



Staff Report

File #: 15-992, **Version:** 1

Agenda Date: 1/26/2016

Subject:

Q Z/LU-25-10-15 (Ralph M. Wescott)

A request for a land use change from Industrial Limited to Residential Low Medium and a zoning change from C-3, Commercial, Wholesale, Warehousing & Industrial to R-4-CO, One, Two & Three Family Residential-Conditional Overlay, with the Conditional Overlay limiting the use to a single family home and related accessory uses on approximately 1.1 acres located at the southwest corner of the intersection of 135th Place N. and Palm Way in the unincorporated area of Largo (a portion of parcel 01/30/15/70416/400/1101).

Recommended Action:

Denial of Case No. Q Z/LU-25-10-15: the application of Ralph M. Wescott for a land use change from Industrial Limited to Residential Low Medium and a zoning change from C-3, Commercial, Wholesale, Warehousing & Industrial to R-4-CO, One, Two & Three Family Residential-Conditional Overlay with the Conditional Overlay limiting the use to a single family home and related accessory uses on approximately 1.1 acres located at the southwest corner of the intersection of 135th Place N and Palm Way.

Strategic Plan:

Foster Continual Economic Growth and Vitality

4.3 Catalyze redevelopment through planning and regulatory programs

Summary:

The subject area is currently designated Industrial Limited (IL) on the Future Land Use Map (FLUM) and is zoned C-3, Commercial, Wholesale, Warehousing and Industrial Support district. The subject area is a portion of a larger parcel that contains a single family home and accessory buildings to the east. The applicant purchased the subject area as part of a separate property in 1978 and subsequently combined the two properties into one parcel for tax relief purposes. The Industrial FLUM designation dates from the 1970s. The existing C-3 zoning was placed on the property in 1979 at the applicant's request. The applicant is now seeking to amend the subject area to Residential Low Medium (RLM) on the FLUM and R-4, One, Two and Three Family Residential on the Zoning Atlas, which would make is consistent with the other portion of the parcel that contains the existing residence. In addition, a Conditional Overlay is proposed that would restrict the use of the property to one single-family home with related accessory uses. The requested R-4 designation would otherwise allow up to five single-family units (or five duplex structures) if the subject area was fully subdivided. The future intent is to split the property into two lots and build a single family home within the amendment area. The new home would be for the applicant's daughter, who desires to live close to her father for caretaker purposes.

The subject area is accessed from Ulmerton Road via Coral Way and 135th Place North. It is adjacent to IL-designated properties to the north, south and west. It is part of a distinct light industrial/heavy commercial node that is otherwise fully developed. Warehousing, light manufacturing and auto repair are next door uses. Residential uses with the same FLUM and zoning designations as those proposed exist to the east of the amendment site.

As the County seeks to strengthen its local economy, the potential conversion of industrially-designated land to residential uses is an important consideration. Industrial uses provide opportunities for economic vitality and

job growth. In recognition of this issue, the Economic Element of the Pinellas County Comprehensive Plan contains specific criteria to evaluate the potential conversion of industrially-designated land to other uses. Those criteria and staff's evaluation of them pertaining to this case are detailed in the attached Local Planning Agency (LPA) report.

When taken as a whole, it is staff's conclusion that the conversion evaluation criteria do not support this amendment request. The subject area is part of a cohesive node of industrially-designated land. An amendment to residential would be an encroachment that would disrupt that established pattern. For these reasons, staff recommends denial of the proposed amendments.

Background Information:

The proposed amendments did not originally include a Conditional Overlay. During their October 8, 2015 public hearing, the LPA suggested the applicant include a Conditional Overlay limiting the use of the property to one single family home and related accessory uses, based on the applicant's intent to build a house on the property. The LPA continued action on this case to allow the applicant an opportunity to amend their application. The LPA then unanimously recommended approval of the amended request with the Conditional Overlay during its December 10, 2015 public hearing (Vote 6-0).

The addition of the proposed Conditional Overlay, however, does not override the basis for staff's recommendation of denial for all components of the request. The proposal would still remove an Industrial Limited designation from the FLUM, thereby eliminating the potential for a viable future employment-based business. It is still staff's conclusion that the industrially-designated land conversion criteria within the Pinellas County Comprehensive Plan do not support the proposed amendments to residential land use and zoning designations.

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
Correspondence
Boundary Survey
Ad
Ad Map
PowerPoint Presentation

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



Regarding: Case No. Z/LU-25-10-15

LPA Recommendation: At the October 8, 2015 public hearing, the Local Planning Agency continued this case to allow the applicant to amend the request to include a conditional overlay limiting the use of the subject property to one single family home and related accessory uses. (The vote was 6-0, in favor)

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 Map amendment with the Conditional Overlay limiting the use to a single family home and related accessory uses. (The vote was 6-0, in favor)

LPA Public Hearings: December 10, 2015 & October 8, 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 inconsistent with the Pinellas County Comprehensive Plan based on the findings of this report.
- And further, Staff recommends that the LPA recommend denial of the proposed FLUM and Zoning Atlas amendments to the Pinellas County Board of County Commissioners.

CASE SUMMARY

APPLICANT'S NAME: Ralph M. Wescott

DISCLOSURE: Owner: Ralph Wescott & Daughter: Teresa Wescott Lavrinc

REPRESENTED BY: Teresa Wescott Lavrinc

	LAND USE CHANGE	ZONING CHANGE
FROM:	Industrial Limited	C-3, Commercial, Wholesale, Warehousing & Industrial Support
TO:	Residential Low Medium	R-4-CO, One, Two & Three Family Residential – Conditional Overlay
Conditional Overlay limiting the use of the property to one single-family home and related accessory uses.		

PROPERTY DESCRIPTION: Approximately 1.1 acres located at the southwest corner of the intersection of 135th Place N and Palm Way in the unincorporated area of Largo (a portion of parcel 01/30/15/70416/400/1101)

PARCEL ID(S): A portion of 01/30/15/70416/400/1101

PROPOSED BCC HEARING DATE: January 26, 2016

CORRESPONDENCE RECEIVED TO DATE:

No correspondence received.

PERSONS APPEARING AT THE LOCAL PLANNING AGENCY HEARING:

One person appeared in favor at the December 10, 2015 meeting.

SURROUNDING ZONING AND LAND USE FACTS:

	Land Use Category	Zoning Designation	Existing Use
Subject Property:	Industrial Limited	C-3	Vacant
Adjacent Properties:			
North	Industrial Limited	M-1	Warehousing/Light Manufacturing
East	Residential Low Medium	R-4	Single Family Home
South	Industrial Limited	C-3	Auto Repair
West	Industrial Limited	M-1	Warehousing

STAFF DISCUSSION AND ANALYSIS

PUBLIC HEARING BACKGROUND

During their October 8, 2015 public hearing, the Local Planning Agency (LPA) continued this case to allow the applicant to include a Conditional Overlay to the amendment request that, if approved, would limit the use of the subject property to one single-family home and related accessory uses. The addition of the proposed Conditional Overlay, however, does not override the basis for staff’s recommendation of denial for all components of the request. The proposal would still remove an Industrial Limited designation from the Future Land Use Map, thereby eliminating the potential for a viable future employment-based business. It is staff’s conclusion that the industrially-designated land conversion criteria within the Pinellas County Comprehensive Plan, as discussed later in this staff report, do not support the proposed amendments to residential designations.

COMPATIBILITY WITH SURROUNDING LAND USES

The subject area is currently designated Industrial Limited (IL) on the Future Land Use Map (FLUM) and is zoned C-3, Commercial, Wholesale, Warehousing and Industrial Support district. The subject area itself is currently vacant of structures but it is a portion of a larger parcel that contains a single family home and accessory buildings to the east. The applicant is the property owner and has lived in the home since the 1960s. He purchased the subject area as part of a separate property in 1978 and subsequently combined the two properties into one parcel for tax relief purposes. The Industrial FLUM designation was placed on the property in 1979 or 1980. It was designated Commercial prior to that time. In 1979, the applicant requested and was granted a zoning amendment on the subject property from A-1 and C-2 to C-3. The applicant is now seeking to amend the subject area to Residential Low Medium (RLM) on the FLUM and R-4, One, Two and Three Family Residential on the Zoning Atlas, which would make is consistent with the other portion of the parcel that contains the existing residence. In addition, a Conditional Overlay is proposed that would restrict the use of the property to one single-family home with related accessory uses. The requested R-4 designation would otherwise allow up to

five single-family units (or five duplex structures) if the subject area was fully subdivided. The future intent is to split the property into two lots once again and build a single family home within the amendment area along with an accessory dwelling unit. The new home would be for the applicant's daughter, who desires to live close to her father for caretaker purposes.

The subject area is accessed from Ulmerton Road via Coral Way and 135th Place North. It is a little less than 1/5 of a mile from Ulmerton Road. The site is adjacent to IL designated properties to the north, south and west. It is part of a distinct light industrial/heavy commercial node that is otherwise fully developed. Warehousing, light manufacturing and auto repair are next door uses. Residential uses with the same FLUM and zoning designations as those proposed exist to the east of the amendment site. The applicant owns other nearby residential properties within the surrounding area.

TRANSPORTATION AND INFRASTRUCTURE IMPACTS

Comparing the current development potential of the subject area with the potential uses associated with the proposed RLM FLUM designation, the RLM category could generate approximately 81 fewer average daily trips on Ulmerton Road, the nearest arterial roadway, if maximum development occurred. This facility is operating at a peak hour level of service (LOS) F with a volume to capacity (V/C) ratio of 1.29. Therefore, the reduction in average daily trips would have a positive impact, albeit small, on the operational characteristics of Ulmerton 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. There would be a reduction in solid waste generation and a modest increase in potable water use and wastewater generation. This is assuming the maximum development potential of RLM, which would allow up to 11 units on the site. The impacts are lower when considering the proposed use of one single family residence.

THE CONVERSION OF INDUSTRIALLY-DESIGNATED LAND

As Pinellas County nears build out, the potential conversion of non-residential land to residential uses is an important consideration. The Pinellas County Comprehensive Plan recognizes the challenges of losing industrially-designated land in particular. Employment-based uses are needed to maintain a stable and healthy local economy. Industrial uses provide opportunities for economic vitality and job growth. In recognition of this issue, the Economic Element of the Pinellas County Comprehensive Plan contains specific criteria (see Policy 1.2.1) to evaluate the potential conversion of industrially-designated land to other uses. Those criteria and staff's evaluation of them pertaining to this case are detailed below:

Site Characteristics: the size, configuration and physical characteristics of the site, including potential for expansion or consolidation with adjoining properties, in relationship to its potential utility to support employment opportunities.

