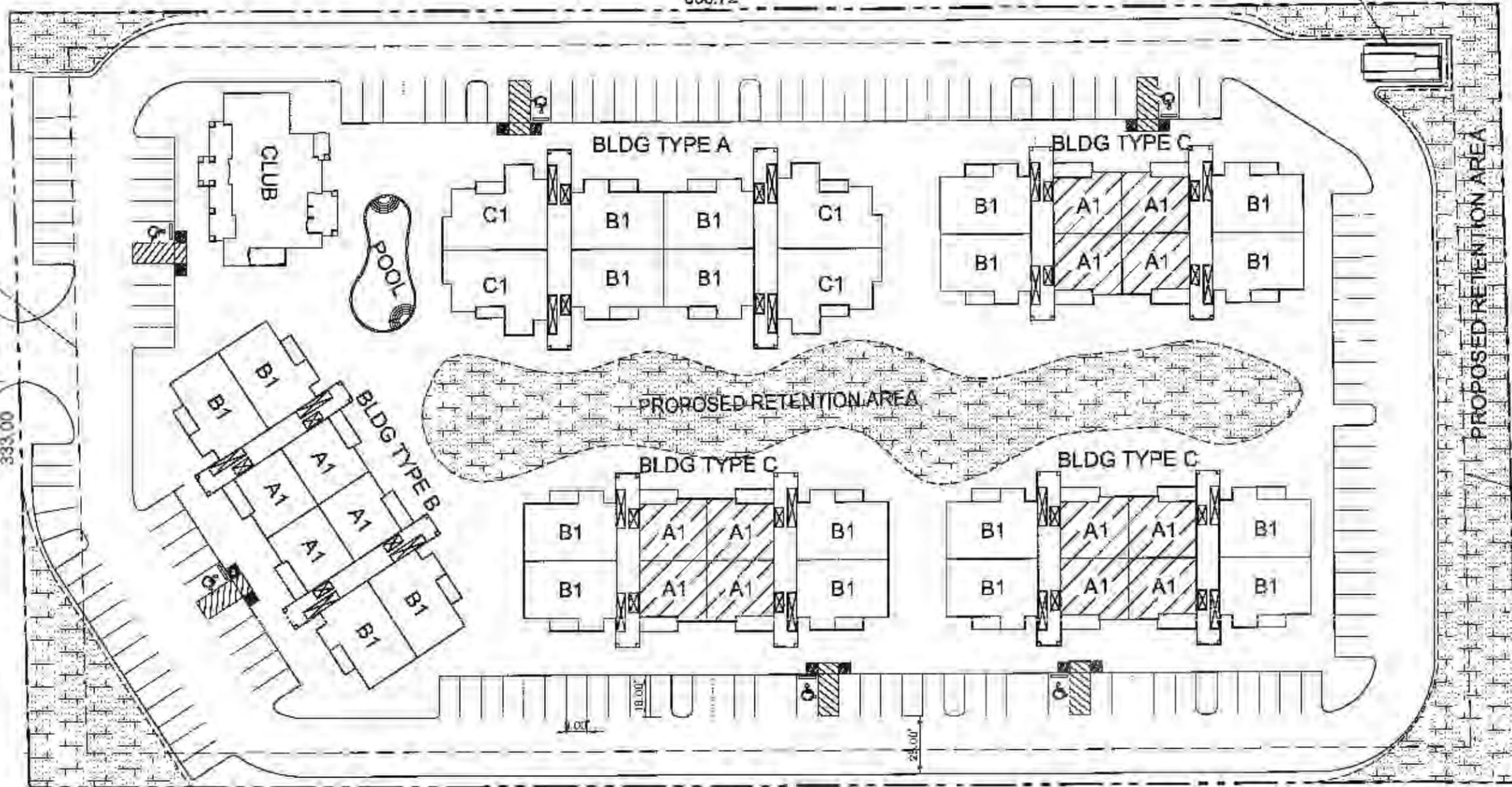
ATTACH THE FOLLOWING:

- ___ Location Map
- ___ Future Land Use Map with zoning designations
- ___ Aerial

