



Staff Report

File #: 15-831, **Version:** 1

Agenda Date: 12/15/2015

Subject:

Case No. Q Z/LU-29-11-15 (Barry R. Berger, TRE, James J. Dowling, TRE & Holly S. Dowling, TRE)
A request for a land use change from Residential Low to Residential/Office-Limited and a zoning change from R-4, One, Two & Three Family Residential to P-1A, Limited Office on approximately 0.2 acre located 160 feet west of the southwest corner of the intersection of Tampa Road and CR-1 in Palm Harbor.

Recommended Action:

Adoption of Case No. Q Z/LU-29-11-15: A resolution approving the application of Barry R. Berger, TRE, James J. Dowling, TRE, & Holly S. Dowling, TRE for a change of zoning from R-4, One, Two & Three Family Residential to P-1A, Limited Office, and an ordinance for approval of a change in land use designation from Residential Low to Residential/Office-Limited, regarding approximately 0.2 acre located 160 west of the southwest corner of the intersection of Tampa Road and CR-1.

Strategic Plan:

Foster Continual Economic Growth and Vitality.

4.3 Catalyze redevelopment through planning and regulatory programs.

Deliver First Class Services to the Public and Our Customers.

5.2 Be responsible stewards of the public's resources.

Summary:

The subject area consists of approximately 0.2 acre on the south side of Tampa Road 160 feet west of the CR-1 intersection. The property is currently vacant and is designated Residential Low (RL) on the Future Land Use Map (FLUM) and zoned R-4, One, Two and Three Family Residential. The applicants also own the existing office property to the immediate west. They have no specific plans for developing the subject site but would like the option to market and sell it as an office-ready property. The current land use and zoning designations limit the potential use of the property to one single family home.

The subject area is adjacent to office uses to the west that have the same FLUM and zoning designations requested by the applicant. An electric substation and another office are to the north across Tampa Road and a vacant lot lies immediately to the east, beyond which are CR-1, a bank and a shopping center. To the south are single family homes within the Forest Grove subdivision. Tampa Road is a Scenic/Non-Commercial Corridor (SNCC). Development other than low density residential is typically not encouraged along SNCCs. In this case, however, the subject property is adjacent to existing office uses and is near a road intersection that has established commercial uses. The request would allow a low intensity office use only, which will minimally impact Tampa Road, is compatible with the area and consistent with the surrounding development pattern. Future development on the site will be subject to additional landscaping required by SNCC standards. It is staff's conclusion that the proposal is consistent with the Pinellas County Comprehensive Plan, and there are no anticipated issues with this request.

Background Information:

The Local Planning Agency (LPA) unanimously recommended approval of the request during its November 12, 2015 public hearing (Vote: 6-0).

Fiscal Impact:

N/A

Staff Member Responsible:

Gordon Beardslee, Director, Planning

Partners:

N/A

Attachments:

LPA Report
Case Maps
Resolution
Ordinance
Impact Assessment
Traffic Analysis
Ad
Ad Map

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



Regarding: Case No. Z/LU-29-11-15

LPA Recommendation: The LPA finds that the proposed amendments are consistent with the Pinellas County Comprehensive Plan, and recommends approval of the proposed zoning change and the future land use amendments. (The vote was 6-0, in favor)

LPA Public Hearing: November 12, 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.

CASE SUMMARY

APPLICANT'S NAME: Barry R. Berger, TRE, James J. Dowling, TRE & Holly S. Dowling, TRE

DISCLOSURE: Owners: Barry Berger, James Dowling & Holly Dowling

REPRESENTED BY: James Dowling

	LAND USE CHANGE	ZONING CHANGE
FROM:	Residential Low	R-4, One, Two & Three Family Residential
TO:	Residential/Office-Limited	P-1A, Limited Office

PROPERTY DESCRIPTION: Approximately 0.2 acre located 160 feet west of the southwest corner of the intersection of Tampa Road and CR-1 in Palm Harbor.

PARCEL ID(S): 11/28/15/00000/110/1500

PROPOSED BCC HEARING DATE: December 15, 2015

CORRESPONDENCE RECEIVED TO DATE:

No correspondence received.

PERSONS APPEARING AT THE LOCAL PLANNING AGENCY HEARING:

No one appeared.

SURROUNDING ZONING AND LAND USE FACTS:

	Land Use Category	Zoning Designation	Existing Use
Subject Property:	Residential Low	R-4	Vacant
Adjacent Properties:			
North	Transportation/Utility & Residential/Office-Limited	A-E & P-1A	Electric Substation and Office
East	Residential Low	R-4	Vacant
South	Residential Low	R-2	Single Family Homes
West	Residential/Office-Limited	P-1A	Office

STAFF DISCUSSION AND ANALYSIS

BACKGROUND AND COMPATIBILITY WITH SURROUNDING LAND USES

The subject area consists of one parcel totaling approximately 0.2 acre on the south side of Tampa Road approximately 160 feet west of the CR-1 intersection. The property is currently vacant and is designated Residential Low (RL) on the Future Land Use Map (FLUM) and zoned R-4, One, Two and Three Family Residential. The applicants also own the existing office property to the immediate west. They have no specific plans for developing the subject site but would like the option to market and sell it as an office-ready property. The current land use and zoning designations limit the potential use of the property to one single family home. It is too small for a duplex or triplex, which are normally permissible by the R-4 zoning district. In this case, a duplex or triplex would exceed the maximum density allowed by the RL FLUM category (five units per acre).

The subject area is adjacent to office uses to the west that have the same FLUM and zoning designations requested by the applicant. An electric substation is to the north across Tampa Road and a vacant lot owned by Duke Energy lies immediately to the east, beyond which are CR-1, a bank and a shopping center. To the south are single family homes within the Forest Grove subdivision. Tampa Road is a Scenic/Non-Commercial Corridor (SNCC) as designated by the Pinellas County Comprehensive Plan. Development other than low density residential is typically not encouraged along SNCCs. In this case, however, the subject property is adjacent to existing office uses and is near a road intersection that has established commercial uses. The requested Residential/Office Limited (R/OL) and P-1A, Limited Office FLUM and zoning designations in combination would allow low intensity office-type uses only, which is compatible with the area and consistent with the surrounding development pattern. Future development on the site, however, will be subject to additional landscaping requirements as necessitated by SNCC standards.