The subject acre is approximately one acre in size, with a rectangular configuration. Dimensions are 276' x 165'. There is no potential for expansion as all adjacent properties are currently developed. There is potential, however, for consolidation with adjoining heavy commercial or industrial uses to the north, west and/or south. According to the property appraiser, the site to the south is currently being used as an auto garage/repair, the site to the north (which is currently for sale) is light manufacturing/assembly, and the site to the west is warehousing. The subject area has a small drainage swale along its east side and several large trees. The area to the east contains a single family home.

Locational Characteristics: the location of the property in relationship to adjoining similarly-classified property, its compatibility with adjoining and nearby uses and plan classifications that would be similar to or serve the site, and any adjoining residential or incompatible use or plan category.

The subject area is adjacent to Industrial Limited designated properties on three sides – to the north, south and west. It is within a cohesive ‘block’ of unincorporated Industrial Limited properties that is approximately 26 acres in size (and much larger when including adjacent lands within Largo). This area contains 23 other parcels, all of which are developed with heavy commercial/light industrial uses. Adjacent to the east (and part of the same parcel as the subject area) is land designated Residential Low Medium. IL and RLM are not generally like or compatible land use categories. An amendment of the subject area to RLM would consolidate the land use on the ‘parent’ parcel, but it would also lead to further encroachment of RLM and residential uses into an existing industrial area.

Transportation and Infrastructure Features: the location of the property in relationship to arterial and major highway, public transit, airport and rail access as well as other infrastructure and service facilities, including water, sewer, stormwater and parking and their respective capacities.

The subject area fronts a local street that is approximately 935 linear feet of pavement from Ulmerton Road (the nearest arterial). The local street serves other industrial uses to the north as well as residential uses to the east. The subject area has only 60 feet of public right-of-way frontage, which will require an administrative waiver due to insufficient road frontage (80 feet required in the C-3 zoning district). It is also important to note that the right-of-way frontage is along a curve in the road. Water service is provided by Pinellas County and wastewater by Largo. Stormwater and parking are not foreseen to be issues.

Unique Features: whether the property is now, or is proposed to be, used for unique and high-priority functions such as water dependent, working waterfront, and transit-oriented uses.

The property is not currently nor proposed to be used for unique or high-priority functions. The proposed use is single family residential.

Contribution to the Economy: the number and type of jobs, and corresponding wage scale(s), to be provided within the proposed plan designations as compared to those now provided, or potentially available, within the existing plan category.

The proposed residential plan designation would not provide any jobs. The current IL designation has the potential for job creation, but not necessarily high-wage primary jobs.

Redevelopment Plans: whether the property is included as part of a special area plan that has evaluated and addressed the effect on the number and type of jobs and wage scale of persons to be employed in the redevelopment area proposed to be reclassified.

The property is not part of a special area plan.

Related Comprehensive Plan Policies: whether the amendment furthers key policies of the comprehensive planning process, consistent with the County's Comprehensive Plan, in order to enhance the manufacturing, high-tech and targeted industry employment base.

The proposed amendment does not further key policies of the comprehensive planning process, and is felt to be inconsistent with certain objectives and policies to diversify and enhance the local economy.

When taken as a whole, it is staff's conclusion that the conversion evaluation criteria do not support this amendment request. The subject area is part of a cohesive node of industrially-designated land. All other properties within this node are currently developed with some form of light industrial or heavy commercial use. An amendment to residential would be an encroachment that would disrupt that established pattern. The proposed residential use would be adjacent to IL on three sides, which would impact its future marketability. While site access has its limitations, there are a number of other light industrial businesses to the north that utilize the same roadway for access to Ulmerton Road. There is no reason that could not work for the subject area as well.

SUMMARY

The proposed residential land use and zoning amendments are inappropriate based on the existing light industrial and heavy commercial uses currently existing on three sides of the subject property. The amendment area has held its existing Industrial and C-3 designations since the late 1970s. The FLUM and Comprehensive Plan policies are long-term in perspective, and it is staff's conclusion that the industrially-designated land conversion criteria do not support the proposed amendment. The applicant owns other properties in the immediate area that could potentially serve the purpose sought, or consideration could be given to enlarging the existing home to meet the immediate needs of the applicant. The subject area could be sold as a standalone light industrial property or it has the potential to be combined with an adjacent industrial parcel to create a project area suitable for a larger employment-based business. There is no compelling reason to amend the Industrial FLUM designation and the C-3 zoning designation. For these reasons, staff recommends denial of the proposed amendments.

IMPLEMENTATION OF THE PINELLAS COUNTY COMPREHENSIVE PLAN

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

FUTURE LAND USE AND QUALITY COMMUNITIES ELEMENT

Objective 1.13: The Future Land Use Map and land use policies shall define the location, type, and intensity of industrial activities (including manufacturing, services, warehousing, and trade) that may be operated in order to diversify the County's economy and provide a broad range of employment opportunities to the County's residents.

ECONOMIC ELEMENT

GOAL ONE: TO FACILITATE A STRONG AND ROBUST LOCAL ECONOMY THAT PROVIDES GROWTH OPPORTUNITIES FOR EXISTING BUSINESSES, ATTRACTS NEW HIGH-WAGE PRIMARY EMPLOYERS AND PROMOTES A DIVERSE RANGE OF INDUSTRIES THROUGH INNOVATIVE, SUSTAINABLE METHODS THAT, IN A RESPONSIBLE MANNER, ENHANCE THE COUNTY'S VITALITY AND THE QUALITY OF LIFE FOR RESIDENTS AND VISITORS.

Objective 1.2.: Objective: To provide quality siting opportunities for primary employers by maintaining and enhancing industrial lands within Pinellas County.

Policy 1.2.1.: The following criteria guide the location of industrial uses, as applicable, and will be used to evaluate conversion of industrially-designated lands to other uses:

- Site Characteristics: the size, configuration and physical characteristics of the site, including potential for expansion or consolidation with adjoining properties, in relationship to its potential utility to support employment opportunities.
- Locational Characteristics: the location of the property in relationship to adjoining similarly-classified property, its compatibility with adjoining and nearby uses and plan classifications that would be similar to or serve the site, and any adjoining residential or incompatible use or plan category.
- Transportation and Infrastructure Features: the location of the property in relationship to arterial and major highway, public transit, airport and rail access as well as other infrastructure and service facilities, including water, sewer, stormwater and parking and their respective capacities.
- Unique Features: whether the property is now, or is proposed to be, used for unique and high-priority functions such as water-dependent, working waterfront, and transit-oriented uses.
- Contribution to the Economy: the number and type of jobs, and corresponding wage scale(s), to be provided within the proposed plan designations as compared to those now provided, or potentially available, within the existing plan category.
- Redevelopment Plans: whether the property is included as part of a special area plan that has evaluated and addressed the effect on the number and type of jobs and wage scale of persons to be employed in the redevelopment area proposed to be reclassified;
- Related Comprehensive Plan Policies: whether the amendment furthers key policies of the comprehensive planning process, consistent with the County's Comprehensive Plan, in order to enhance the manufacturing, high-tech and targeted industry employment base.

