



## Staff Report

**File #:** 16-295A, **Version:** 1

**Agenda Date:** 3/29/2016

### **Subject:**

Case No. Q Z/LU-5-2-16 (Janet O'Harrow)

A request for a zoning change from R-3, Single Family Residential to P-1, General Professional Office, and a land use change from Residential Urban to Residential/Office-General on approximately 0.7 acre located at 1003 Virginia Avenue in Palm Harbor.

### **Recommended Action:**

Adoption of Case No. Q Z-5-2-16: A resolution approving the application of Janet O'Harrow for a change in zoning from R-3, Single Family Residential to P-1, General Professional Office, and an Ordinance approving a change in land use from Residential Urban to Residential/Office-General on approximately 0.7 acre located at 1003 Virginia Avenue in Palm Harbor.

### **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 property consists of one parcel totaling approximately 0.7 acre on the northeast corner of the intersection of Alternate US-19 and Virginia Avenue in Palm Harbor. The site currently contains a single family home and is designated Residential Urban (RU) on the Future Land Use Map (FLUM) and zoned R-3, Single Family Residential. The applicant has no specific development plans but would like the option to market and sell the site as an office-ready property.

The requested FLUM and zoning designations would allow general office uses, medical clinics, veterinarian office, research laboratories, art studios, schools, day care centers, places of worship, banks, and other similar type uses. These potential uses are compatible with the area and consistent with the surrounding development pattern. Properties adjacent to the subject site both to the north and south have FLUM and zoning designations identical to those requested. To the east are single family homes located along Virginia Avenue as it continues toward its connection to Omaha Street.

A general office use could generate approximately 135 additional average daily trips on Alternate US-19, which is a constrained corridor operating at a level of service (LOS) F with a volume to capacity (V/C) ratio of 1.18. Future development will therefore be subject to concurrency management requirements, or the proposed mobility management system requirements, during the site development process.

The proposed amendments are appropriate based on the existing uses and development pattern in the surrounding area. It is the only remaining single family zoned property fronting Alternate US-19 in

the area. The request will not detrimentally impact the adjacent roadway or other infrastructure-related services. For these reasons, staff supports this proposal.

**Background Information:**

The Local Planning Agency (LPA) unanimously recommended approval of the request during its February 11, 2016 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  
BCC Ad  
Ad Map  
Power Point Presentation

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



Regarding: Case No. Z/LU-5-2-16

**LPA Recommendation:** The LPA finds that the proposed Future Land Use Map and Zoning Atlas amendments are consistent with the Pinellas County Comprehensive Plan, and recommends approval of the proposed amendments (The vote was 6-0, in favor).

**LPA Public Hearing: February 11, 2016**

**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:** Janet O'Harrow

**DISCLOSURE:** Equal Beneficiary: Scott, Rosanne

**REPRESENTED BY:** Stephen O'Harrow

	<b>LAND USE CHANGE</b>	<b>ZONING CHANGE</b>
<b>FROM:</b>	Residential Urban	R-3, Single Family Residential
<b>TO:</b>	Residential/Office-General	P-1, General Professional Office

**PROPERTY DESCRIPTION:** Approximately 0.7 acre located at 1003 Virginia Avenue in Palm Harbor.

**PARCEL ID(S):** 01/28/15/88560/148/0001

**PROPOSED BCC HEARING DATE:** March 29, 2016

**CORRESPONDENCE RECEIVED TO DATE:**

No correspondence received.

**PERSONS APPEARING AT THE LOCAL PLANNING AGENCY HEARING:**

No one appeared.

**SURROUNDING ZONING AND LAND USE FACTS:**

	<b>Land Use Category</b>	<b>Zoning Designation</b>	<b>Existing Use</b>
<b>Subject Property:</b>	Residential Urban	R-3	Single Family Home
<b>Adjacent Properties:</b>			
<b>North</b>	Residential/Office-General	P-1	Vacant
<b>East</b>	Residential Urban	R-3	Single Family Home
<b>South</b>	Residential/Office-General & Residential Low	P-1 & RM-5	Office & Single Family Home
<b>West</b>	Industrial Limited	C-3 & M-2	Retail Commercial