TRANSPORTATION AND INFRASTRUCTURE IMPACTS

Comparing the current development potential of the subject area with the potential uses associated with the proposed R/OL FLUM designation, the R/OL category could generate approximately 16 additional average daily trips on Tampa Road if maximum development occurred. This facility is operating at a peak hour level of service (LOS) C with a volume to capacity (V/C) ratio of 0.7. The 16 potential additional trips would have minimal impacts on the level of service conditions on Tampa Road. In addition, approval of the request will not negatively impact the County's ability to provide solid waste, potable water and sanitary sewer services.

SUMMARY

The proposed land use and zoning amendments are appropriate based on the existing uses and development pattern in the surrounding area. The subject area is adjacent to office uses with the same land use and zoning designation being requested and is near the Tampa Road/CR-1 intersection, which has established commercial uses. The request will not detrimentally impact Tampa Road or other infrastructure-related services.

**IMPLEMENTATION OF
THE PINELLAS COUNTY COMPREHENSIVE PLAN**

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

FUTURE LAND USE AND QUALITY COMMUNITIES ELEMENT

GOAL ONE: THE PATTERN OF LAND USE IN PINELLAS COUNTY SHALL PROVIDE A VARIETY OF URBAN ENVIRONMENTS TO MEET THE NEEDS OF A DIVERSE POPULATION AND THE LOCAL ECONOMY, CONSERVE AND LIMIT DEMANDS ON NATURAL AND ECONOMIC RESOURCES TO ENSURE SUSTAINABLE BUILT AND NATURAL ENVIRONMENTS, BE IN THE OVERALL PUBLIC INTEREST, AND EFFECTIVELY SERVE THE COMMUNITY AND ENVIRONMENTAL NEEDS OF THE POPULATION.

- 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.

- 1.10.3 Policy: If improvements, such as a major capacity expansion to a roadway within a scenic/non-commercial corridor, or other changes within the corridor are determined to render low density residential use as untenable, then nonresidential Future Land Use Map (FLUM) categories may be considered under the following conditions:
 - a. the proposed category is compatible with the existing delineation of surrounding FLUM categories and the existing land use pattern;

 - b. the offsite impacts of the proposed category are compatible with, and will not adversely affect, existing and planned uses surrounding the subject site and within the corridor; and

 - c. the density/intensity of the proposed category is consistent with the intent of Objective 1.10 and policies 1.10.1 and 1.10.2. of this element.

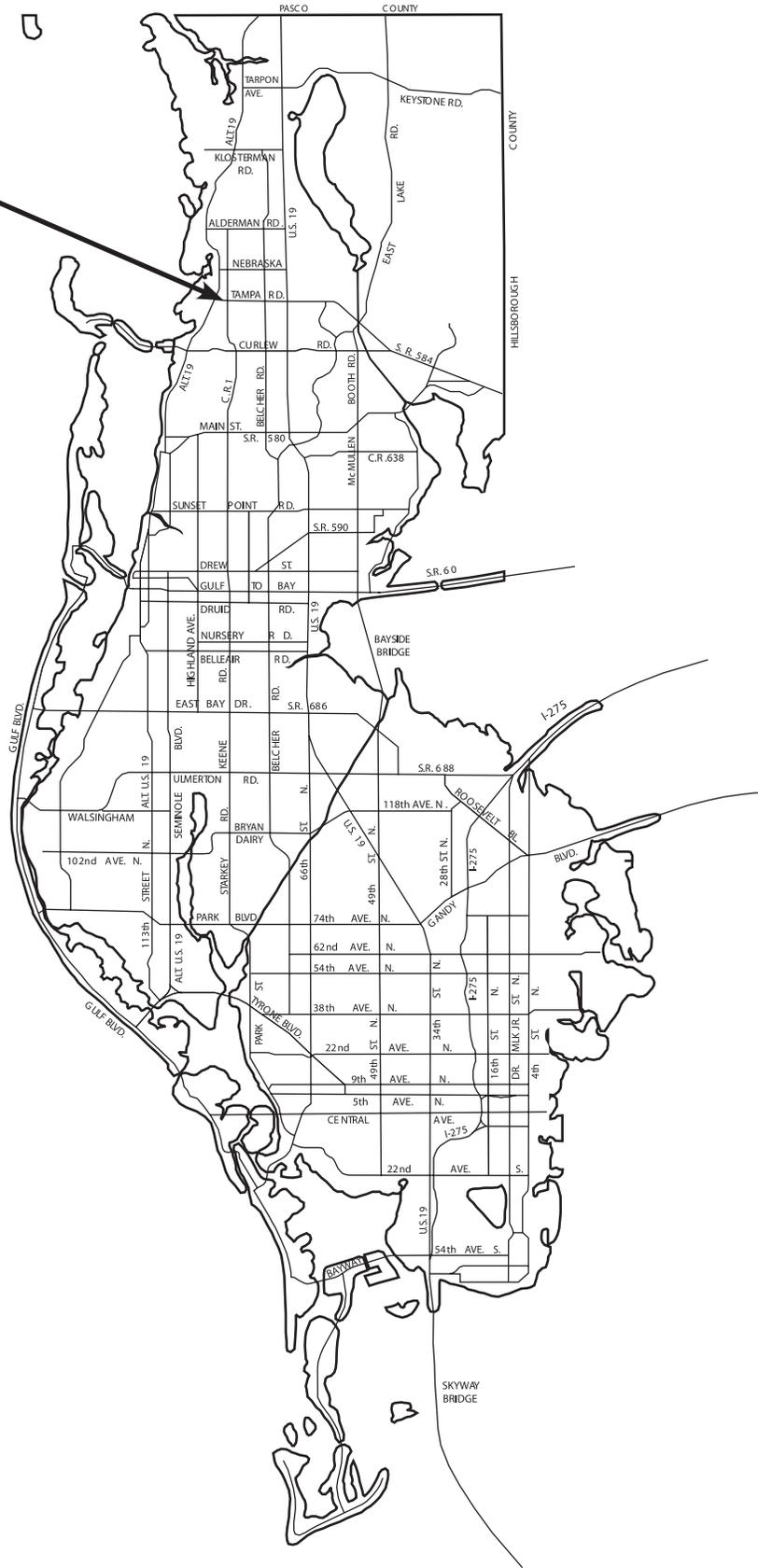
COUNTY DEVELOPMENT REGULATIONS

Approval of this request does not ensure that the site can meet County development regulations, including concurrency management regulations, which apply at the time of site plan review.