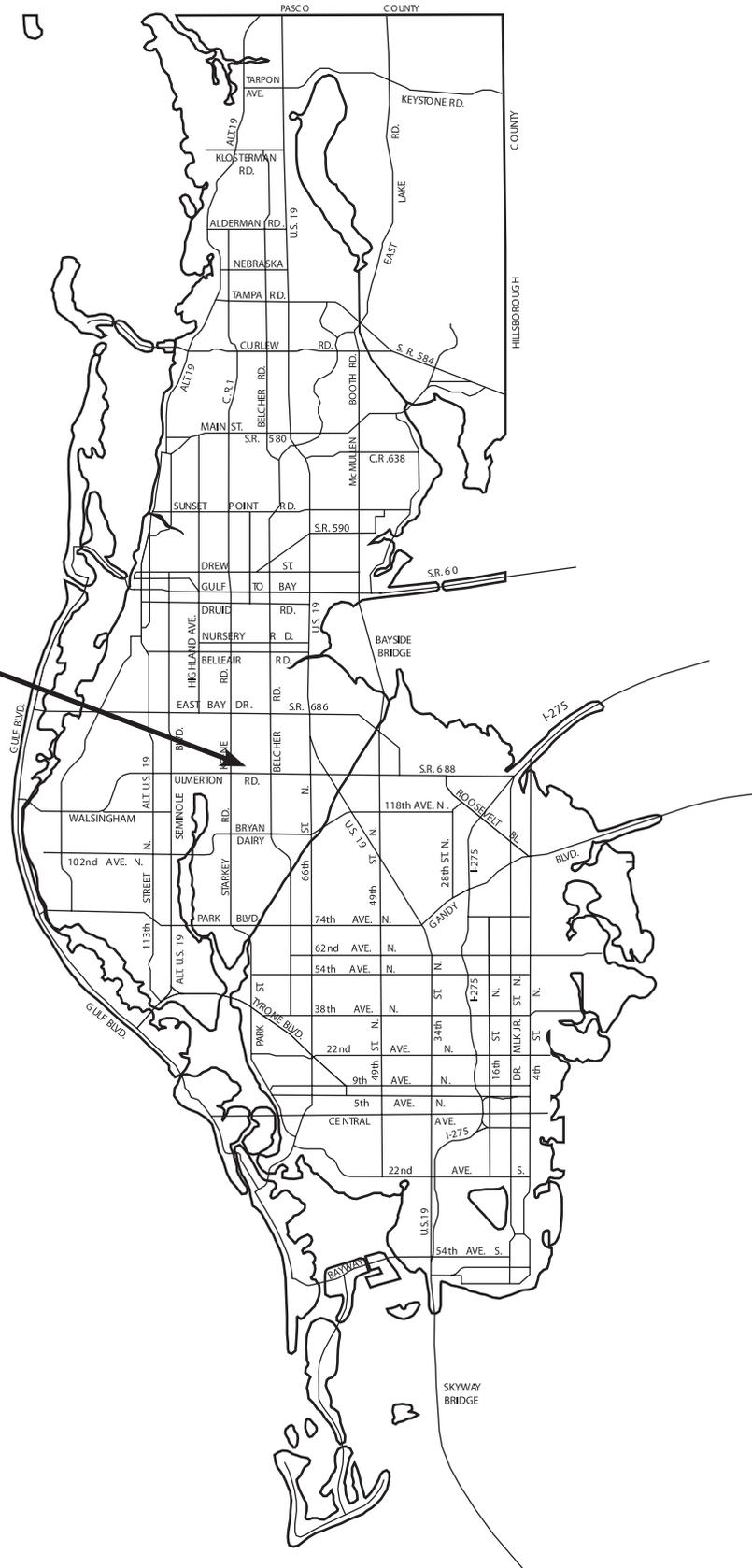
COUNTY DEVELOPMENT REGULATIONS

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-25-10-15



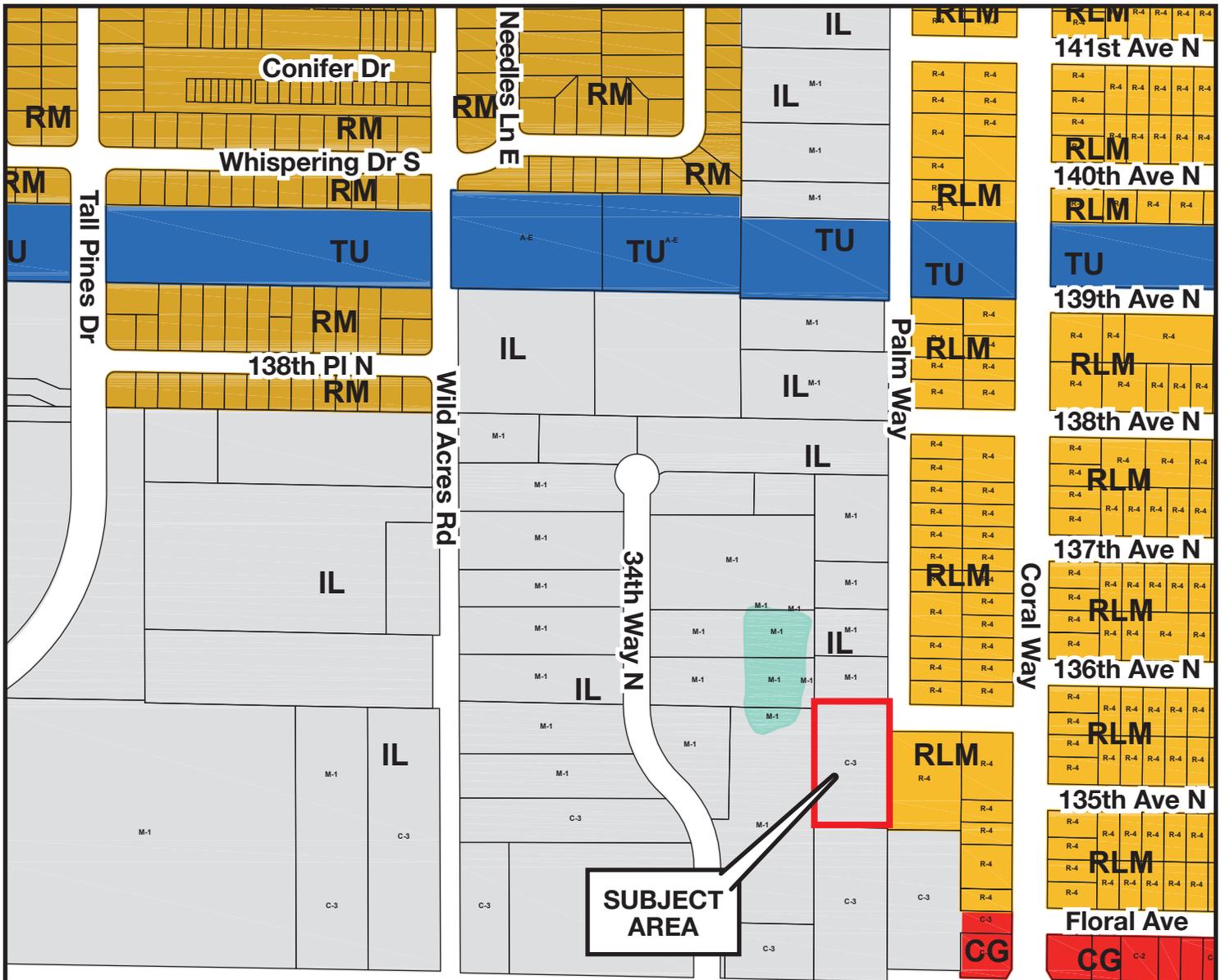
MAP-1

Z/LU-25-10-15
Zoning From: C-3, Commercial, Wholesale, Warehousing & Industrial
 To: R-4-CO, One, Two & Three Family Residential - Conditional Overlay
Land Use From: Industrial Limited
 To: Residential Low Medium

With a Conditional Overlay limiting the use of the property to one single family home and related accessory uses.



Parcel I.D. 01/30/15/70416/400/1101
 Prepared by: Pinellas County Planning Department August 2015



SUBJECT AREA

Ulmerton Rd

FUTURE LAND USE
 PINELLAS COUNTY,
 FLORIDA

Residential

- Residential Low
- Residential Low Medium
- Residential Medium

Commercial

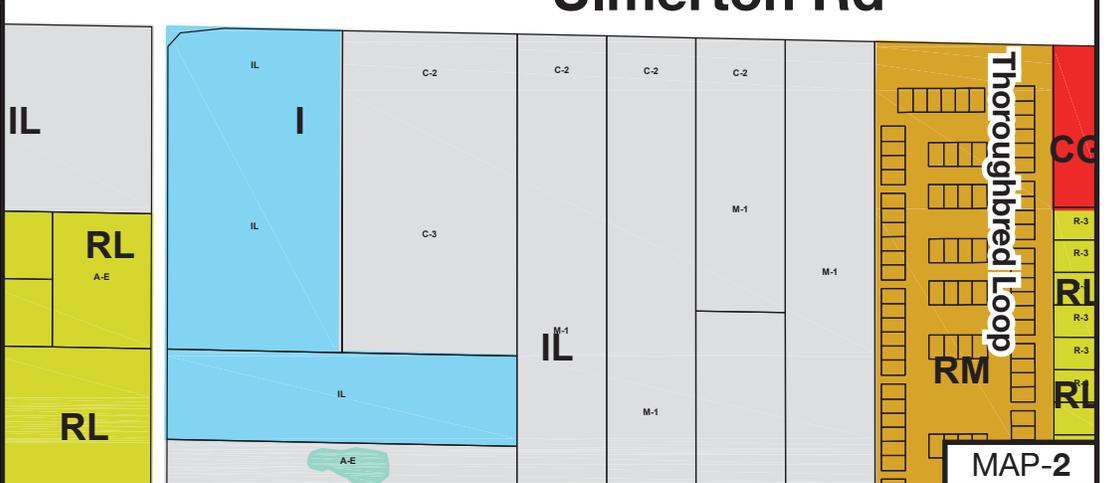
- Commercial General

Industrial

- Industrial Limited

Public / Semi-Public

- Institutional
- Transportation / Utility



MAP-2

Z/LU-25-10-15

Zoning From: C-3, Commercial, Wholesale, Warehousing & Industrial
 To: R-4-CO, One, Two & Three Family Residential -
 Conditional Overlay

Land Use From: Industrial Limited
 To: Residential Low Medium

With a Conditional
 Overlay limiting
 the use of the
 property to one
 single family
 home and related
 accessory uses.



Parcel I.D. 01/30/15/70416/400/1101
 Prepared by: Pinellas County Planning Department August 2015



MAP-3

Z/LU-25-10-15

Zoning From: C-3, Commercial, Wholesale, Warehousing & Industrial
To: R-4-CO, One, Two & Three Family Residential -
Conditional Overlay

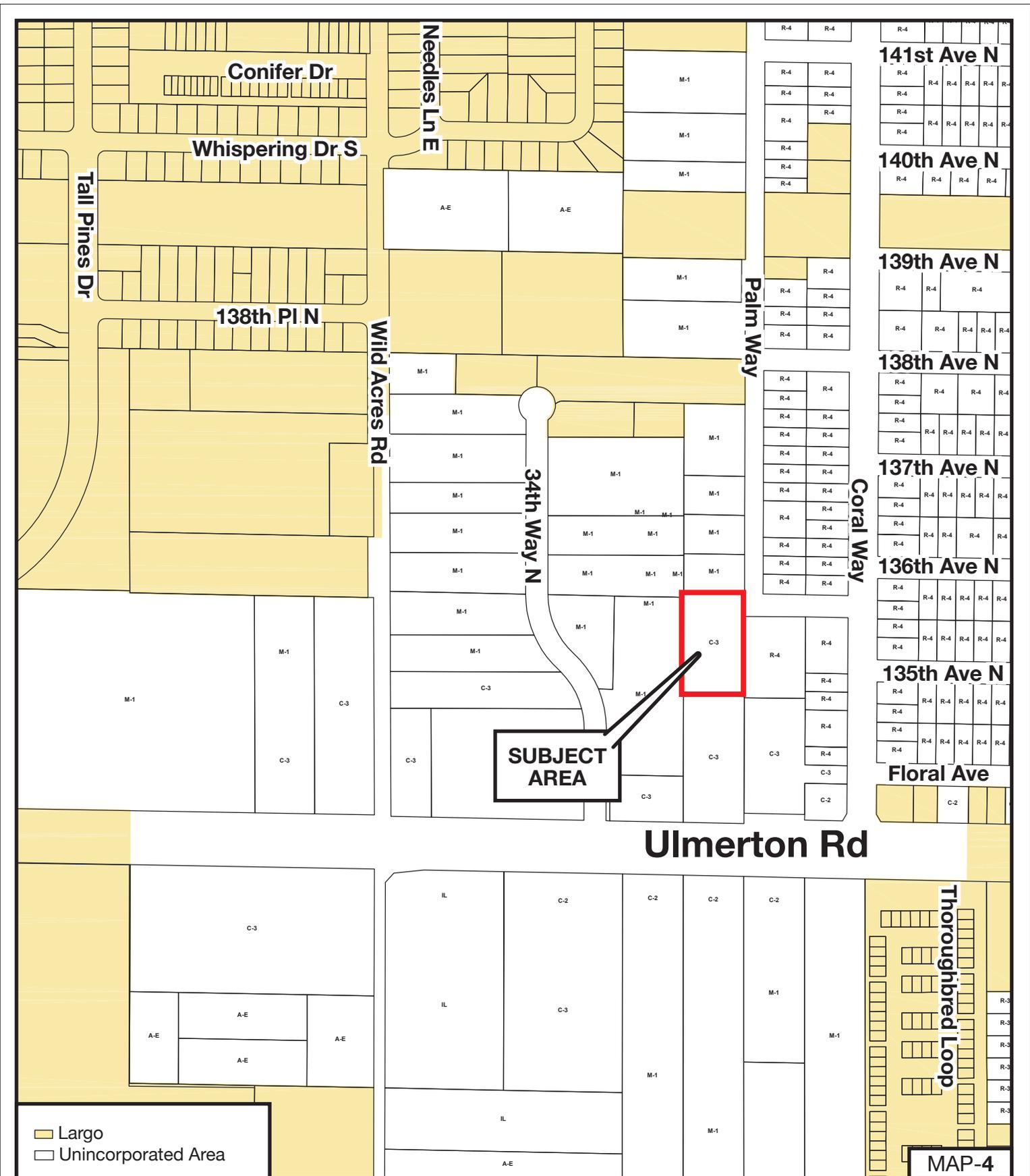
Land Use From: Industrial Limited
To: Residential Low Medium

Parcel I.D. 01/30/15/70416/400/1101

Prepared by: Pinellas County Planning Department August 2015

With a Conditional
Overlay limiting
the use of the
property to one
single family
home and related
accessory uses.