**STAFF DISCUSSION AND ANALYSIS**

**BACKGROUND AND COMPATIBILITY WITH SURROUNDING LAND USES**

The subject property consists of one parcel totaling approximately 0.7 acre on the northeast corner of the intersection of Alternate US-19 and Virginia Avenue in Palm Harbor. The site currently contains a single family home (built in 1915) and is designated Residential Urban (RU) on the Future Land Use Map (FLUM) and zoned R-3, Single Family Residential. The applicant has no specific development plans but would like the option to market and sell the site 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 requested Residential/Office General (R/OG) and P-1, General Professional Office FLUM and zoning designations would allow general office uses, medical clinics, veterinarians, research laboratories, art studios, schools, day care centers, places of worship, banks, and other similar type uses. These potential uses are compatible with the area and consistent with the surrounding development pattern. Office and neighborhood commercial uses are common on the east side of Alternate US-19 in the immediate area. Properties adjacent to the subject site both to the north and south (across Virginia Avenue) have FLUM and zoning designations identical to those requested by the applicant. The property to the north is vacant and the one to the south contains an office housed in a former bank building. Heavy commercial and light industrial zoned properties exist to the west across Alternate US-19. Despite their designations, many of these properties are developed with retail commercial uses. The Palm Harbor Post Office is located diagonally across the intersection from the subject site. To the east are single family homes located along Virginia Avenue as it continues toward its connection to Omaha Street.

**TRANSPORTATION IMPACTS AND CONCURRENCY**

When comparing the development potential of the existing RU FLUM category with the potential uses associated with the proposed R/OG FLUM designation, a general office use could generate approximately 135 additional average daily trips on the section of Alternate US-19 between Tampa Road and Alderman Road. Alternate US-19 is designated by the 2015 Concurrency Test Statement as a Constrained Corridor, and is operating at a level of service (LOS) F with a volume to capacity (V/C) ratio of 1.18; therefore, the proposed development will be subject to concurrency management requirements during the site development process.

The subject site is located within the Pinellas County Water Demand Planning Area and the William E. Dunn Wastewater Reclamation Facility Service Area. Amending the subject site to R/OG could decrease potable water and wastewater demand by approximately 110 gallons per day, respectively. With respect to solid waste disposal, approval of the amendment could increase the amount of solid waste generated by approximately 24.6 tons per year.

### **SUMMARY**

The proposed land use and zoning amendments are appropriate based on the existing uses and development pattern in the surrounding area. The subject site is adjacent to office properties with the same land use and zoning designations being requested. It is the only remaining single family zoned property fronting Alternate US-19 in the area. The request will not detrimentally impact the adjacent roadway or other infrastructure-related services. For these reasons, staff supports this proposal.

<b>IMPLEMENTATION OF THE PINELLAS COUNTY COMPREHENSIVE PLAN</b>
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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.

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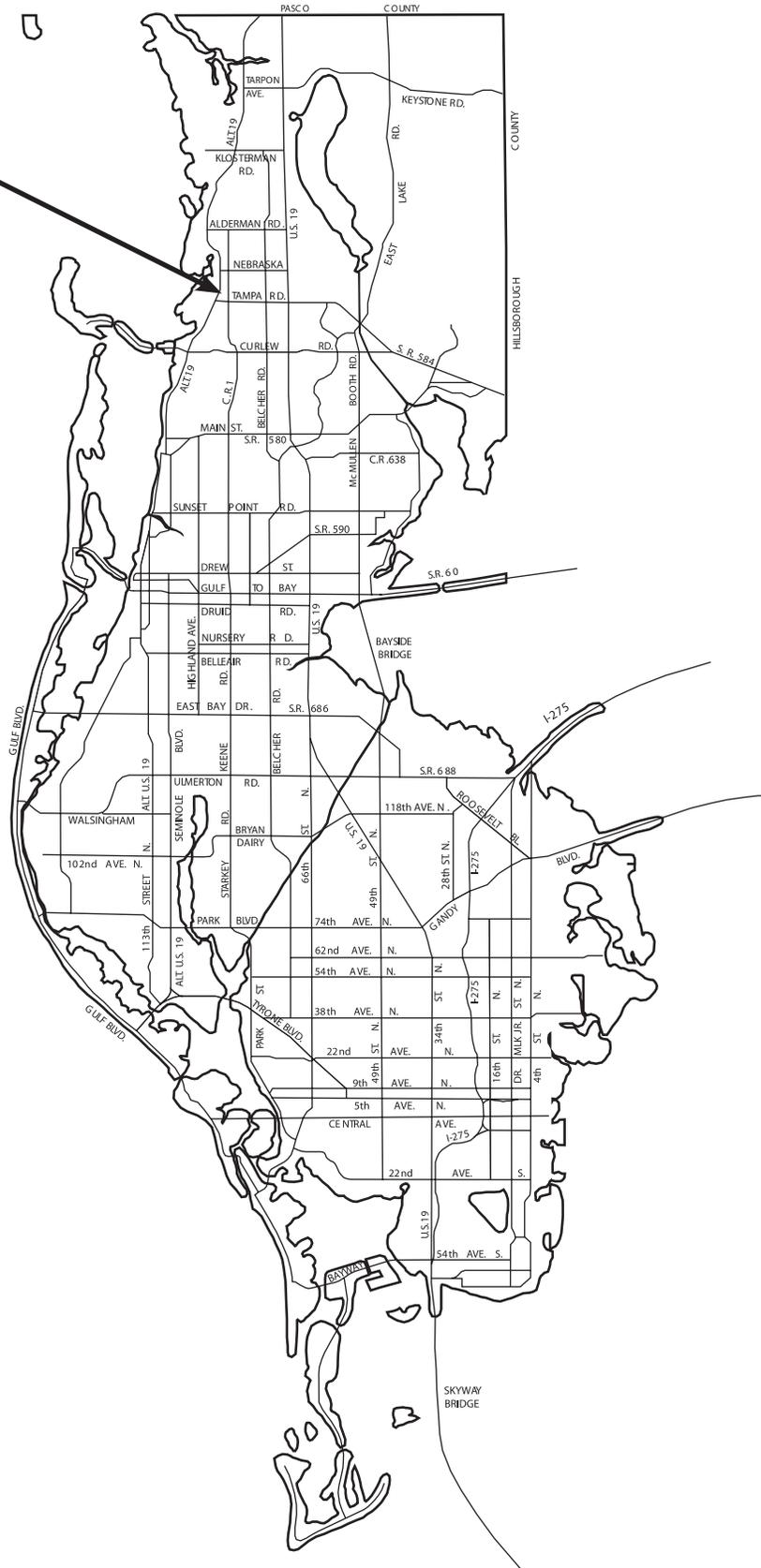
### **COUNTY DEVELOPMENT REGULATIONS**