Attachment (Maps)

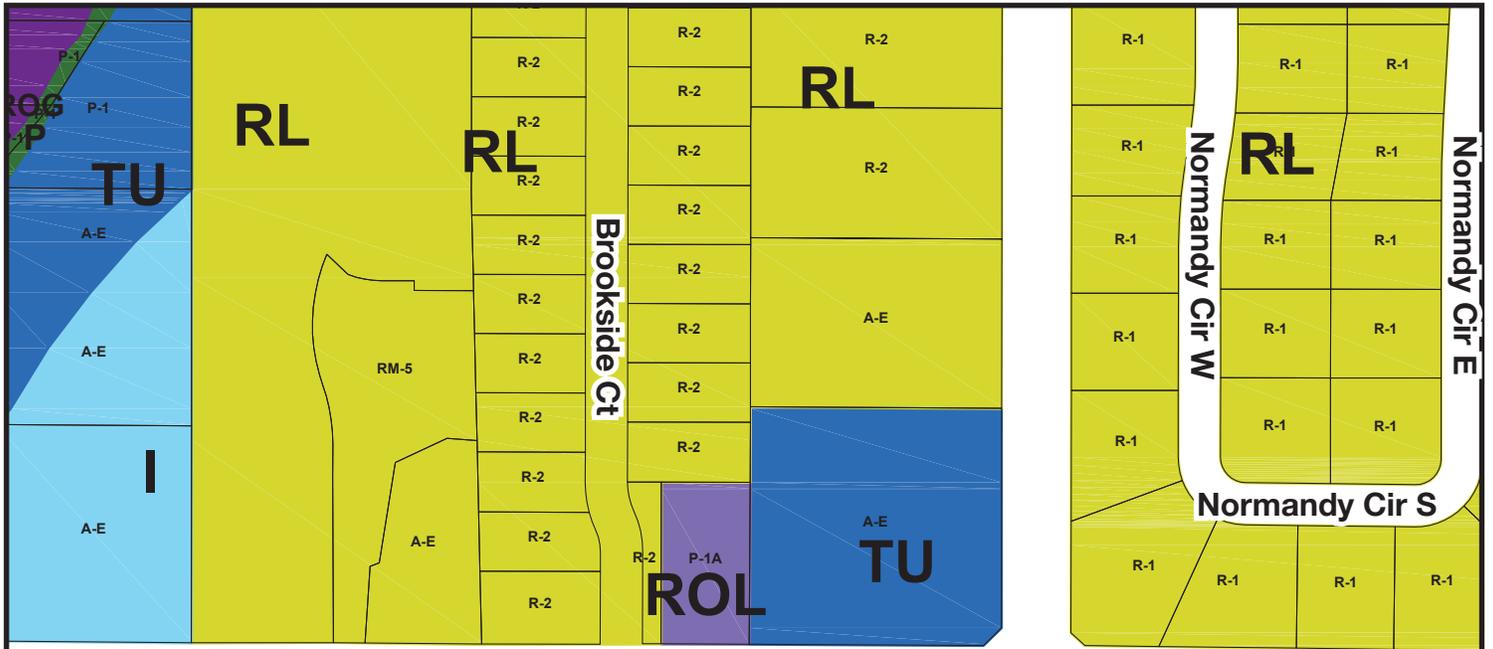
LOCATION MAP

Z/LU-29-11-15

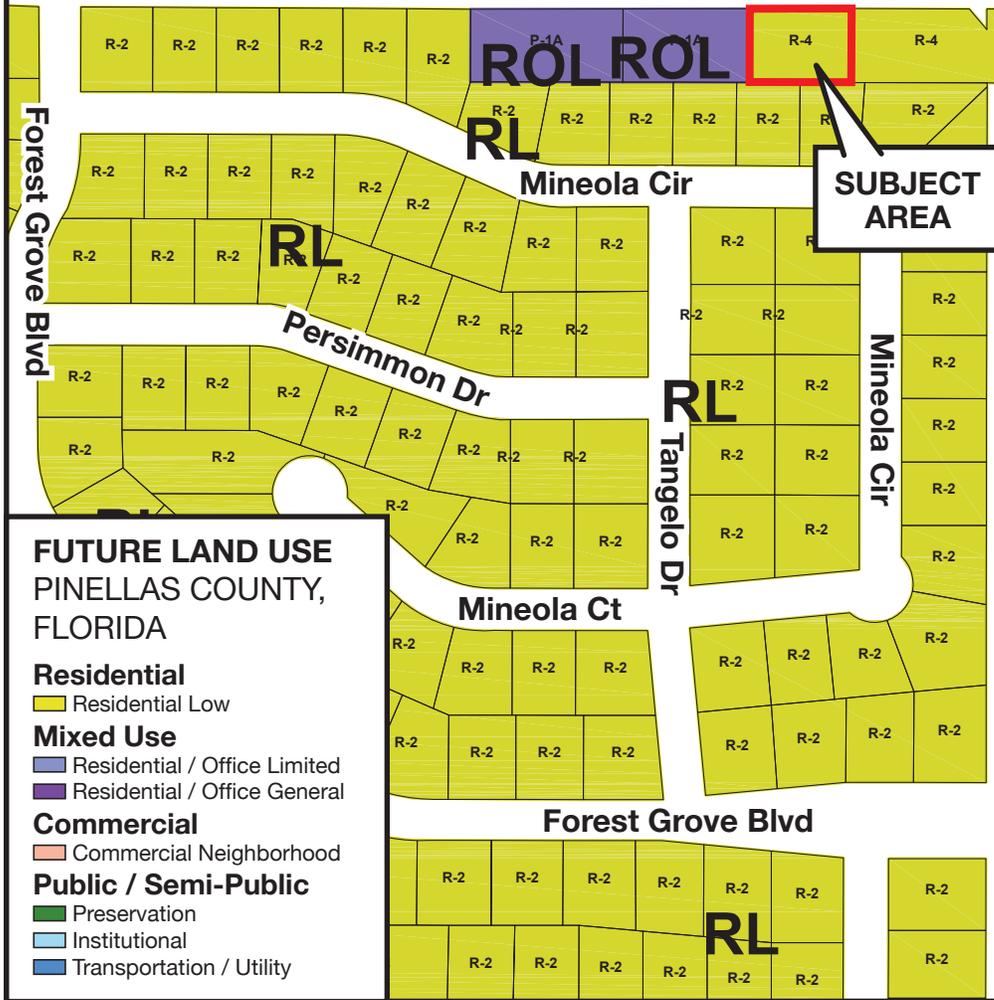


MAP-1

<p>Z/LU-29-11-15</p>	<p>Zone From: R-4, One, Two & Three Family Residential To: P-1A, Limited Office</p> <p>Land Use From: Residential Low To: Residential/Office-Limited</p>		
<p>Parcel I.D. 11/28/15/0000/110/1500 Prepared by: Pinellas County Planning Department September 2015</p>			