SUBJECT AREA

Largo
 Unincorporated Area

Z/LU-25-10-15

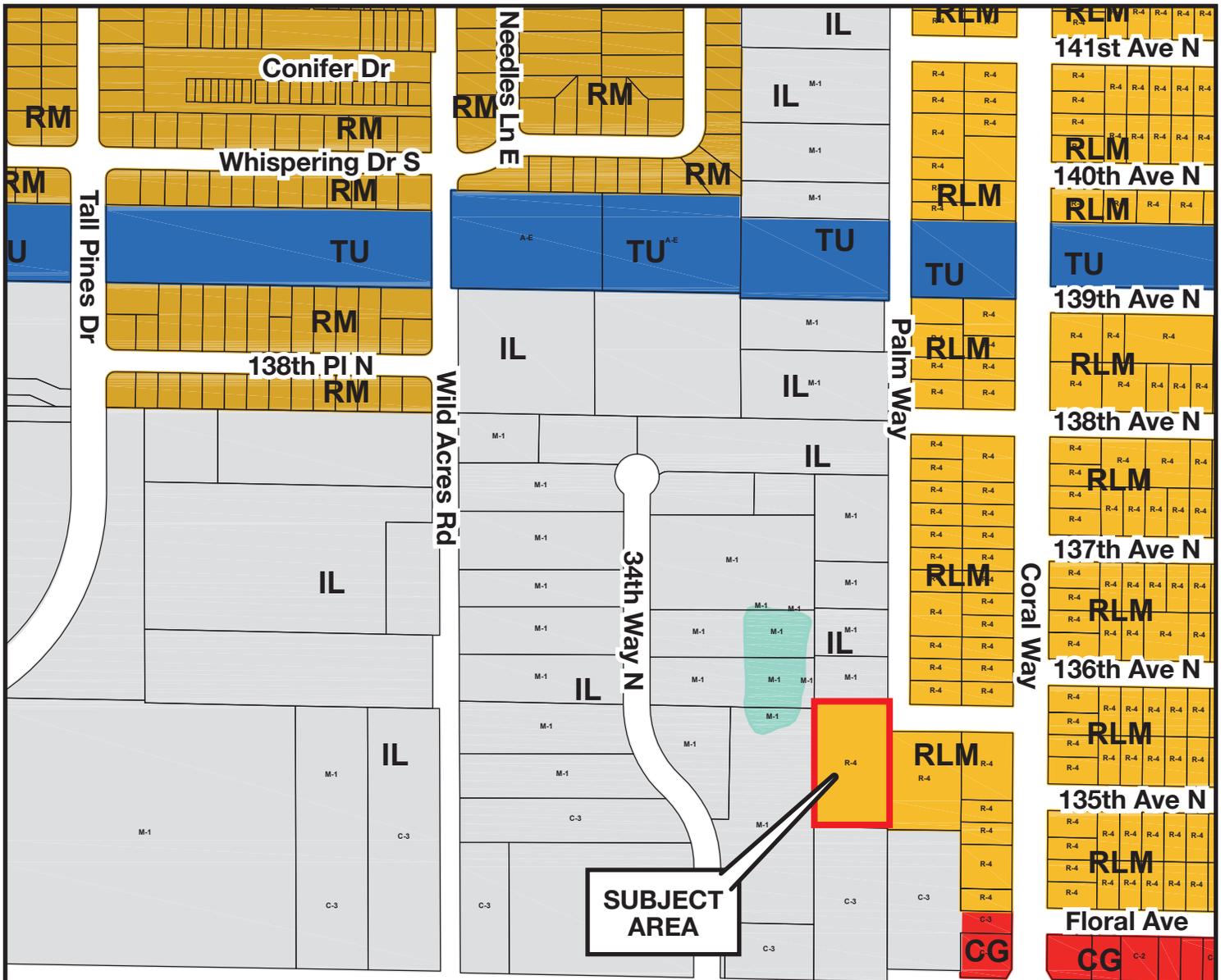
Zoning From: C-3, Commercial, Wholesale, Warehousing & Industrial
 To: R-4-CO, One, Two & Three Family Residential – Conditional Overlay
Land Use From: Industrial Limited
 To: Residential Low Medium

With a Conditional Overlay limiting the use of the property to one single family home and related accessory uses.



Parcel I.D. 01/30/15/70416/400/1101
 Prepared by: Pinellas County Planning Department August 2015

MAP-4



SUBJECT AREA

Ulmerton Rd

FUTURE LAND USE
 PINELLAS COUNTY,
 FLORIDA

Residential

- Residential Low
- Residential Low Medium
- Residential Medium

Commercial

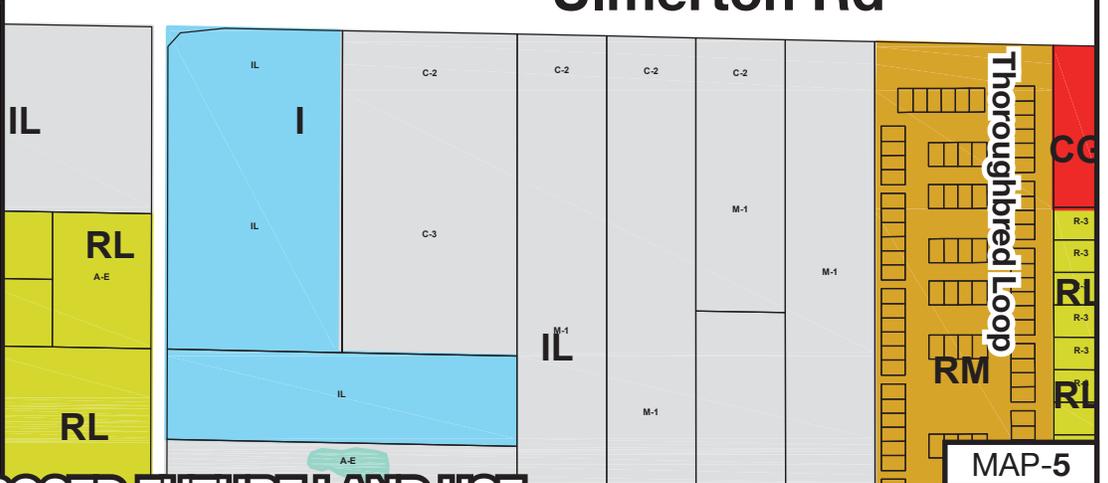
- Commercial General

Industrial

- Industrial Limited

Public / Semi-Public

- Institutional
- Transportation / Utility



PROPOSED FUTURE LAND USE

Z/LU-25-10-15

Zoning From: C-3, Commercial, Wholesale, Warehousing & Industrial
 To: R-4-CO, One, Two & Three Family Residential - Conditional Overlay

Land Use From: Industrial Limited
 To: Residential Low Medium

With a Conditional Overlay limiting the use of the property to one single family home and related accessory uses.



Parcel I.D. 01/30/15/70416/400/1101
 Prepared by: Pinellas County Planning Department August 2015

RESOLUTION NO. _____

RESOLUTION CHANGING THE ZONING CLASSIFICATION OF APPROXIMATELY 1.1 ACRES LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF 135TH PLACE N AND PALM WAY IN THE UNINCORPORATED AREA OF LARGO; PAGE 218 OF THE ZONING ATLAS, AS BEING IN SECTION 01, TOWNSHIP 30, RANGE 15; FROM C-3, COMMERCIAL, WHOLESALE, WAREHOUSING & INDUSTRIAL TO R-4-CO, ONE, TWO & THREE FAMILY RESIDENTIAL-CONDITIONAL OVERLAY WITH THE CONDITIONAL OVERLAY LIMITING THE USE TO A SINGLE FAMILY HOME AND RELATED ACCESSORY USES; UPON APPLICATION OF RALPH M. WESCOTT THROUGH TERESA WESCOTT LAVRINC, REPRESENTATIVE, Z/LU-25-10-15

WHEREAS, Ralph M. Wescott, 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 C-3, Commercial, Wholesale, Warehousing & Industrial to R-4-CO, One, Two & Three Family Residential-Conditional Overlay with the Conditional Overlay limiting the use to a single family home and related accessory uses; 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 26th day of January 2016 that the zone classification of the following described real property in Pinellas County, Florida, to wit:

THE NORTH 250.00 FEET OF THE SOUTHWEST ¼ OF LOT 11, IN THE SOUTHEAST ¼ OF SECTION 1, TOWNSHIP 30 SOUTH, RANGE 15 EAST, PINELLAS GROVES, AS RECORDED IN PLAT BOOK 1, PAGE 55, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, LESS THE NORTH 30.0 FEET FOR ROAD RIGHT-OF-WAY.

TOGETHER WITH:

THE SOUTH 279.98 FEET OF THE NORTH 914.38 FEET OF THE EAST ½ OF LOT 10, IN THE SOUTHEAST ¼ OF SECTION 1, TOWNSHIP 30 SOUTH, RANGE 15 EAST, PINELLAS GROVES, AS RECORDED IN PLAT BOOK 1, PAGE 55, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA

be, and the same is hereby changed from C-3, Commercial, Wholesale, Warehousing & Industrial to R-4-CO, One, Two & Three Family Residential-Conditional Overlay with the Conditional Overlay limiting the use to a single family home and related accessory uses, subject to an amendment to the Pinellas County Future Land Use Map from Industrial Limited to Residential Low Medium, Z/LU-25-10-15.

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:

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE FUTURE LAND USE MAP OF PINELLAS COUNTY, FLORIDA BY CHANGING THE LAND USE DESIGNATION OF APPROXIMATELY 1.1 ACRES LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF 135TH PLACE N AND PALM WAY IN THE UNINCORPORATED AREA OF LARGO LOCATED IN SECTION 01, TOWNSHIP 30, RANGE 15; FROM INDUSTRIAL LIMITED TO RESIDENTIAL LOW 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 26th day of January 2016 that:

Section 1. The Future Land Use Map of Pinellas County, Florida is amended by redesignating the property described as: Approximately 1.1 acres located at the southwest corner of the intersection of 135th Place N and Palm Way in the unincorporated area of Largo (a portion of parcel 01/30/15/70416/400/1101). A legal description is available in file upon request. Referenced as Case Z/LU-25-10-15, and owned by Ralph M. Wescott, from Industrial Limited to Residential Low Medium.

Section 2. This amendment shall be transmitted to the Pinellas Planning Council, and the Board of County Commissioners utilizing its countywide planning authority ("Countywide Planning Authority"), for action to amend the Countywide Future

Land Use Plan, from Employment to Residential Low Medium to maintain consistency with 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;
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.