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**

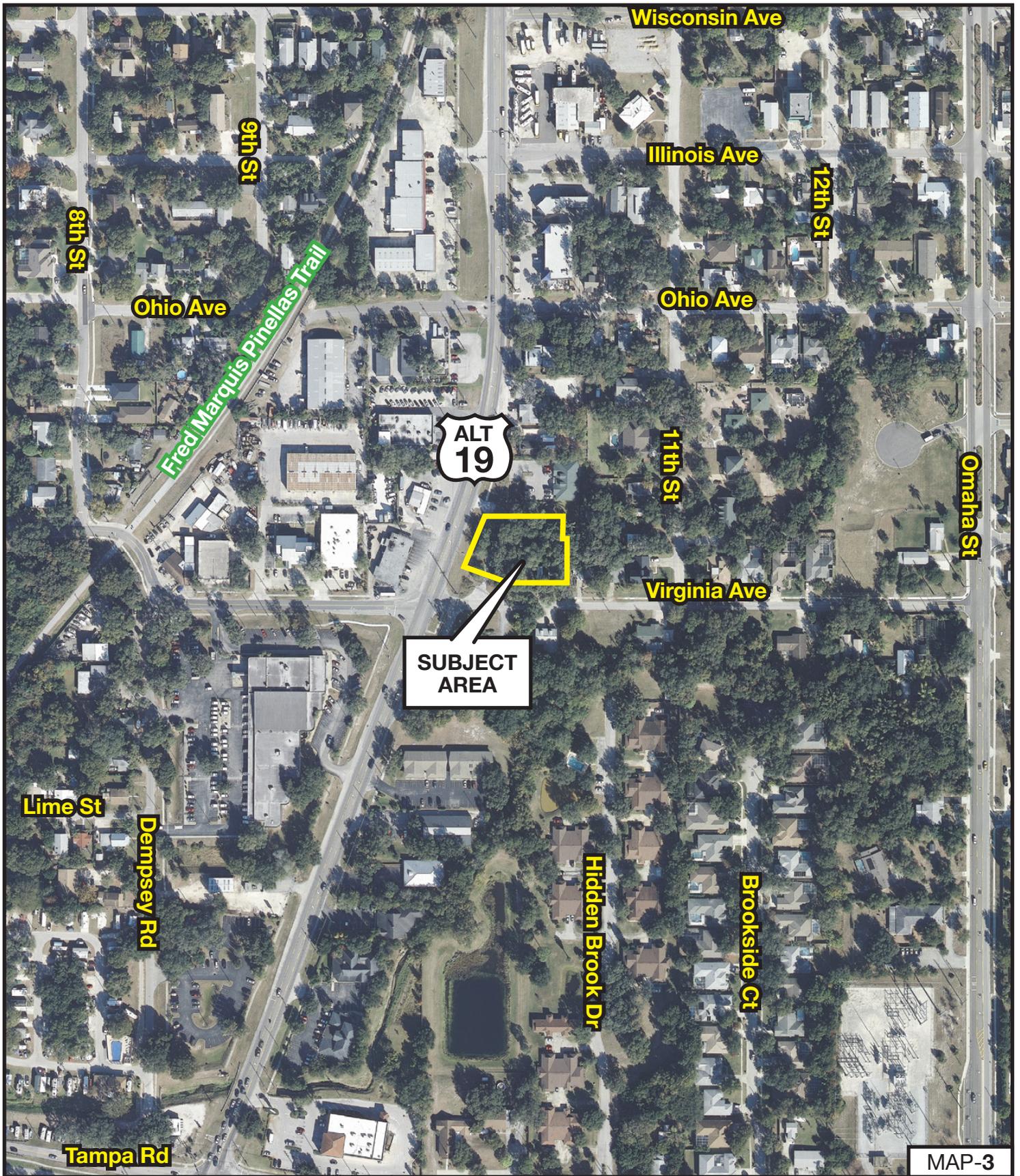
**Z/LU-5-2-16**



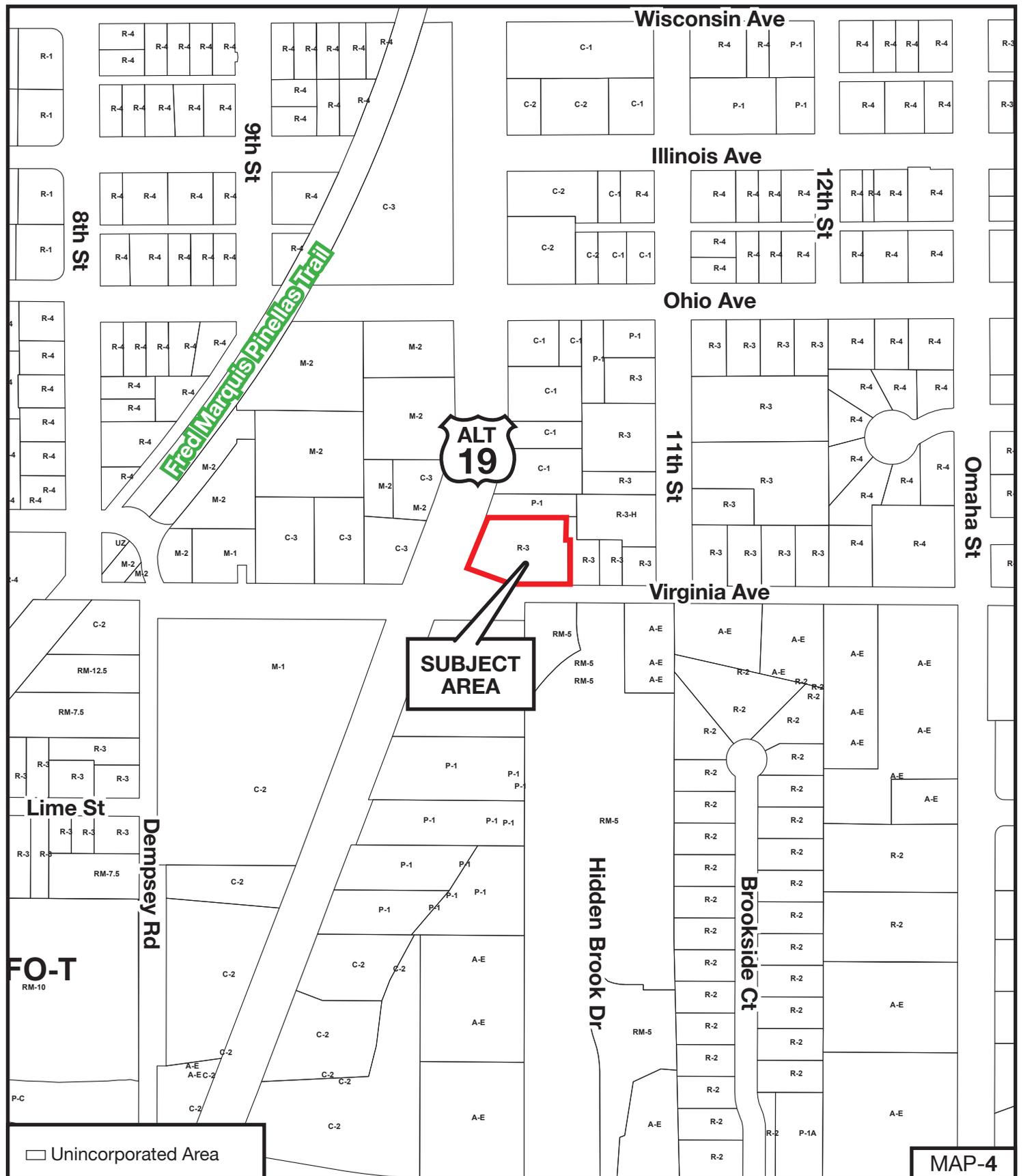
**MAP-1**

<p><b>Z/LU-5-2-16</b></p>	<p>Zoning From: R-3, Single Family Residential To: P-1, General Professional Office</p> <p>Land Use From: Residential Urban To: Residential/Office-General</p>		
<p>Parcel I.D. 01/28/15/88560/148/0001 Prepared by: Pinellas County Planning Department December 2015</p>			