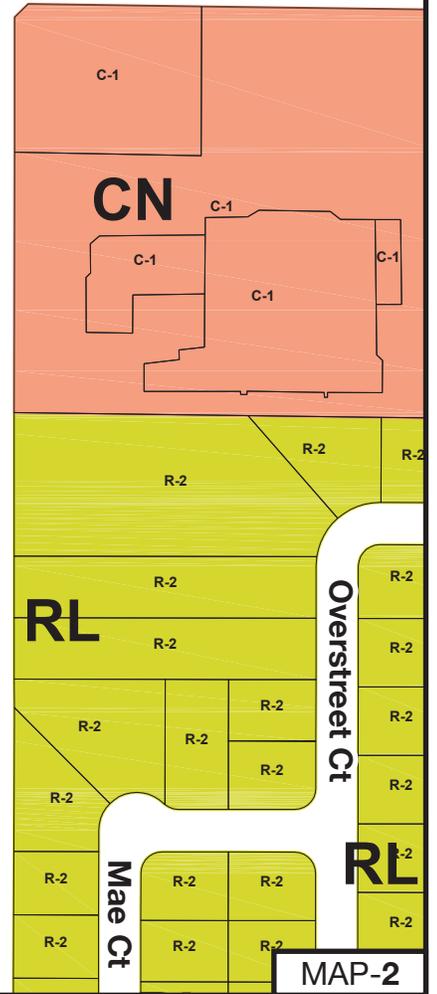


Tampa Rd



SUBJECT AREA

Omaha St



MAP-2

FUTURE LAND USE
 PINELLAS COUNTY,
 FLORIDA

Residential
 Residential Low

Mixed Use
 Residential / Office Limited
 Residential / Office General

Commercial
 Commercial Neighborhood

Public / Semi-Public
 Preservation
 Institutional
 Transportation / Utility

Z/LU-29-11-15	Zone	From: R-4, One, Two & Three Family Residential To: P-1A, Limited Office
	Land Use	From: Residential Low To: Residential/Office-Limited

Parcel I.D. 11/28/15/00000/110/1500
 Prepared by: Pinellas County Planning Department September 2015

North arrow symbol



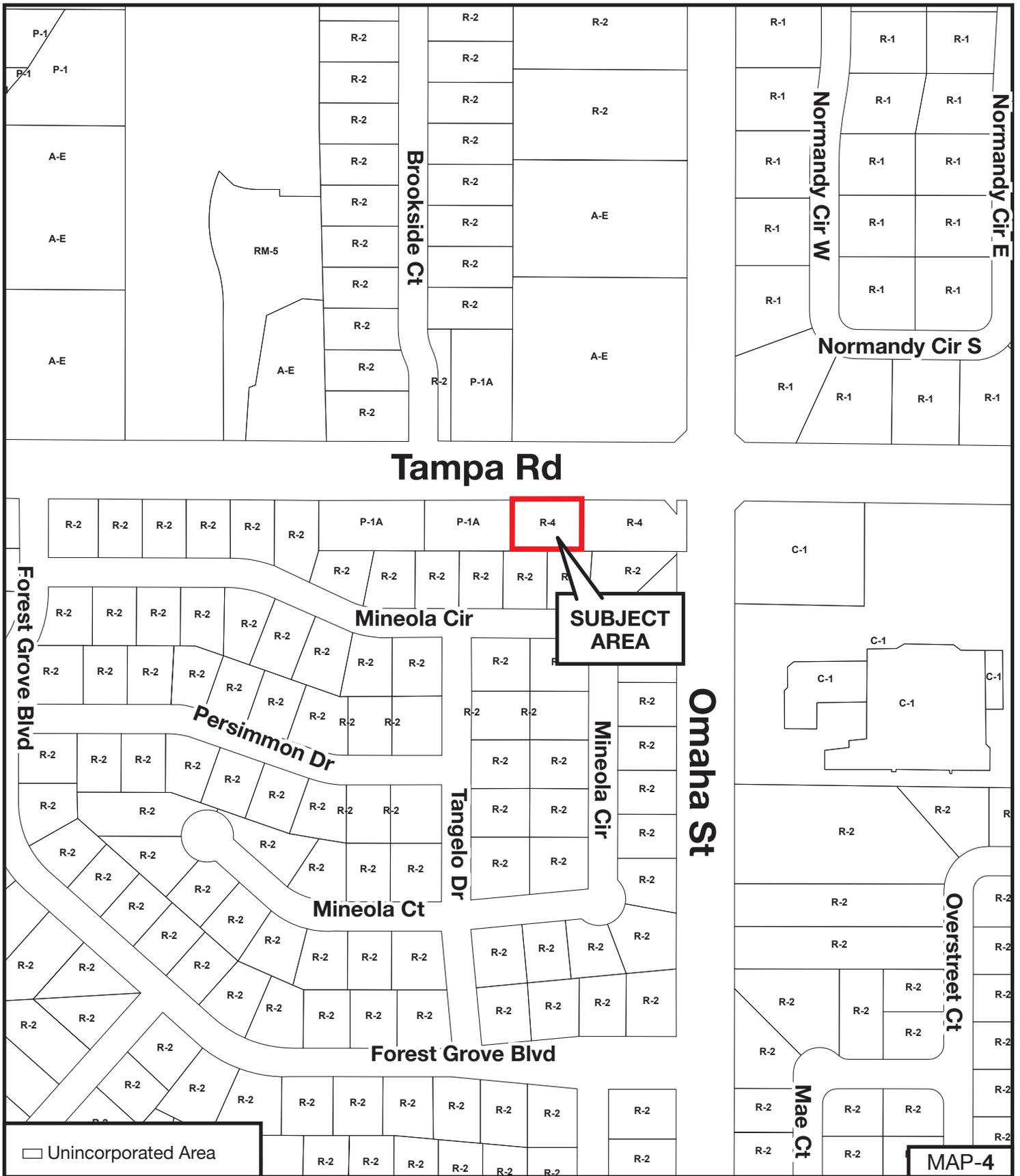
MAP-3

Z/LU-29-11-15

Zone From: R-4, One, Two & Three Family Residential
 To: P-1A, Limited Office
Land Use From: Residential Low
 To: Residential/Office-Limited