INFRASTRUCTURE IMPACTS
SOLID WASTE IMPACT ASSESSMENT

LAND USE DESIGNATIONS	SOLID WASTE Total Tons/Year *
EXISTING	
Industrial Limited	1.1 acres x 43,560 sq. ft = 47,916 sq. ft 47,916 sq. ft. x .50 FAR = 23,958 sq. ft 23,958 sq. ft x 4.7 lbs/sf (Lt manufacturing factor) = 112,602 lbs/sf 112,602 lbs./sq. ft. ÷ 2,000 lbs./ton= 56.30 tons/year
PROPOSED	
Residential Low Medium	1.1 acres x 10 upa = 11 units 11 units x 1.66 tons/unit/year (residential factor) = 18.26 tons/year
NET DIFFERENCE	-38.04 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		
Industrial Limited	1.1 acres x 43,560 sq. ft = 47,916 sq. ft 47,916 sq. ft. x .50 FAR = 23,958 sq. ft 23,958 sq. ft x 0.05/sq. ft (manufacturing factor)= 1,198 GPD	1.1 acres x 43,560 sq. ft = 47,916 sq. ft 47,916 sq. ft. x .50 FAR = 23,958 sq. ft 23,958 sq. ft x 0.05/sq. ft (manufacturing factor)= 1,198 GPD
PROPOSED		
Residential Low Medium	1.1 acres x 10 upa = 11 units 11 x 200 per unit (residential factor) = 2,200 GPD	1.1 acres x 10 upa = 11 units 11 x 150 per unit (residential factor) = 1,650 GPD
NET DIFFERENCE	1,002 GPD	452 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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

Is the amendment located along a scenic/non-commercial corridor?	<input type="checkbox"/> Yes <input checked="" 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 site contains Wabasso and 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 Starkey Road 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 checked="" type="checkbox"/> Yes <input 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	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 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	

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-25-10-15			Jurisdiction: Pinellas County						
Revised:		Received: 09/17/2015		Signoff:					
SITE DATA									
Parcel Size: 1.1 Proposed for Amendment: 1.1									
Current Land Use Designation: Industrial Limited									
Potential Use	acre(s)	FAR	Units	sf/1,000	x(tgr)	cap.	Proj. trips		
(1) General Industrial	1.1	0.50	N/A	23.9	7	0.92	154		
Proposed Land Use Designation: Residential Low Medium									
Potential Use	acre(s)	Units	Units	sf/1,000	x(tgr)	cap.	Proj. trips		
(1) Residential- Multifamily	1.1	10.00	11	N/A	6.6	100	73		
							Total	-81	
Potential Additional Daily Trips: -81									
ROADWAY IMPACT DATA - Trip Distribution									
Road(s)		% Distribution				Traffic Vol. (AADT)			
		2014	2035			2014	2035		
(1) Ulmerton Rd		-81	-81	existing	48,500	62,000			
Belcher Rd to Starkey Rd		100	100	proposed	48,419	61,919			
Road(s)		2014 PH		2014 AADT		2035 AADT			
		LOS	V/CR	extg.	w/ chg.	extg.	w/ chg.		
(1) Ulmerton Rd		F	1.29	F	F	F	F		
Belcher Rd to Starkey Rd									
Road(s)				Extg	Planned	Const.	Future	CMS	
				Ln Cfg	Improv.	Year	Ln Cfg	Desig.	
(1) Ulmerton Rd	Belcher Rd to Starkey Rd			4D	LN	2016	6D	MIS	
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									

October 1, 2015

Pinellas County Planning Department, Zoning Division
Development Review Services Department
440 Court Street, 4th Floor
Clearwater, Florida 33756

Sent via email: zoning@pinellascounty.org

Re: Case No.: Z/LU-25-10-15
Ralph M. Wescott, Applicant
Teresa Wescott Lavrine, Representative

Dear Pinellas County Planning Department, Zoning Division:

As the owners of that certain parcel of property located on the adjacent southwest corner of 135th Place North and Palm Way (a portion of Parcel No. 01/30/15/170416/400/1101), we hereby object to the proposed zoning change from C-3 Commercial, Wholesale, Warehouse and Industrial to R-4 One, Two and 3 Family Residential as well as the proposed land use change from Industrial Limited to Residential Low Medium.

At this time, there is a commercial center located on our property (8143 Ulmerton Road) that contains a large auto body repair business as well as a gym/physical therapy facility. The auto body shop contains a commercial rare car showroom as well as a painting center and repair bays. This business (RP Custom) along with the physical therapy center (Star Care), as well as other commercial businesses, have been operating for over twenty-five years on the property. Prior to these commercial businesses, the property was home to commercial warehouse facilities and a sign making plant.

Our property, along with this particular area of Ulmerton Road, is home to many commercial and industrial businesses and is not the place for a single-family home or a residential development. Changing the land use from Industrial Limited to Residential Low Medium is a non-conforming use for the parcel at issue and does not fit within the character of the area. Furthermore, as development and redevelopment continue to occur in this high use commercial corridor, the need for job creation through industrial and commercial businesses will only increase to the benefit of Pinellas County as a whole and its residents. Allowing for a land use change from industrial to residential in this area will only serve to hinder such development and growth by decreasing the footprint for businesses that create jobs and growth. Accordingly, we object the proposed change.

Sincerely,

JKL Mortgage, LLC (a Florida corporation)

/s/ Jason K. Lesser

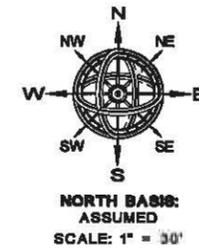
Jason K. Lesser, Managing Member

(Telephone): 727 785 1195

(Mailing Address): PO Box 1465, Dunedin, Florida 34697

CERTIFIED TO:
PALPH M. WESCOTT

SECTION 1, TOWNSHIP 30 SOUTH, RANGE 15 EAST



A BOUNDARY SURVEY OF:

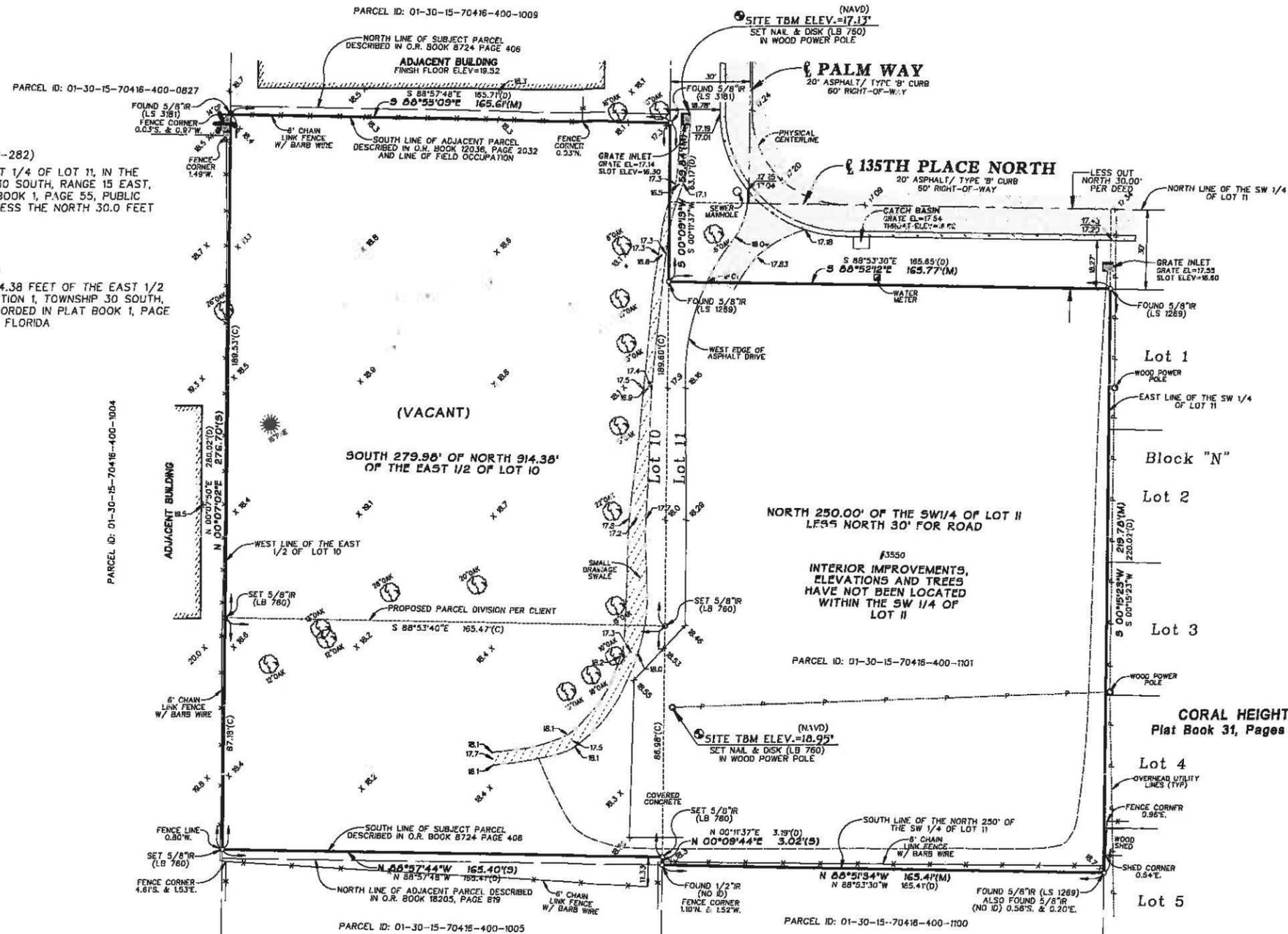
(OFFICIAL RECORDS BOOK 9376, PAGES 281-282)

THE NORTH 250.0 FEET OF THE SOUTHWEST 1/4 OF LOT 11, IN THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 30 SOUTH, RANGE 15 EAST, PINELLAS GROVES, AS RECORDED IN PLAT BOOK 1, PAGE 55, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, LESS THE NORTH 30.0 FEET FOR ROAD RIGHT-OF-WAY.

TOGETHER WITH:

(OFFICIAL RECORDS BOOK 8724, PAGE 406)

THE SOUTH 279.98 FEET OF THE NORTH 914.38 FEET OF THE EAST 1/2 OF LOT 10, IN THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 30 SOUTH, RANGE 15 EAST, PINELLAS GROVES, AS RECORDED IN PLAT BOOK 1, PAGE 55, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA



Flood Zone Data:
FLOOD ZONE X
COMMUNITY PANEL #125139 12103C0719 9
REVISED 9/03/03

Basis of Bearings:
EAST LINE OF THE SOUTHWEST 1/4 OF LOT 11, IN THE SOUTHEAST 1/4 OF SECTION 1-30-15, PINELLAS GROVES AS BEING S.00°15'23\"/>

Benchmark:
COUNTY BM #61476 (ST PETE NW BASE M)
ELEV=139.585' NGVD, ADJUSTED TO
ELEV=18.97' NAVD, MSL=0.00'

NOTE:

This Survey was prepared without the benefit of a title search and is subject to all easements, Rights-of-way, and other matters of record.