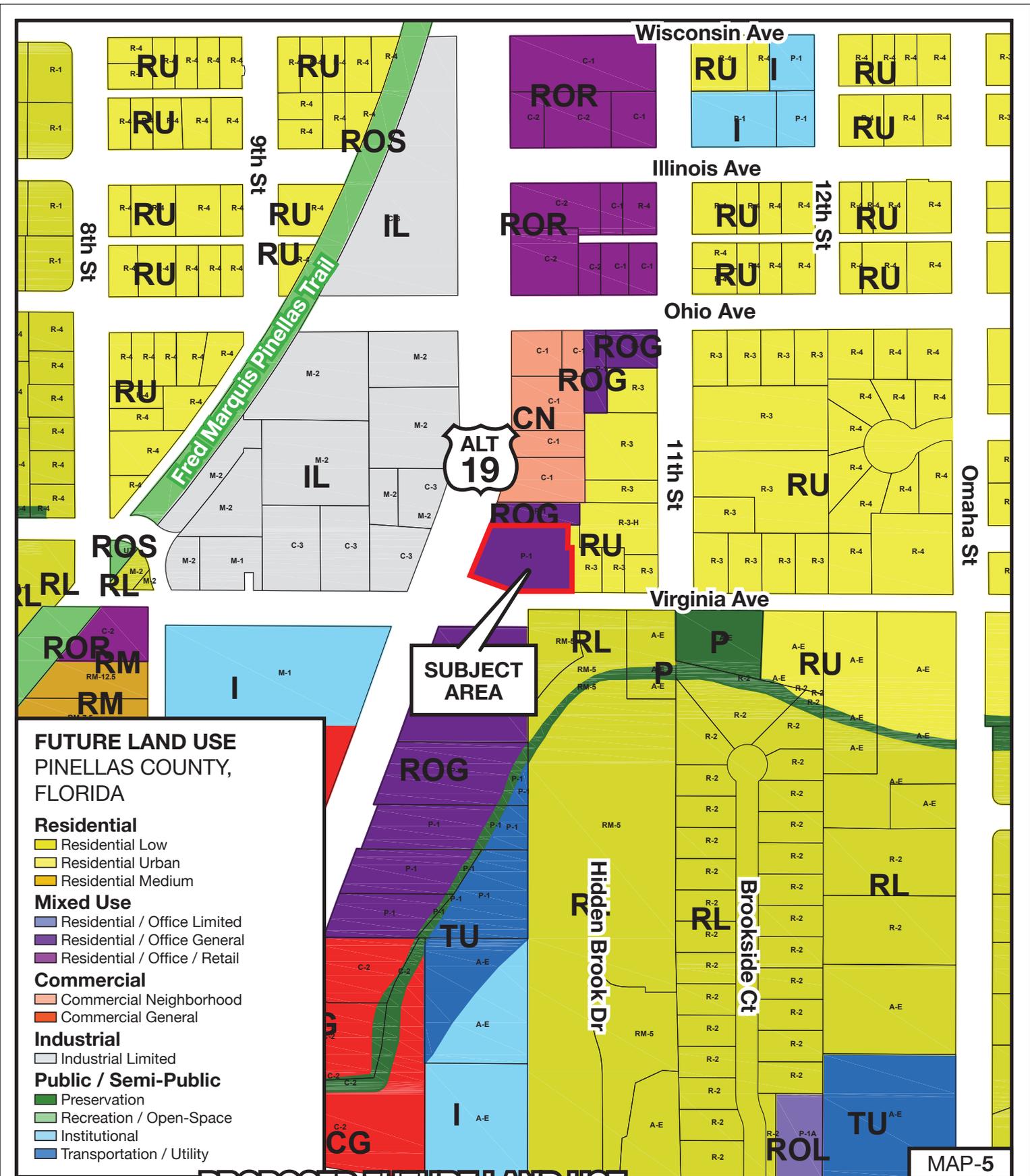


<b>Z/LU-5-2-16</b>	Zoning	From: R-3, Single Family Residential To: P-1, General Professional Office	 
	Land Use	From: Residential Urban To: Residential/Office-General	
Parcel I.D. 01/28/15/88560/148/0001 Prepared by: Pinellas County Planning Department December 2015			