PINELLAS COUNTY PLANNING DEPARTMENT TRAFFIC ANALYSIS FOR A PROPOSED LAND USE CHANGE									
LU#: Z/LU-19-9-15			Received: 08/17/2015			Jurisdiction: Pinellas County			
Revised:			Received:			Signoff:			
SITE DATA									
Parcel Size: 4.9									
Proposed for Amendment: 4.9									
Current Land Use Designation: Residential Urban									
Potential Use	acre(s)	(upa)	Units	sf/1,000	x(tgr)	cap.	Proj. trips		
(1) Residential-Single Family	4.9	7.50	37	N/A	9.6	100	355		
Proposed Land Use Designation: Residential Medium									
Potential Use	acre(s)	(upa)	Units	sf/1,000	x(tgr)	cap.	Proj. trips		
(1) Residential-Multifamily	4.9	18.75*	92	N/A	6.6	100	607		
* Includes the 50% affordable housing density bonus							Total	252	
Potential Additional Daily Trips: 252									
ROADWAY IMPACT DATA - Trip Distribution									
Road(s)		% Distribution				Traffic Vol. (AADT)			
		2014	2035			2014	2035		
(1) Belcher Road		252	252	existing		20,922	35,499		
Bryan Dairy Rd to Ulmerton Rd		100	100	proposed		21,174	35,751		
Road(s)		2014 PH		2014 AADT		2035 AADT			
		LOS	V/CR	extg.	w/ chg.	extg.	w/ chg.		
(1) Belcher Road									
Bryan Dairy Rd to Ulmerton Rd		B	0.41	B	B	B	B		
Road(s)		Extg	Planned	Const.	Future	CMS			
		Ln Cfg	Improv.	Year	Ln Cfg	Desig.			
(1) Belcher Road	Bryan Dairy Rd to Ulmerton Rd	6D	N/A	N/A	N/A	N/A	N/A		
ABBREVIATIONS/NOTES									
AADT = Average Annual Daily Trips				Ln. = Lanes					
AC = Acres				LOS = Level of Service					
CAP = Capture Rate (i.e., % new trips)				LTCM = Long Term Concurrency Management Corridor					
CCC = Congestion Containment Corridor				MPO = Metropolitan Planning Organization					
CFG = Configuration				N/A = Not applicable					
CMS = Concurrency Management System				PC = Partially controlled access					
CON = Constrained County Corridor				PH = Peak Hour					
Const. = Construction				SF = Square Feet					
D/U = Divided/undivided				TGR = Trip Generation Rate					
E = Enhanced				UPA = Units Per Acre					
FAR = Floor Area Ratio				UTS = Units (dwelling)					
FDOT = Florida Department of Transportation				V/CR = Volume-to-Capacity Ratio					
DEF= Deficient State Road				MIS= Mitigating Improvement Scheduled					
2035 traffic volumes from MPO, adjusted FDOT Regional Transportation Analysis model output									
Average daily level of service based on Generalized Daily LOS Volume Tables from FDOT 2010 LOS Manual									

TRASH COMPACTOR

638.72



SOUTH BELCHER ROAD

25.00' ACCESS

333.00

PROPOSED RETENTION AREA

333.00

637.75

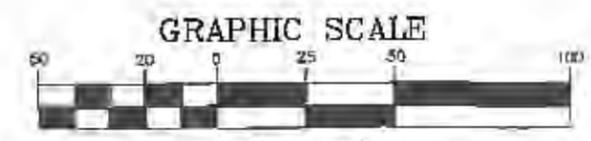
SITE DATA
 4.87 ACRES
 92 UNITS
 18.89 UNITS PER ACRE

PARKING
 UNCOVERED 139
 CLUBHOUSE 9
 TOTAL 148

1.60 SPACES PER UNIT

UNITS		
A1	44 - 47%	725 S.F.
B1	40 - 43%	1,025 S.F.
C1	8 - 10%	1,250 S.F.
TOTAL	92	82,900 S.F.

 3 STORY



SITE PLAN **Brian**

Z/LU-19.9-15

S. BELCHER ROAD APARTMENTS
 LARGO, FL

A3.1
 SITE PLAN
 Copyright © 2016

PROPOSED AMENDMENTS TO THE PINELLAS COUNTY FUTURE LAND USE MAP AND ZONING ATLAS AND THE COMPREHENSIVE PLAN

The Pinellas County Board of County Commissioners proposes to adopt the following amendments to the Pinellas County Future Land Use Map and Zoning Atlas and proposed amendments to the Pinellas Comprehensive Plan. A public hearing on the Resolutions and Ordinances will be held **November 24, 2015 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 ORDINANCE AMENDING THE FUTURE LAND USE MAP AND ZONING ATLAS

1. Q Z/LU-19-9-15

Resolution changing the Zoning classification of approximately 4.9 acres located 585 feet south of the southeast intersection of Ulmerton Road and Belcher Road South in the unincorporated area of Largo (street address: 13101 Belcher Road South); Page 729 of the Zoning Atlas, as being in Section 07, Township 30, Range 16; from A-E, Agricultural Estate Residential to RM-12.5, Residential, Multiple Family, 12.5 units per acre and a special exception to allow a 50% affordable housing density bonus; upon application of Alice K. Gast, Trustee of the Nichols Family Trust through Richard Cavalieri, Norstar Development USA, LP, Representative,
and

An Ordinance amending the Future Land Use Map of Pinellas County, Florida by changing the Land Use designation of approximately 4.9 acres located 585 feet south of the southeast intersection of Ulmerton Road and Belcher Road South in the unincorporated area of Largo (street address: 13101 Belcher Road South) located in Section 07, Township 30, Range 16, from Residential Urban to Residential Medium, 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.