Survey not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper.

This Survey is made for the exclusive use of the current owners of the property and also those who purchase, mortgage or guarantee the title thereto within one (1) year from date hereof.

Z/KU-25-10-15

ABBREVIATIONS:
C = CENTERLINE
(C) = CALCULATED
(D) = DEED
ELEV = ELEVATION
ELEV = ELEVATION
ID = IDENTIFICATION
IR = IRON ROD
LB = LICENSED BUSINESS
LS = LICENSED SURVEYOR
(M) = MEASURED
O.R. = OFFICIAL RECORDS
(S) = SET
TBM = TEMPORARY BENCHMARK
(TYP) = TYPICAL

CERTIFICATION

I hereby certify that the Survey represented hereon meets the requirements of Chapter 60-17.052, Florida Administrative Code.

No. 1269
JOHN C. BRENDLA
Florida State Board of Professional Surveyors
Registration No. 1269
Certificate of Registration No. 760

JOHN C. BRENDLA AND ASSOCIATES, INC.
Consulting Engineers and Land Surveyors

JCB
4015 82nd Avenue North
Pinellas Park, Florida 33781
Telephone (727) 576-7546
Facsimile (727) 577-9932

BOUNDARY AND TOPOGRAPHIC
SURVEY WITH TREE LOCATION
#3550 135TH PLACE NORTH

REVISIONS

No.	DESCRIPTION	DATE

FB: 902 PG: 27-29
Job Number: 1503-15
Survey Date: 3/17/15
Drawn: DS
Checked: JCB

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 **January 26, 2016 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. Q Z/LU-25-10-15

Resolution changing the Zoning classification of approximately 1.1 acres located at the southwest corner of the intersection of 135th Place N and Palm Way in the unincorporated area of Largo; Page 218 of the Zoning Atlas, as being in Section 01, Township 30, Range 15; from C-3, Commercial, Wholesale, Warehousing & Industrial to R-4-CO, One, Two & Three Family Residential-Conditional Overlay with a Conditional Overlay limiting the use to a single family home and related accessory uses; upon application of Ralph M. Wescott through Teresa Wescott Lavrinc, Representative,

and

An Ordinance amending the Future Land Use Map of Pinellas County, Florida by changing the Land Use designation of approximately 1.1 acres located at the southwest corner of the intersection of 135th Place N and Palm Way in the unincorporated area of Largo located in Section 01, Township 30, Range 15; from Industrial Limited to Residential Low 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. Q Z-32-12-15

Resolution changing the Zoning classification of approximately 0.6 acre located on the east side of Faxton Street 500 feet south of Ulmerton Road in the unincorporated area of Largo; Page 731 of the Zoning Atlas, as being in Section 08, Township 30, Range 16; from R-3, Single Family Residential to M-1, Light Manufacturing & Industry; upon application of Stewart Wittel.

3. Q Z-33-12-15

Resolution changing the Zoning classification of approximately 10.3 acres located at 29582 US Highway 19 North in the unincorporated area of Dunedin; Page 609 of the Zoning Atlas, as being in Section 19, Township 28, Range 16; from A-E, Agricultural Estate Residential to P/SP, Public/Semi-Public; upon application of Pinellas County through Gordon Beardslee, Planning Department, Representative.

4. Q Z/LU-18-9-15 (Final Adoption)

Resolution changing the Zoning classification of approximately 19.2 acres located at the northern terminus of 49th Street North, being west of the western terminus of 164th Avenue North in the unincorporated area of Largo; Page 709 of the Zoning Atlas, as being in Section 33, Township 29, Range 16; from RPD-10, Residential Planned Development, 10 units per acre & RPD-5, Residential Planned Development, 5 units per acre to A-E, Agricultural Estate Residential (3.8 acres), R-2, Single Family Residential (3.9 acres), R-3, Single Family Residential (2.8 acres) & RPD-5, Residential Planned Development, 5 units per acre (7.2 acres); retaining RPD-5 on 1.5 acres; upon application of Pinellas County, C1 Bank & Pinellas CNTY Surplus Land Trust-Bayside Pinellas Community Housing FDTN, Inc., TRE through Pinellas County Planning Director, Representative,

And

An Ordinance amending the Future Land Use Map of Pinellas County, Florida by changing the Land Use designation of approximately 11.8 acres located at the northern terminus of 49th Street North, being west of the western terminus of 164th Avenue North in the unincorporated area of Largo, Located in Section 33, Township 29, Range 16 from Residential Low Medium to Residential Low, 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.

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 (January 26, 2016 BCC Hearing)

DATE: January 5, 2016

AD COPY ATTACHED: Yes X No WITH MAP

REQUIRES SPECIAL HANDLING: Yes No X

NEWSPAPER: St. Petersburg Times X

DATE(S) TO APPEAR: **January 15, 2016**

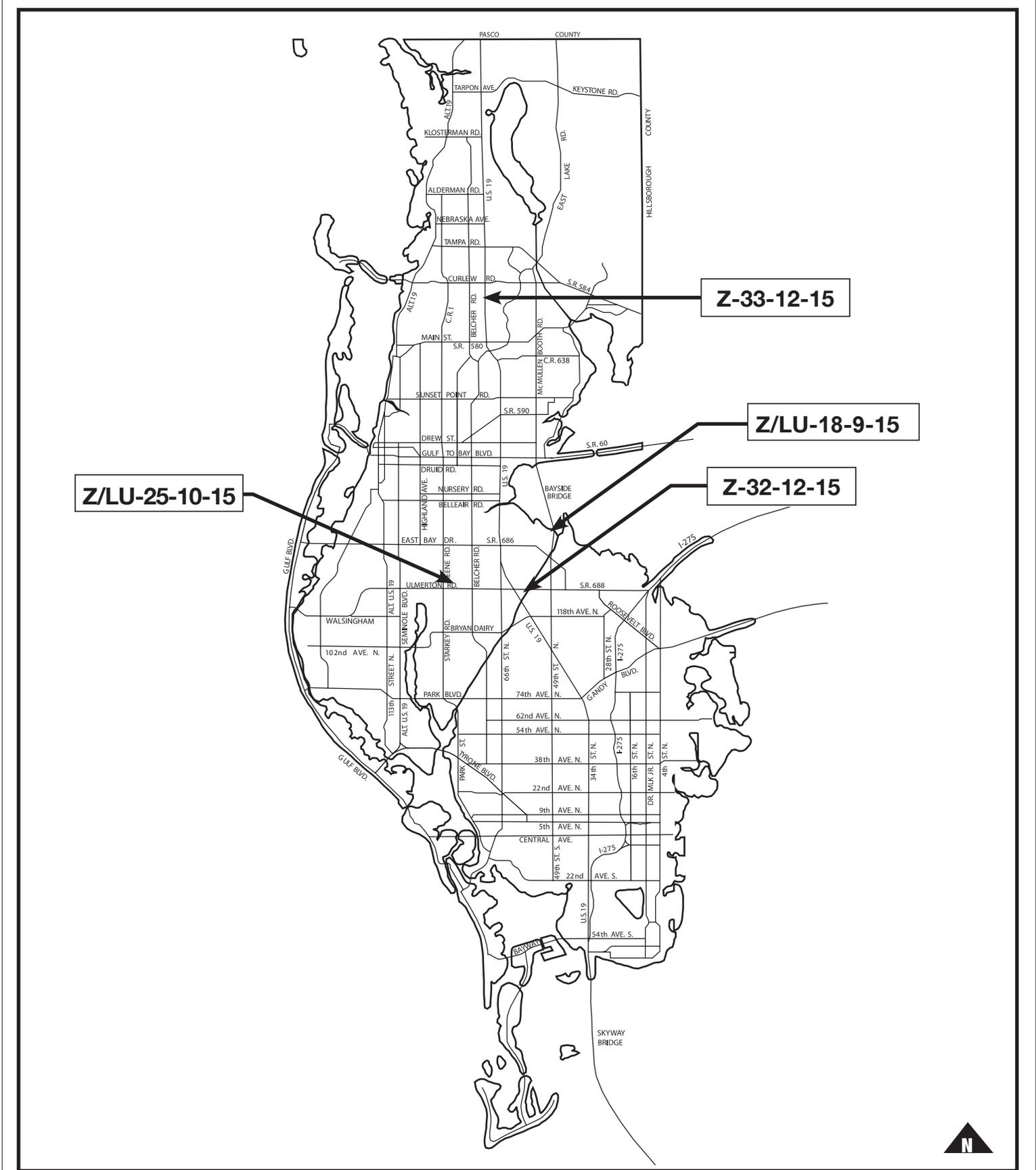
SIZE OF AD: **2 COLUMN BY 10 INCH AD (or quarter-page ad if necessary for legibility)**

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



PINELLAS COUNTY
PLANNING DEPARTMENT ZONING DIVISION

Proposed Amendments to the Pinellas County Future Land Use Map and Zoning Atlas (Z/LU-25-10-15)