MAP-4

<b>Z/LU-5-2-16</b>	Zoning	From: R-3, Single Family Residential To: P-1, General Professional Office		
	Land Use	From: Residential Urban To: Residential/Office-General		
Parcel I.D. 01/28/15/88560/148/0001				
Prepared by: Pinellas County Planning Department December 2015				



**SUBJECT AREA**

**FUTURE LAND USE  
PINELLAS COUNTY,  
FLORIDA**

- Residential**
  - Residential Low
  - Residential Urban
  - Residential Medium
- Mixed Use**
  - Residential / Office Limited
  - Residential / Office General
  - Residential / Office / Retail
- Commercial**
  - Commercial Neighborhood
  - Commercial General
- Industrial**
  - Industrial Limited
- Public / Semi-Public**
  - Preservation
  - Recreation / Open-Space
  - Institutional
  - Transportation / Utility

**PROPOSED FUTURE LAND USE**

<b>Z/LU-5-2-16</b>	Zoning	From: R-3, Single Family Residential To: P-1, General Professional Office
	Land Use	From: Residential Urban To: Residential/Office-General



Parcel I.D. 01/28/15/88560/148/0001  
Prepared by: Pinellas County Planning Department December 2015

MAP-5

RESOLUTION NO. \_\_\_\_\_

RESOLUTION CHANGING THE ZONING CLASSIFICATION OF APPROXIMATELY 0.7 ACRE LOCATED AT 1003 VIRGINIA AVENUE IN PALM HARBOR; PAGE 74 OF THE ZONING ATLAS, AS BEING IN SECTION 01, TOWNSHIP 28, RANGE 15; FROM R-3, SINGLE FAMILY RESIDENTIAL TO P-1, GENERAL PROFESSIONAL OFFICES; UPON APPLICATION OF JANET O'HARROW THROUGH STEPHEN O'HARROW, REPRESENTATIVE, Z/LU-5-2-16

WHEREAS, Janet O'Harrow, 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 R-3, Single Family Residential to P-1, General Professional 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 29<sup>th</sup> day of March 2016, that the zone classification of the following described real property in Pinellas County, Florida, to wit:

SUTHERLAND, TOWN OF BLK 148, W 125 FT OF S 150 FT & E 5 FT OF W 130 FT OF S 100 FT AND PART VAC ST ON W DESC IN OR BK 5190 PG 1340 (SEE S02-28-15)

be, and the same is hereby changed from R-3, Single Family Residential to P-1, General Professional Office, subject to an amendment to the Pinellas County Future Land Use Map from Residential Urban to Residential/Office-General, Z/LU-5-2-16.

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 0.7 ACRE LOCATED AT 1003 VIRGINIA AVENUE IN PALM HARBOR, LOCATED IN SECTION 01, TOWNSHIP 28, RANGE 15, FROM RESIDENTIAL URBAN TO RESIDENTIAL/OFFICE-GENERAL

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 29<sup>th</sup> day of March 2016 that:

Section 1. The Future Land Use Map of Pinellas County, Florida is amended by redesignating the property described as: Approximately 0.7 acre located at 1003 Virginia Avenue in Palm Harbor. Referenced as Case Z/LU-5-2-16, and owned by Janet O'Harrow, from Residential Urban to Residential/Office-General. Legal description: SUTHERLAND, TOWN OF BLK 148, W 125 FT OF S 150 FT & E 5 FT OF W 130 FT OF S 100 FT AND PART VAC ST ON W DESC IN OR BK 5190 PG 1340 (SEE S02-28-15)

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 Residential Low Medium to Office 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



## INFRASTRUCTURE IMPACTS

### SOLID WASTE IMPACT ASSESSMENT

LAND USE DESIGNATIONS	SOLID WASTE Total Tons/Year *
<b>EXISTING</b>	
Residential Urban	0.70 acres x 7.5 dwelling units per acre= 5 single family unit 5 x 1.66 tons/unit/year (residential factor) = 8.3 8.3 tons/year
<b>PROPOSED</b>	
Residential/Office General	0.70 acres x 43,560 sq. ft./ acre = 30,492 sq. ft. 30,492 sq. ft. x .40 FAR = 12,197 sq. ft. 12,197 sq. ft. x 5.4 lbs./sq.ft. (office factor) = 65,864 lbs. /sq.ft. 65,864 lbs. /sq.ft. ÷ 2,000 lbs./ton= 32.9 tons/year
<b>NET DIFFERENCE</b>	<b>+24.6 tons/year</b>