2. LU-21-9-15

An Ordinance amending the Future Land Use Map of Pinellas County, Florida by changing the Land Use designation of approximately 2 acres on the south side of Keystone Road approximately 280 feet west of the intersection with Dogwood Trace in the unincorporated area of Tarpon Springs (site address: 2801 Willow Trace) located in Section 09, 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.

3. Q Z-26-10-15

Resolution changing the Zoning classification of approximately 5.6 acres located on the south side of Tampa Road 100 feet west of Candy Lane and adjacent to the Pinellas Trail in Ozona; Page 93 of the Zoning Atlas, as being in Section 10 & 11, Township 28, Range 15; from R-4, One, Two & Three Family Residential to RPD-5, Residential Planned Development, 5 units per acre and variances for a 23 foot setback from residential porches to the edge of a private street where 35 feet is required, an 8 foot setback from the pool cabana to the edge of a private street where 35 feet is required, an 18 foot setback from the pool cabana to the edge of a public right-of-way where 25 feet is required; upon application of GGR Ozona, LLP through George Stamas, Pioneer Homes, Representative.

4. LU-27-10-15

An Ordinance amending the Future Land Use Map of Pinellas County, Florida by changing the Land Use designation of approximately 2.1 acres located at the northeast corner of the intersection of 66th Street N and 58th Avenue N in the unincorporated area of Pinellas Park located in Section 32, Township 30, Range 16; from Institutional to Commercial General, 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

B. PROPOSED AMENDMENT TO THE PINELLAS COUNTY COMPREHENSIVE PLAN

1. AN ORDINANCE OF THE COUNTY OF PINELLAS AMENDING THE GOALS, OBJECTIVES AND POLICIES, AND THE FUTURE LAND USE MAP CATEGORIES AND RULES, OF THE FUTURE LAND USE AND QUALITY COMMUNITIES ELEMENT OF THE PINELLAS COUNTY COMPREHENSIVE PLAN TO SUPPORT PROPOSED AMENDMENTS TO THE ZONING PROVISIONS OF THE PINELLAS COUNTY LAND DEVELOPMENT CODE; TO INCLUDE SELECTED COUNTYWIDE PLAN PROVISIONS AND RETAIN CONSISTENCY WITH THE COUNTYWIDE PLAN RULES; TO SUPPORT IMPLEMENTATION OF THE PINELLAS COUNTY MOBILITY MANAGEMENT SYSTEM; AND TO DELETE REFERENCES TO TRANSPORTATION CONCURRENCY; PROVIDING FOR SEVERABILITY; PROVIDING FOR LOCATION OF RECORDS; AND ESTABLISHING AN EFFECTIVE DATE.
2. AN ORDINANCE OF THE COUNTY OF PINELLAS AMENDING THE GOALS, OBJECTIVES AND POLICIES OF THE TRANSPORTATION ELEMENT OF THE PINELLAS COUNTY COMPREHENSIVE PLAN TO ESTABLISH A MOBILITY MANAGEMENT SYSTEM, TO DELETE TRANSPORTATION CONCURRENCY, TO UPDATE VARIOUS TERMS AND REFERENCES, AND TO REFLECT NEW INFORMATION; AMENDING THE INTERGOVERNMENTAL COORDINATION ELEMENT TO RECOGNIZE THE COORDINATION REQUIRED TO IMPLEMENT THE COUNTYWIDE COMPONENTS OF A MOBILITY MANAGEMENT SYSTEM; AMENDING THE CAPITAL IMPROVEMENTS ELEMENT TO SUPPORT ESTABLISHMENT OF A MOBILITY MANAGEMENT SYSTEM AND TO REFLECT IMPLEMENTATION OF A TEN-YEAR CAPITAL IMPROVEMENTS PROGRAM; AMENDING THE CONCURRENCY MANAGEMENT SYSTEM PROVISIONS OF THE COMPREHENSIVE PLAN TO ELIMINATE REFERENCES TO TRANSPORTATION CONCURRENCY; PROVIDING FOR SEVERABILITY; PROVIDING FOR LOCATION OF RECORDS; AND ESTABLISHING AN EFFECTIVE DATE.

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 Ordinance 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.

The proposed amendments to the Pinellas County Comprehensive Plan can be inspected at the Pinellas County Planning Department located at 310 Court Street, First Floor, Clearwater, Florida 33756. Send comments to this address or call the Long Range Planning Division at (727) 464-8200. The amendments can also be inspected at Pinellas County Board Records Department, 315 Court Street, Fifth Floor, Clearwater, Florida, 33756.