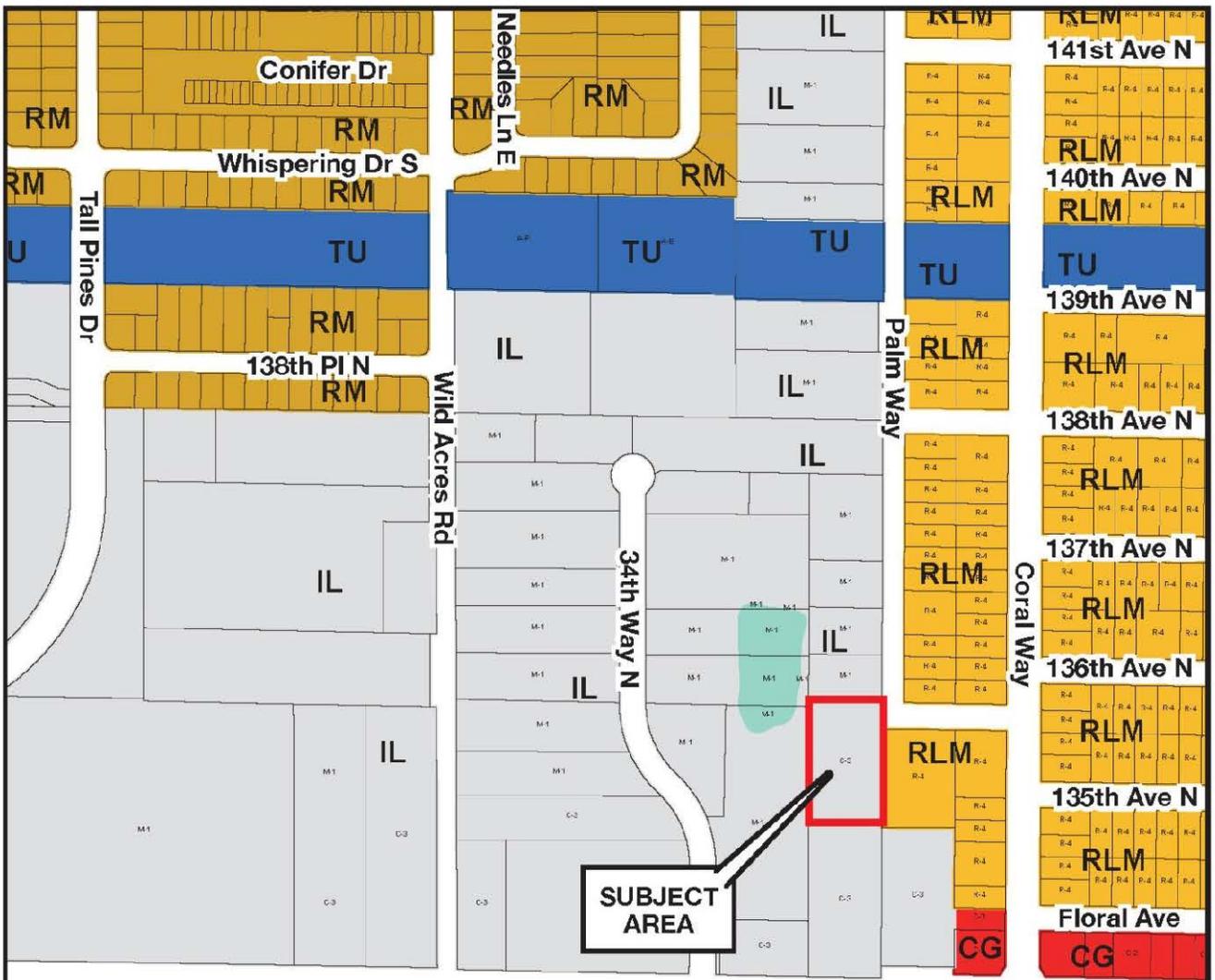
Board of County Commissioners
January 26, 2016

Request

- Subject area covers approximately 1.1 acres at the SW intersection of 135th Place N and Palm Way in unincorporated Largo.
- Zoning Atlas Amendment
 - From: C-3
 - To: R-4-CO
 - Conditional Overlay restricting the use to one single family home and related accessory uses
- Future Land Use Map (FLUM) Amendment
 - From: Industrial Limited (IL)
 - To: Residential Low Medium (RLM)
- Subject area is currently vacant.
- Proposed use is a single family home.

Background

- Surrounding uses:
 - N: Warehousing/Light Manufacturing
 - S: Auto Repair
 - E: Single Family Home
 - W: Warehousing
- Applicant has owned the site since 1978.
- Re-zoned from A-1 & C-2 to C-3 in 1979 at the applicant's request.
- Later combined with the property to the east for tax saving purposes.
- The Industrial FLUM category was placed on the property in 1979 or 1980; it was designated Commercial prior to that time.

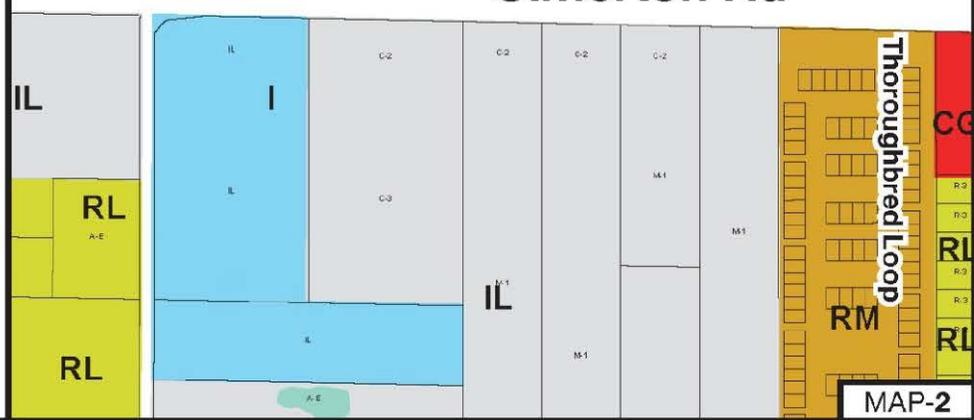


SUBJECT AREA

Ulmerton Rd

**FUTURE LAND USE
PINELLAS COUNTY,
FLORIDA**

- Residential**
 - Residential Low
 - Residential Low Medium
 - Residential Medium
- Commercial**
 - Commercial General
- Industrial**
 - Industrial Limited
- Public / Semi-Public**
 - Institutional
 - Transportation / Utility



MAP-2

Z/LU-25-10-15

Zoning From: C-3, Commercial, Wholesale, Warehousing & Industrial
To: R-4-CO, One, Two & Three Family Residential - Conditional Overlay

Land Use From: Industrial Limited
To: Residential Low Medium

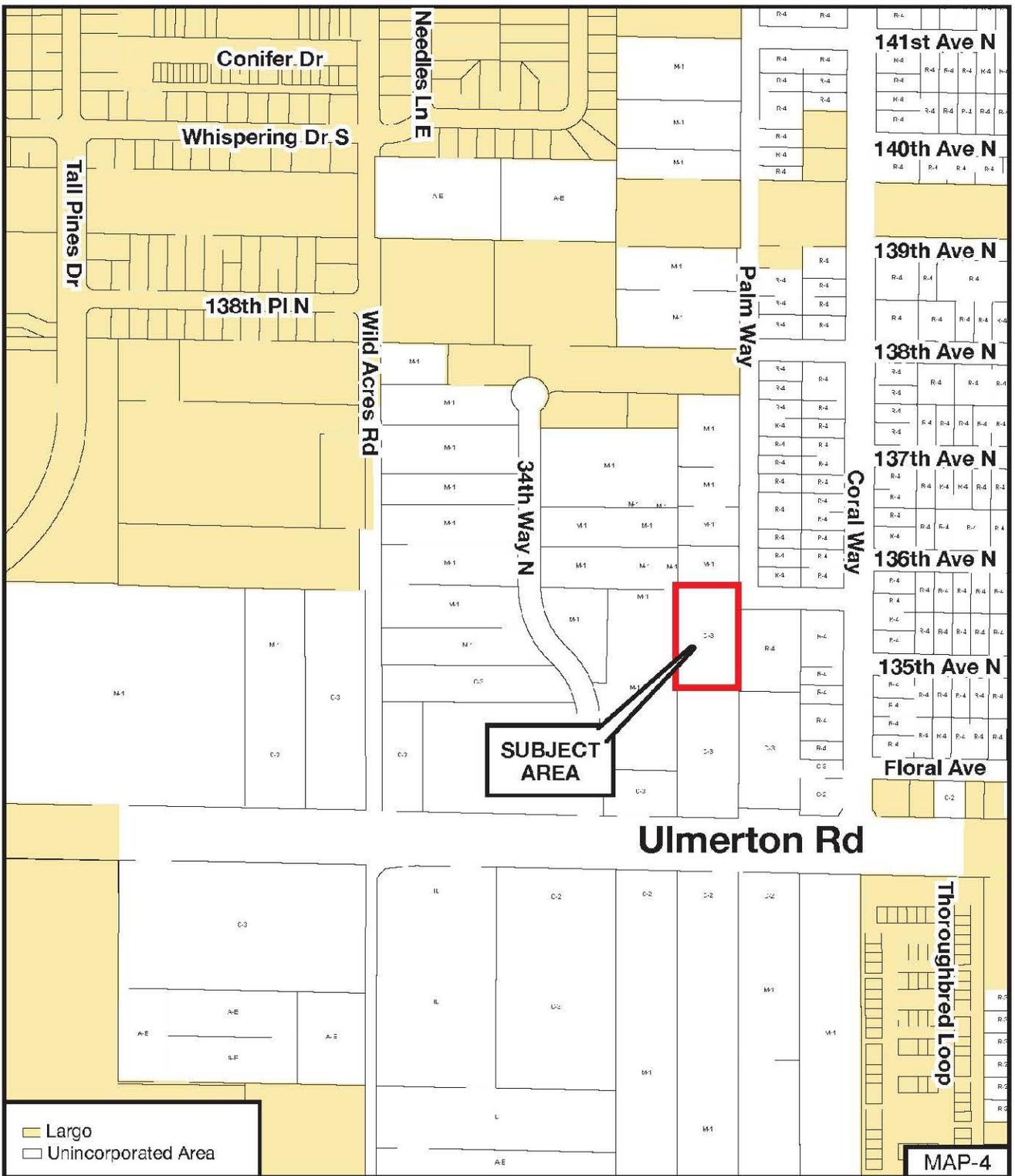
With a Conditional Overlay limiting the use of the property to one single family home and related accessory uses.

Parcel I.D. 01/30/15/70416/400/1101
Prepared by: Pinellas County Planning Department August 2015