Parcel I.D. 11/28/15/0000/110/1500
 Prepared by: Pinellas County Planning Department September 2015

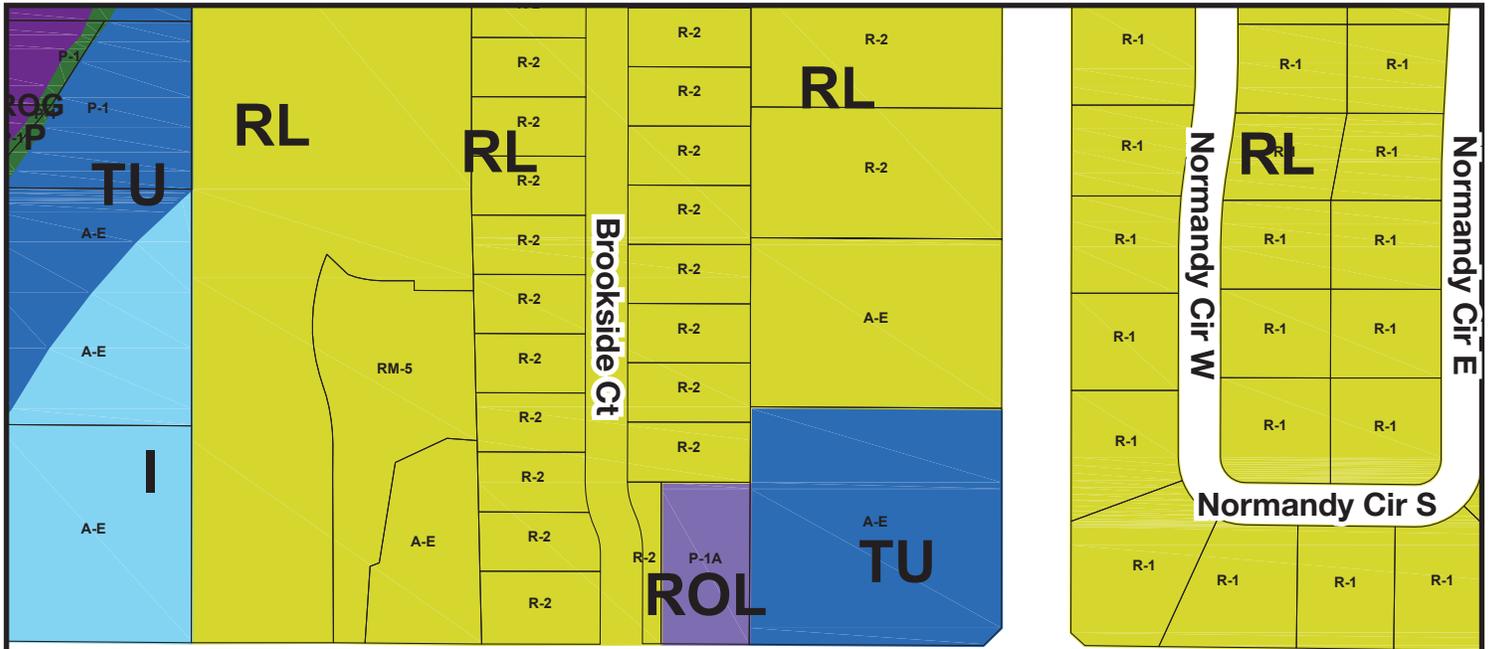




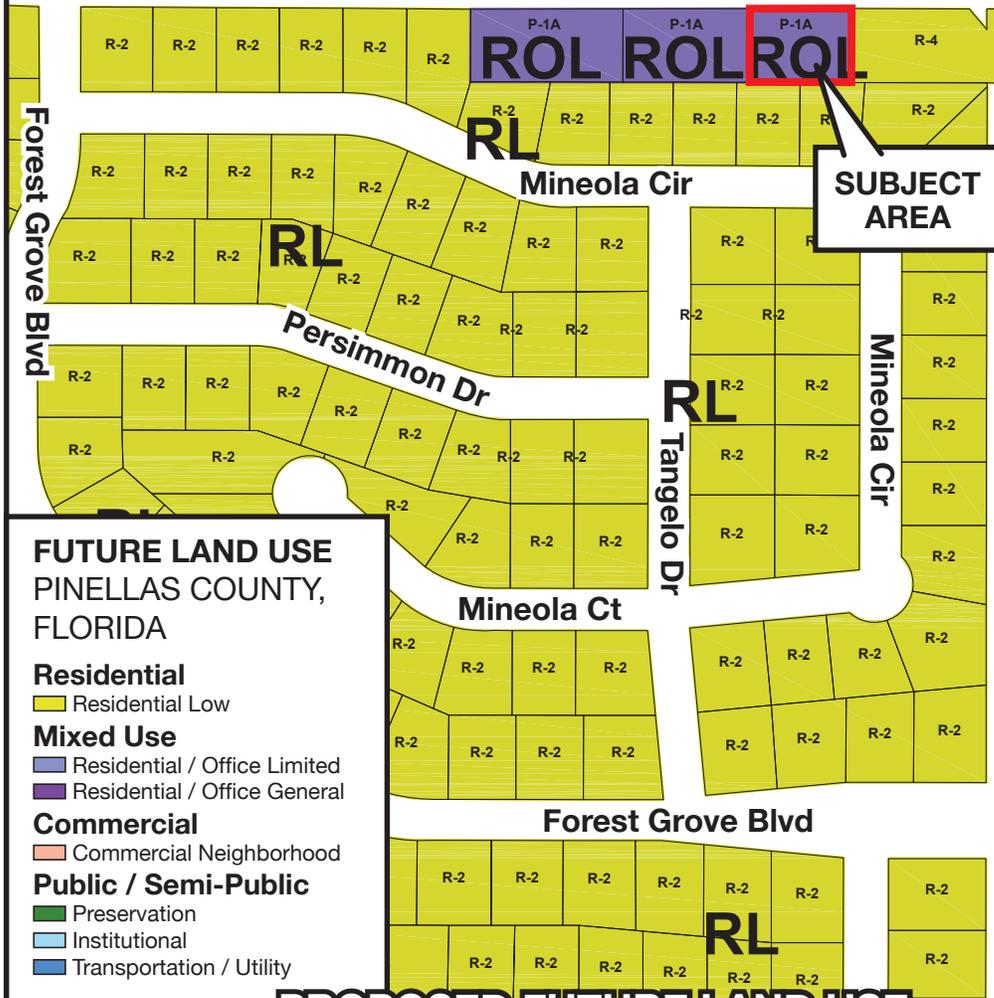
□ Unincorporated Area

MAP-4

Z/LU-29-11-15	Zone	From: R-4, One, Two & Three Family Residential To: P-1A, Limited Office	 
	Land Use	From: Residential Low To: Residential/Office-Limited	
Parcel I.D. 11/28/15/00000/110/1500 Prepared by: Pinellas County Planning Department September 2015			

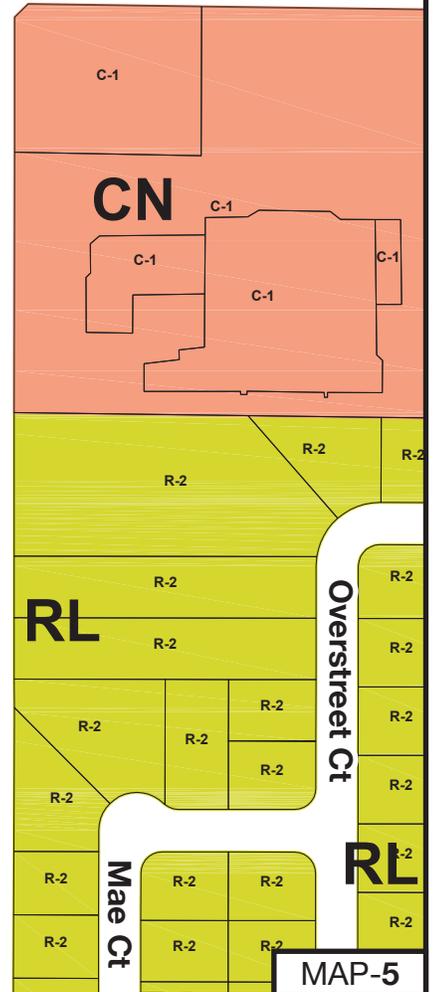


Tampa Rd



SUBJECT AREA

Omaha St



MAP-5

FUTURE LAND USE
 PINELLAS COUNTY,
 FLORIDA

Residential
 Residential Low

Mixed Use
 Residential / Office Limited
 Residential / Office General

Commercial
 Commercial Neighborhood

Public / Semi-Public
 Preservation
 Institutional
 Transportation / Utility

PROPOSED FUTURE LAND USE

Z/LU-29-11-15	Zone	From: R-4, One, Two & Three Family Residential To: P-1A, Limited Office
	Land Use	From: Residential Low To: Residential/Office-Limited



RESOLUTION NO. _____

RESOLUTION CHANGING THE ZONING CLASSIFICATION OF APPROXIMATELY 0.2 ACRE LOCATED 160 FEET WEST OF THE SOUTHWEST CORNER OF THE INTERSECTION OF TAMPA ROAD AND CR-1 IN PALM HARBOR; PAGE 93 OF THE ZONING ATLAS, AS BEING IN SECTION 11, TOWNSHIP 28, RANGE 15; FROM R-4, ONE, TWO & THREE FAMILY RESIDENTIAL TO P-1A, LIMITED OFFICE; UPON APPLICATION OF BARRY R. BERGER, TRE, JAMES J. DOWLING, TRE & HOLLY S. DOWLING, TRE THROUGH JAMES DOWLING, REPRESENTATIVE, Z/LU-29-11-15

WHEREAS, Barry R. Berger, James, TRE, J. Dowling, TRE and Holly S. Dowling TRE, owners 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 R-4, One, Two & Three Family Residential to P-1A, Limited Office; 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 15th day of December 2015, that the zone classification of the following described real property in Pinellas County, Florida, to wit:

The west 120.0 feet of the east 330.21 feet of that part of the NE ¼ of the NE ¼ of Section 11, Township 28 S, Range 15 E, lying south of State Road 584 and West of County Road 1, Pinellas County, FL

be, and the same is hereby changed from R-4, One, Two & Three Family Residential to P-1A, Limited Office, subject to an amendment to the Pinellas County Future Land Use Map from Residential Low to Residential/Office-Limited, Z/LU-29-11-15.

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 0.2 ACRE LOCATED 160 FEET WEST OF THE SOUTHWEST CORNER OF THE INTERSECTION OF TAMPA ROAD AND CR-1 IN PALM HARBOR, LOCATED IN SECTION 11, TOWNSHIP 28, RANGE 15; FROM RESIDENTIAL LOW TO RESIDENTIAL/OFFICE-LIMITED

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 15th day of December 2015 that:

Section 1. The Future Land Use Map of Pinellas County, Florida is amended by redesignating the property described as: Approximately 0.2 acre located 160 feet west of the southwest corner of the intersection of Tampa Road and CR-1 in Palm Harbor. Referenced as Case Z/LU-29-11-15, and owned by Barry R. Berger, TRE, James J. Dowling, TRE and Holly S. Dowling, TRE, from Residential Low to Residential/Office-Limited. Legal description - The west 120.0 feet of the east 330.21 feet of that part of the NE ¼ of the NE ¼ of Section 11, Township 28 S, Range 15 E, lying south of State Road 584 and West of County Road 1, Pinellas County, FL

Section 2. This amendment shall be transmitted to the Pinellas Planning Council for action to amend the Countywide Future Land Use Plan, from Residential Low Medium to Office 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