\* (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*
<b>EXISTING</b>		
Residential Urban	0.70 acres x 7.5 dwelling units per acre= 5 single family units 5 x 266 per unit (residential factor) = 1,330 GPD	0.70 acres x 7.5 dwelling units per acre= 5 single family units 5 x 266 per unit (residential factor) = 1,330 GPD
<b>PROPOSED</b>		
Residential/Office General	0.70 acres x 43,560 sq. ft./ acre = 30,492 sq. ft. 30,492 sq. ft. x .40 FAR = 12,197 sq. ft. 12,197 sq. ft. x 0.1 per sq. ft (office factor) = 1,220 GPD	0.70 acres x 43,560 sq. ft./ acre = 30,492 sq. ft. 30,492 sq. ft. x .40 FAR = 12,197 sq. ft. 12,197 sq. ft. x 0.1 per sq. ft (office factor) = 1,220 GPD
<b>NET DIFFERENCE</b>	<b>-110 GPD</b>	<b>-110 GPD</b>

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

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

NOTE: GPD = Gallons per Day

### TRANSPORTATION AND ROADWAY IMPACTS

	YES or NO	COMMENTS
Is the proposed amendment located on a concurrency corridor (i.e., constrained, congestion containment, and/or long term concurrency management corridor)?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	See staff report for details.
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 subject area contains Astatula Soil & Urban Land.
Are there any threatened, endangered or listed habitats or species onsite (including species of special concern)?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Identify onsite vegetation; does the site contain any significant native vegetative communities (e.g., sandhill).	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Is the site located within the wellhead protection zone and/or aquifer recharge area?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Identify the watershed in which the site is located.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	The subject area is located within the Sutherland Bayou Watershed Basin.
Is the site located within the 25 year floodplain?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Is the site located within the 100 year floodplain?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Does the site contain, or is it adjacent to any wetlands, rivers, creeks, lakes, marshes, Tampa Bay or the Gulf of Mexico, etc.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

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

## PUBLIC SAFETY

	YES or NO	COMMENTS
Is the site located with the coastal storm area?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Is the site located within a hurricane evacuation zone. If so, identify the zone.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	C
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-5-2-16		LPA#: Z/LU-5-2-16		Jurisdiction: Pinellas County			
Revised:		Received: 01/19/2016		Signoff:			
SITE DATA							
Parcel Size: 0.70							
Proposed for Amendment: 0.70							
Current Land Use Designation:		Residential Urban					
Potential Use	sf/acre(s)	x(far)/(upa)	Units/Sf	sf/1,000	x(tgr)	cap.	Proj. trips
(1) Single-Family	0.7	7.50	5.00		9.6	1	48
Total							48
Proposed Land Use Designation:		Residential/Office General					
Potential Use	sf/acre(s)	x(far)/(upa)	Units/Sf	sf/1,000	x(tgr)	cap.	Proj. trips
(1) Office	30,492	0.40	12,197	12.200	16.30	0.92	183
Total							183
Potential Additional Daily Trips:		135					
ROADWAY IMPACT DATA - Trip Distribution							
Road(s)	% Distribution			Traffic Vol. (AADT)			
	2015	2035		2015	2035		
(1) Alt US 19	135	135	existing	21,000	20,500		
Tampa Rd. to Alderman Rd.	1.00	1.00	proposed	21,135	20,635		
Road(s)	2015 PH		2015 AADT		2035 AADT		
	LOS	V/CR	extg.	w/ chg.	extg.	w/ chg.	
(1) Alt US 19	F	1.18	F	F	F	F	
Tampa Rd. to Alderman Rd.							
Road(s)			Extg	Planned	Const.	Future	CMS
			Ln Cfg	Improv.	Year	Ln Cfg	Desig.
(1) Alt US 19	Tampa Rd. to Alderman Rd.		2D	None	None	2D	Con
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							

**NOTICE OF PUBLIC HEARING:  
PROPOSED ORDINANCES AND RESOLUTIONS  
AMENDING THE PINELLAS COUNTY COMPREHENSIVE  
PLAN, FUTURE LAND USE MAP, ZONING ATLAS, AND  
LAND DEVELOPMENT CODE, AND MODIFYING A  
DEVELOPMENT AGREEMENT**

The Pinellas County Board of County Commissioners proposes to adopt the following Ordinances and Resolutions amending the Pinellas County Comprehensive Plan, Future Land Use Map, Zoning Atlas, and the Land Development Code, and modifying a development agreement. A public hearing on the Resolutions and Ordinances will be held on Tuesday **March 29, 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 ORDINANCE AMENDING THE FUTURE LAND USE MAP AND ZONING ATLAS AND MODIFYING A DEVELOPMENT AGREEMENT**

1. (Q) DA-4-2-16

Resolution for a modification of an existing Development Agreement for an assisted living facility by increasing the maximum number of beds from 39 to 58, allowing for the enlargement of the existing building, limiting the building height to 16 feet and one story, prohibiting the use of DeLong Way by commercial or delivery vehicles and removing the parking variance for a parcel of land containing approximately 1.56 acres located at 7770 128th Street in the unincorporated area of Seminole; page 282 of the Zoning Atlas, as being in Section 29, Township 30, Range 15; upon application of GIB Properties, LLC through Todd Pressman, Pressman & Associates, Inc., Representative.