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 (November 24, 2015 BCC Hearing)

DATE: November 3, 2015

AD COPY ATTACHED: Yes X No WITH MAP

REQUIRES SPECIAL HANDLING: Yes No X

NEWSPAPER: St. Petersburg Times X

DATE(S) TO APPEAR: **November 13, 2015**

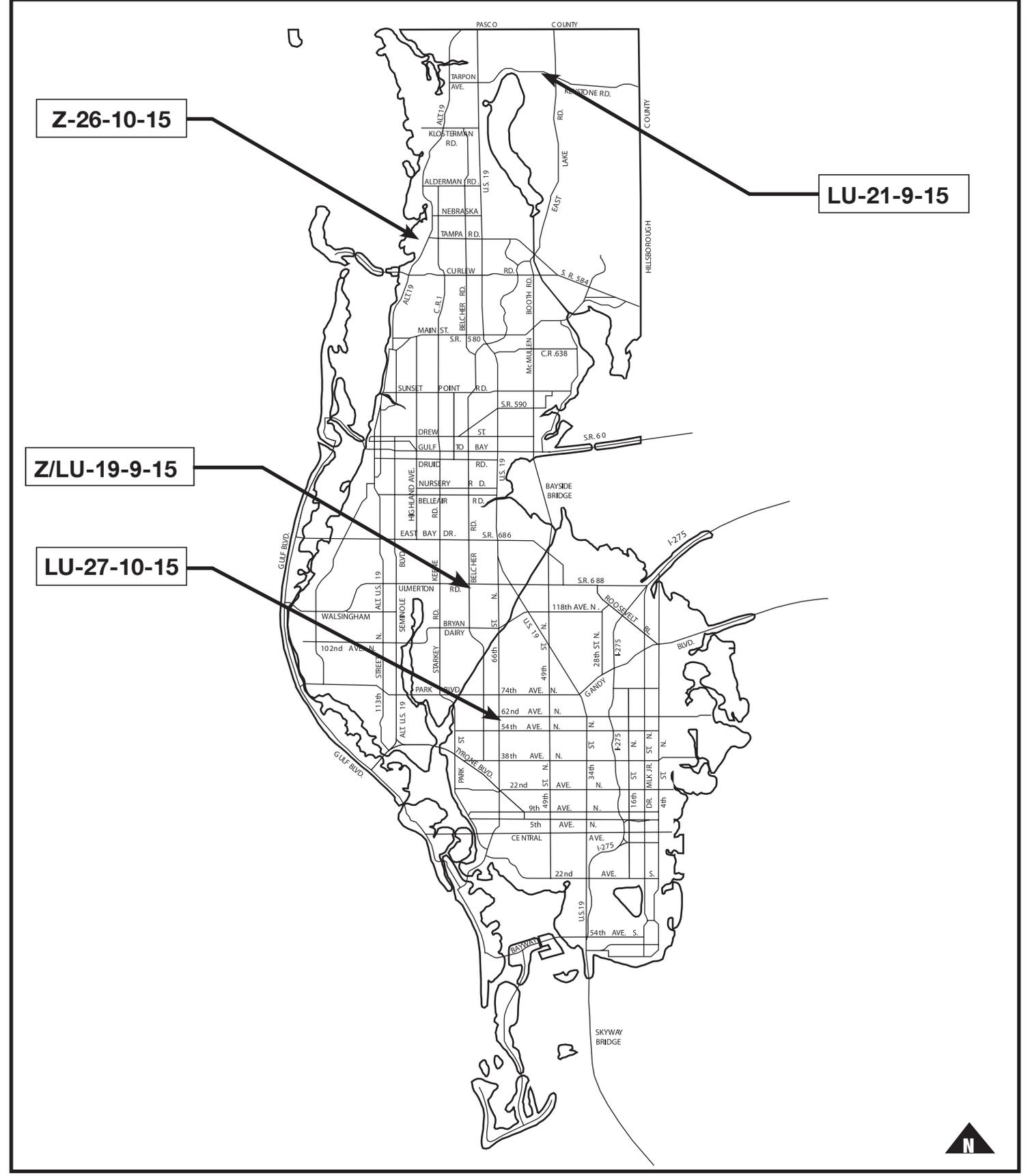
SIZE OF AD: **2 COLUMN BY 10 INCH AD (or quarter-page ad if necessary for legibility)**

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
Liz Freeman, Planning Department
Tammy Swinton, Planning Department



Z-26-10-15

LU-21-9-15

Z/LU-19-9-15

LU-27-10-15



PINELLAS COUNTY
PLANNING DEPARTMENT ZONING DIVISION