INFRASTRUCTURE IMPACTS
SOLID WASTE IMPACT ASSESSMENT

LAND USE DESIGNATIONS	SOLID WASTE Total Tons/Year *
EXISTING	
Residential Low	0.20 acres x 5.0 dwelling units per acre= 1 single family unit 1 x 1.66 tons/unit/year (residential factor) = 1.66 tons/year 1.66 tons/year
PROPOSED	
Residential/Office Limited	0.20 acres x 43,560 sq. ft./ acre = 8,712 sq. ft. 8,712 sq. ft. x .20 FAR = 1,742 sq. ft. 1,742 sq. ft. x 5.4 lbs./sq.ft. (office factor) = 9,407 lbs. /sq.ft. 9,407 lbs. /sq.ft. ÷ 2,000 lbs./ton= 4.70 tons/year
NET DIFFERENCE	+3.04 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 Low	0.20 acres x 5.0 dwelling units per acre= 1 single family unit 1 x 266 per unit (residential factor) = 266 GPD	0.20 acres x 0.5 dwelling units per acre= 1 single family unit 1 x 266 per unit (residential factor) = 187.5 GPD
PROPOSED		
Residential/Office Limited	0.20 acres x 43,560 sq. ft./ acre = 8,712 sq. ft. 8,712 sq. ft. x .20 FAR = 1,742 sq. ft. 1,742 sq. ft. x 0.1 per sq. ft (office factor) = 174 GPD	0.20 acres x 43,560 sq. ft./ acre = 8,712 sq. ft. 8,712 sq. ft. x .20 FAR = 1,742 sq. ft. 1,742 sq. ft. x 0.1 per sq. ft (office factor) = 174 GPD
NET DIFFERENCE	-92 GPD	-13.5 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 within one half mile of a concurrency corridor (i.e., constrained, congestion containment, and/or long term concurrency management corridor)?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	The subject area is located within ½ mile of Alt. US Highway 19, designated a Constrained Concurrency Management Corridor. See staff report for details.

Is the amendment located along a scenic/non-commercial corridor?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	See staff report for details.
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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 site contains Astatula Soils & 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 Smith 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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Identify the Fire District serving the proposed development.		The subject site is located within the Palm Harbor 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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Has the applicant sought/been issued an affordable housing finding by the Department of Community Development?	<input type="checkbox"/> Yes <input checked="" 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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

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-29-11-15		Received: 10/12/2015			Jurisdiction: Pinellas County		
Revised:					Signoff:		
SITE DATA							
Parcel Size:		0.20					
Proposed for Amendment:		0.20					
Current Land Use Designation:		Residential Low					
Potential Use	sf/acre(s)	x(far)/(upa)	Units/Sf	sf/1,000	x(tgr)	cap.	Proj. trips
(1) Single-Family	0.2	5.00	1.00		9.6	1	10
Total							10
Proposed Land Use Designation:		Residential/Office Limited					
Potential Use	sf/acre(s)	x(far)/(upa)	Units/Sf	sf/1,000	x(tgr)	cap.	Proj. trips
(1) Office	8,712	0.20	1,742	1.740	16.30	0.92	26
Total							26
Potential Additional Daily Trips:		16					
ROADWAY IMPACT DATA - Trip Distribution							
Road(s)	% Distribution			Traffic Vol. (AADT)			
	2015	2035		2015	2035		
(1) Tampa Rd	16	16	existing	22,580	28,258		
Alt 19 to US Hwy 19	1.00	1.00	proposed	22,596	28,274		
Road(s)	2015 PH		2015 AADT		2035 AADT		
	LOS	V/CR	extg.	w/ chg.	extg.	w/ chg.	
(1) Tampa Rd	C	0.70	C	C	D	D	
Alt 19 to US Hwy 19							
Road(s)			Extg	Planned	Const.	Future	CMS
			Ln Cfg	Improv.	Year	Ln Cfg	Desig.
(1) Tampa Rd	Alt 19 to US Hwy 19		4D	None	None	4D	None
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 corr.			
CCC = Congestion Containment Corridor				MPO = Metropolitan Planning Organization			
CFG = configuration				N/A = Not applicable			
CMS = Concurrency Management System				PC = Partially controlled access			
CON = constrained 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			
				MIS= Mitigating Improvement Scheduled			
2025 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 2002 LOS Manual							

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

The Pinellas County Board of County Commissioners proposes to adopt the following amendments to the Pinellas County Future Land Use Map and Zoning Atlas. A public hearing on the Resolutions and Ordinances will be held **December 15, 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 ORDINANCES AMENDING THE FUTURE LAND USE MAP AND ZONING ATLAS

1. LU-28-11-15

An Ordinance amending the Future Land Use Map of Pinellas County, Florida by changing the Land Use designation of approximately 0.7 acre located at the southwest corner of the intersection of Seminole Boulevard and 20th Terrace SW in the unincorporated area of Largo located in Section 03, Township 30, Range 15; from Commercial Neighborhood & Residential Low 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.

2. Q Z/LU-29-11-15

Resolution changing the Zoning classification of approximately 0.2 acre located 160 feet west of the southwest corner of the intersection of Tampa Road and CR-1 in Palm Harbor; Page 93 of the Zoning Atlas, as being in Section 11, Township 28, Range 15; from R-4, One, Two & Three Family Residential to P-1A, Limited Office; upon application of Barry R. Berger, TRE, James J. Dowling, TRE & Holly S. Dowling, TRE through James Dowling, Representative,
and

An Ordinance amending the Future Land Use Map of Pinellas County, Florida by changing the Land Use designation of approximately 0.2 acre located 160 feet west of the southwest corner of the intersection of Tampa Road and CR-1 in Palm Harbor, located in Section 11, Township 28, Range 15; from Residential Low to Residential/Office-Limited, providing for other modifications that may arise from review of this Ordinance at the public hearing and/or with other responsible parties, and providing an effective date.

3. Q Z/LU-30-11-15

Resolution changing the Zoning classification of approximately 4.2 acres located at northeast corner of the intersection of East Lake Road and Foxwood Lane in East Lake Tarpon; Page 519 of the Zoning Atlas, as being in Section 10, Township 27, Range 16; from RPD-0.5-W, Residential Planned Development, 0.5 units per acre-Wellhead Protection Overlay to IL-CO-W, Institutional Limited-Conditional Overlay-Wellhead Protection Overlay with the Conditional Overlay restricting the use of the property to an assisted living/memory care facility, limiting the maximum number of beds to 64 and limiting the building to one story at a maximum height to 30 feet; upon application of Senior Development Partners, LLC through Joel Tew, Esquire, Tew & Associates Attorneys at Law,
and

An Ordinance amending the Future Land Use Map of Pinellas County, Florida by changing the Land Use designation of approximately 4.2 acres located at northeast corner of the intersection of East Lake Road and Foxwood Lane in East Lake Tarpon located in Section 10, Township 27, Range 16; from Residential Rural to Institutional, providing for other modifications that may arise from review of this Ordinance at the public hearing and/or with other responsible parties; and providing an effective date.