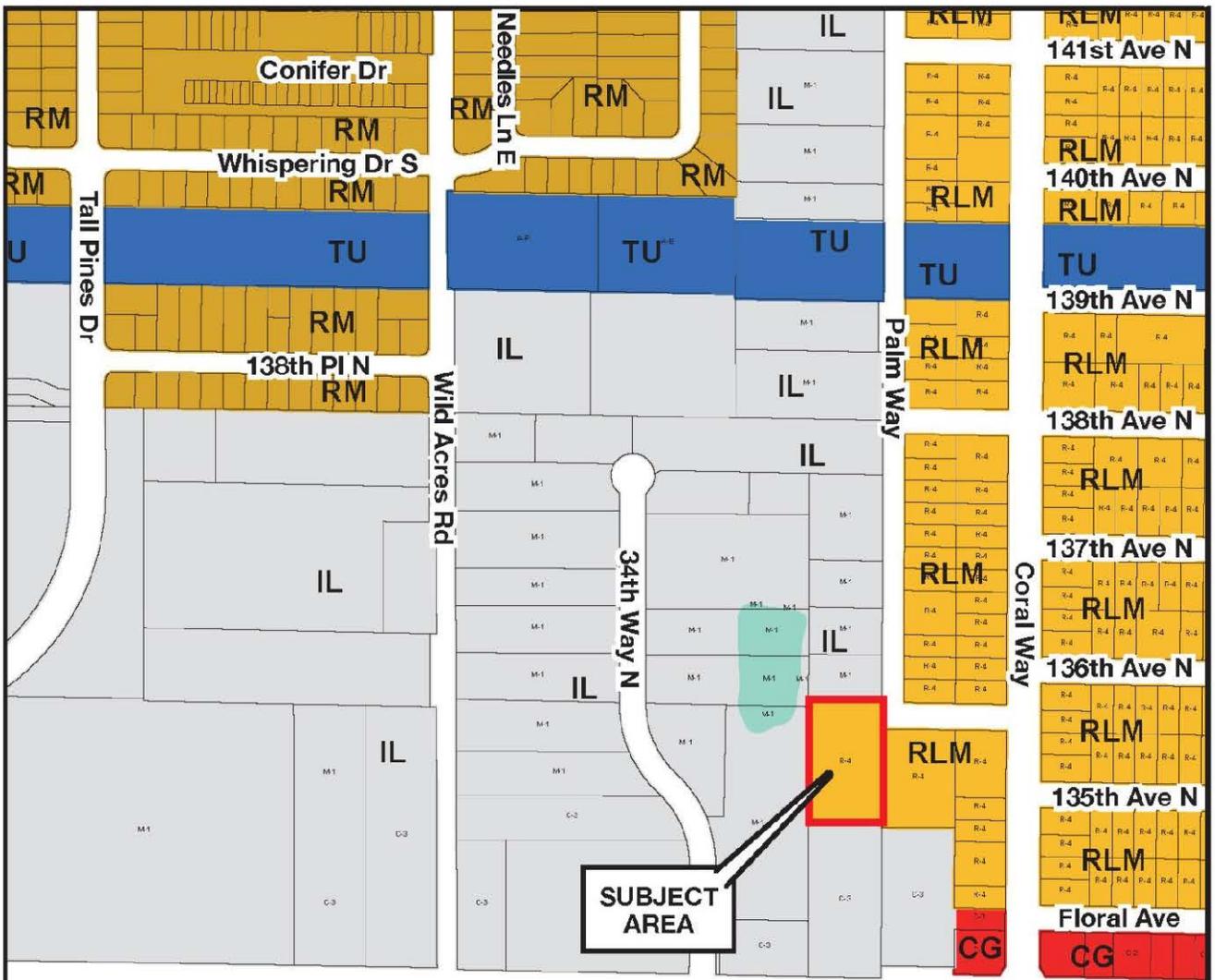




<p>Z/LU-25-10-15</p>	<p>Zoning From: C-3, Commercial, Wholesale, Warehousing & Industrial To: R-4-CO, One, Two & Three Family Residential - Conditional Overlay</p>	<p>With a Conditional Overlay limiting the use of the property to one single family home and related accessory uses.</p>	
	<p>Land Use From: Industrial Limited To: Residential Low Medium</p>		
<p>Parcel I.D. 01/30/15/70416/400/1101 Prepared by: Pinellas County Planning Department August 2015</p>			



Z/LU-25-10-15	Zoning From: C-3, Commercial, Wholesale, Warehousing & Industrial To: R-4-CO, One, Two & Three Family Residential – Conditional Overlay	With a Conditional Overlay limiting the use of the property to one single family home and related accessory uses.	 
	Land Use From: Industrial Limited To: Residential Low Medium		
Parcel I.D. 01/30/15/70416/400/1101			
Prepared by: Pinellas County Planning Department August 2015			



**FUTURE LAND USE
PINELLAS COUNTY,
FLORIDA**

Residential
 ■ Residential Low
 ■ Residential Low Medium
 ■ Residential Medium

Commercial
 ■ Commercial General

Industrial
 ■ Industrial Limited

Public / Semi-Public
 ■ Institutional
 ■ Transportation / Utility

PROPOSED FUTURE LAND USE

Z/LU-25-10-15

Zoning From: C-3, Commercial, Wholesale, Warehousing & Industrial
 To: R-4-CO, One, Two & Three Family Residential - Conditional Overlay

Land Use From: Industrial Limited
 To: Residential Low Medium

With a Conditional Overlay limiting the use of the property to one single family home and related accessory uses.

Parcel I.D. 01/30/15/70416/400/1101
 Prepared by: Pinellas County Planning Department August 2015



MAP-5



Conversion of Industrial Land

- As Pinellas County nears build-out, the conversion of industrially-designated land is an important consideration.
- Industrial uses provide opportunities for economic vitality and job growth.
- The Comprehensive Plan contains specific criteria to evaluate potential amendments of industrial designations, including:
 - Site Characteristics
 - Locational Characteristics
 - Transportation and Infrastructure Features
 - Unique Features
 - Contribution to the Economy
 - Redevelopment Plans
 - Related Comprehensive Plan Policies

Site Characteristics

- Size, configuration and physical characteristics of the site, including potential for expansion or consolidation with adjoining properties, in relationship to its potential utility to support employment opportunities.
 - 1.1 acres; rectangular configuration.
 - Minimal constraints – small drainage swale and several large trees.
 - No potential for expansion.
 - Potential for consolidation – could be combined with adjacent industrial properties.
 - Like its neighbors, the subject area could support employment opportunities.

Locational Characteristics

- The location of the property in relationship to adjoining similarly-classified property, its compatibility with adjoining and nearby uses and plan classifications that would be similar to or serve the site, and any adjoining residential or incompatible use or plan category.
 - Adjacent to IL-designated properties on 3 sides.
 - Part of a cohesive 'block' of unincorporated IL properties that covers 26 acres and contains 23 other parcels, all developed with heavy commercial/light industrial uses.
 - Residentially-designated land (RLM) adjacent to the east.
 - Amendment to RLM would allow an encroachment of residential uses into an existing industrial area.

Transportation & Infrastructure Features

- The location of the property in relationship to arterial and major highway, public transit, airport and rail access as well as other infrastructure and service facilities, including water, sewer, stormwater and parking and their respective capacities.
 - Subject area fronts a local street that is ~935 linear feet of pavement from Ulmerton Road.
 - Local street serves other industrial uses to the north as well as residential uses to the east.
 - Subject area has insufficient public right-of-way frontage (60 feet where 80 is required).
 - Infrastructure and service facilities are available and adequate; no foreseeable issues. The proposed amendments would likely reduce traffic impacts.

Other Criteria

- Unique Features – whether the property is now, or is proposed to be, used for unique and high-priority functions such as water dependent, working waterfront, and transit-oriented uses.
 - Subject area is not currently, nor proposed to be, used for unique or high-priority functions.

- Contribution to the Economy - the number and type of jobs, and corresponding wage scale(s), to be provided within the proposed plan designations as compared to those now provided, or potentially available, within the existing plan category.
 - The proposed residential designation would not provide any jobs.
 - The current industrial designation has job creation potential, though not necessarily high-wage jobs.

Other Criteria

- Redevelopment Plans – whether the property is included as part of a special area plan that has evaluated and addressed the effect on the number and type of jobs and wage scale of persons to be employed in the redevelopment area proposed to be reclassified.
 - The property is not part of a special area plan.
- Related Comprehensive Plan Policies - whether the amendment furthers key policies of the comprehensive planning process, consistent with the County's Comprehensive Plan, in order to enhance the manufacturing, high-tech and targeted industry employment base.
 - The proposal is inconsistent with objectives and policies that support the diversification and enhancement of the local economy.

Staff Findings

- When taken as a whole, the conversion criteria do not support the request.
 - The proposed residential use would encroach upon and disrupt an established cohesive industrial area.
 - Heavy commercial/light industrial uses currently exist on 3 sides of the subject area.
 - The subject area could be used as a stand-alone industrial property, or potentially combined with an adjacent industrial properties to create a project area suitable for a larger employment-based business.
 - While site access is not ideal, the local street currently serves other industrial properties.

Recommendations

- Staff recommends denial of the proposed land use & zoning amendments
- Local Planning Agency (LPA):
 - Recommended approval at their December 10, 2015 public hearing (6-0 vote)
- Pinellas Planning Council:
 - March 9, 2016 public hearing.

RESOLUTION NO. _____

RESOLUTION CHANGING THE ZONING CLASSIFICATION OF APPROXIMATELY 1.1 ACRES LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF 135TH PLACE N AND PALM WAY IN THE UNINCORPORATED AREA OF LARGO; PAGE 218 OF THE ZONING ATLAS, AS BEING IN SECTION 01, TOWNSHIP 30, RANGE 15; FROM C-3, COMMERCIAL, WHOLESALE, WAREHOUSING & INDUSTRIAL TO R-4-CO, ONE, TWO & THREE FAMILY RESIDENTIAL-CONDITIONAL OVERLAY WITH THE CONDITIONAL OVERLAY LIMITING THE USE TO A SINGLE FAMILY HOME AND RELATED ACCESSORY USES; UPON APPLICATION OF RALPH M. WESCOTT THROUGH TERESA WESCOTT LAVRINC, REPRESENTATIVE, Z/LU-25-10-15

WHEREAS, Ralph M. Wescott, 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 C-3, Commercial, Wholesale, Warehousing & Industrial to R-4-CO, One, Two & Three Family Residential-Conditional Overlay with the Conditional Overlay limiting the use to a single family home and related accessory uses; 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 26th day of January 2016 that the zone classification of the following described real property in Pinellas County, Florida, to wit:

THE NORTH 250.00 FEET OF THE SOUTHWEST ¼ OF LOT 11, IN THE SOUTHEAST ¼ OF SECTION 1, TOWNSHIP 30 SOUTH, RANGE 15 EAST, PINELLAS GROVES, AS RECORDED IN PLAT BOOK 1, PAGE 55, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, LESS THE NORTH 30.0 FEET FOR ROAD RIGHT-OF-WAY.

TOGETHER WITH:

THE SOUTH 279.98 FEET OF THE NORTH 914.38 FEET OF THE EAST ½ OF LOT 10, IN THE SOUTHEAST ¼ OF SECTION 1, TOWNSHIP 30 SOUTH, RAND 15 EAST, PINELLAS GROVES, AS RECORDED IN PLAT BOOK 1, PAGE 55, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA

be, and the same is hereby changed from C-3, Commercial, Wholesale, Warehousing & Industrial to R-4-CO, One, Two & Three Family Residential-Conditional Overlay with the Conditional Overlay limiting the use to a single family home and related accessory uses, subject to an amendment to the Pinellas County Future Land Use Map from Industrial Limited to Residential Low Medium, Z/LU-25-10-15.

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 1.1 ACRES LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF 135TH PLACE N AND PALM WAY IN THE UNINCORPORATED AREA OF LARGO LOCATED IN SECTION 01, TOWNSHIP 30, RANGE 15; FROM INDUSTRIAL LIMITED TO RESIDENTIAL LOW 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 26th day of January 2016 that:

Section 1. The Future Land Use Map of Pinellas County, Florida is amended by redesignating the property described as: Approximately 1.1 acres located at the southwest corner of the intersection of 135th Place N and Palm Way in the unincorporated area of Largo (a portion of parcel 01/30/15/70416/400/1101). A legal description is available in file upon request. Referenced as Case Z/LU-25-10-15, and owned by Ralph M. Wescott, from Industrial Limited to Residential Low Medium.

Section 2. This amendment shall be transmitted to the Pinellas Planning Council, and the Board of County Commissioners utilizing its countywide planning authority ("Countywide Planning Authority"), for action to amend the Countywide Future

Land Use Plan, from Employment to Residential Low Medium to maintain consistency with 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;
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