4. Q Z-31-11-15

Resolution changing the Zoning classification of approximately 2 acres located on the east side of Summerdale Drive approximately 460 feet south of Hammock Pine Boulevard in the unincorporated area of Clearwater; page 631 of the Zoning Atlas, as being in Section 30, Township 28, Range 16; from A-E, Agricultural Estate Residential to RPD-7.5, Residential Planned Development, 7.5 units per acre; upon application of Paul W. & Nancy J. Guilmette through Joseph Gilbertie, P. E., Landtech Design Group, inc., Representative.

Any written arguments, evidence, explanations, studies, reports, petitions or other documentation that an applicant, proponent or opponent wishes to be provided to the Board of County Commissioners for their consideration in support of, or in opposition to, any of the applications proposed above should be submitted to the attention of the Pinellas County Zoning Manager, 440 Court Street, Fourth Floor, Clearwater, Florida 33756. Materials must be submitted at least one week (7 days) in advance of the advertised hearing. Hard copy written comments must be submitted on 8½ × 11-inch paper.

The proposed Resolutions and Ordinances amending the Zoning Atlas and the Future Land Use Map can be inspected by the public in the Pinellas County Planning Department; Land Use and Zoning Division located at the address above, or at the Pinellas County Board Records located at 315 Court Street, Fifth Floor, Clearwater, Florida 33756. You can contact the Zoning Division at (727) 464-5047 with any questions, or email them at zoning@pinellascounty.org.

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 (December 15, 2015 BCC Hearing)

DATE: November 19, 2015

AD COPY ATTACHED: Yes X No WITH MAP

REQUIRES SPECIAL HANDLING: Yes No X

NEWSPAPER: St. Petersburg Times X

DATE(S) TO APPEAR: **December 4, 2015**

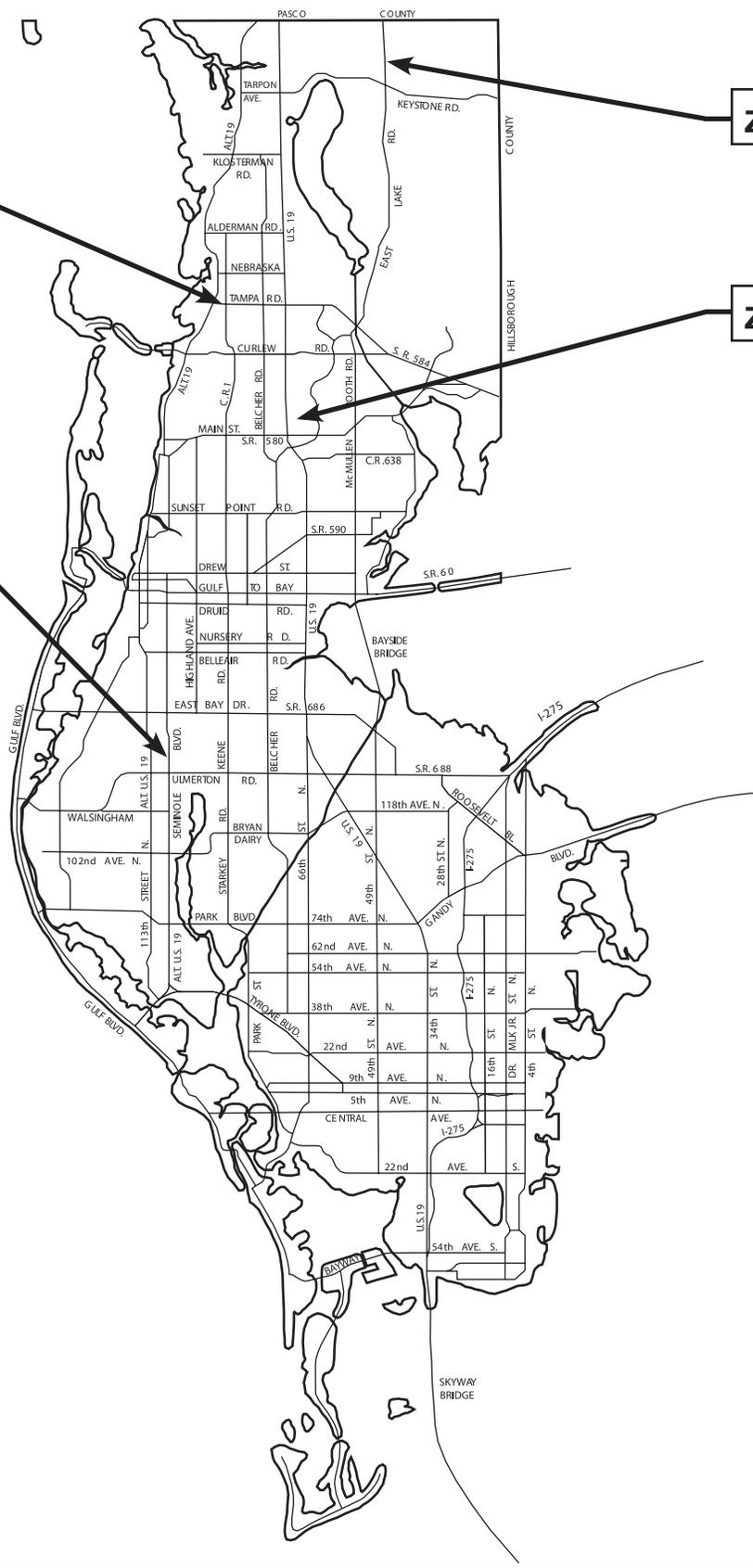
SIZE OF AD: **2 COLUMN BY 10 INCH AD (or quarter-page ad if necessary for legibility)**

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
Tammy Swinton, Planning Department



Z/LU-30-11-15

Z/LU-29-11-15

Z-31-11-15

LU-28-11-15



**PINELLAS COUNTY
PLANNING DEPARTMENT ZONING DIVISION**