2. (Q) Z/LU-5-2-16

Resolution changing the Zoning classification of approximately 0.7 acre located at 1003 Virginia Avenue in Palm Harbor; Page 74 of the Zoning Atlas, as being in Section 01, Township 28, Range 15; from R-3, Single Family Residential to P-1, General Professional Offices; upon application of Janet O'Harrow through Stephen O'Harrow, Representative,  
and

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 1003 Virginia Avenue in Palm Harbor, located in Section 01, Township 28, Range 15, from Residential Urban to Residential/Office-General, providing for other modifications that may arise from review of this Ordinance at the public hearing and/or with other responsible parties and providing an effective date.

**B. PROPOSED ORDINANCES AMENDING THE PINELLAS COUNTY LAND DEVELOPMENT CODE**

1. AN ORDINANCE OF THE COUNTY OF PINELLAS UPDATING THE LEVEL OF SERVICE CONDITIONS FOR PUBLIC SERVICES AND FACILITIES AND REPEALING TRANSPORTATION CONCURRENCY FROM CHAPTER 134 OF THE PINELLAS COUNTY LAND DEVELOPMENT CODE, CONCURRENCY SYSTEM; REVISING SECTIONS 134-221, 134-223, 134-225 AND 134-226 TO REMOVE LANGUAGE PERTAINING TO TRANSPORTATION CONCURRENCY; REPEALING SECTION 134-222 AND SECTIONS 134-227 THROUGH 134-231 TO REMOVE LANGUAGE PERTAINING TO TRANSPORTATION CONCURRENCY AND MANAGEMENT PLANS; RENUMBERING SECTIONS 134-224, 134-233 AND 134-261; REVISING SECTION 134-232 TO REMOVE TRAFFIC CIRCULATION AND MASS TRANSIT AS PERTAINING TO LEVEL OF SERVICE STANDARDS; REVISING SECTION 134-234 TO REMOVE LANGUAGE PERTAINING TO TRANSPORTATION CONCURRENCY IN REFERENCE TO THE BOARD OF ADJUSTMENT VARIANCE AND APPEALS REVIEW GUIDELINES; REVISING SECTION 134-256 TO REMOVE

LANGUAGE PERTAINING TO TRANSPORTATION CONCURRENCY IN THE ANNUAL CONCURRENCY TEST STATEMENT; UPDATING SECTIONS 134-258 THROUGH 134-261 TO REFLECT CURRENT YEAR LEVEL OF SERVICE CONDITIONS FOR PUBLIC SERVICES AND FACILITIES AND TO REPEAL CONCURRENCY TEST STATEMENT LANGUAGE PERTAINING TO TRANSPORTATION, ROADWAY AND MASS TRANSIT LEVEL OF SERVICE; PROVIDING FOR OTHER MODIFICATIONS THAT MAY ARISE FROM REVIEW OF THIS ORDINANCE AT THE PUBLIC HEARING AND/OR WITH OTHER RESPONSIBLE PARTIES; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; AND PROVIDING FOR AN EFFECTIVE DATE.

2. AN ORDINANCE OF THE COUNTY OF PINELLAS ESTABLISHING A MOBILITY MANAGEMENT SYSTEM BY AMENDING CHAPTER 150, IMPACT FEES, OF THE PINELLAS COUNTY LAND DEVELOPMENT CODE, BY CHANGING THE NAME OF ARTICLE II FROM TRANSPORTATION IMPACT FEES TO MULTIMODAL IMPACT FEES; REVISING SECTIONS 150-36 THROUGH 150-47 TO REPEAL LANGUAGE REFERRING TO TRANSPORTATION IMPACT FEES AND CONCURRENCY AND REPLACING WITH MULTIMODAL IMPACT FEES AND MOBILITY MANAGEMENT RESPECTIVELY; REVISING SECTION 150-40, COMPUTATION OF AMOUNT, TO CORRECT UNIT RATE FOR ADULT CONGREGATE LIVING FACILITY AND ADDING FOOTNOTE RELATED TO GENERAL COMMERCIAL CATEGORY; ADDING SECTION 150-48 TO ESTABLISH A MOBILITY MANAGEMENT SYSTEM; RENUMBERING AND AMENDING SECTIONS 150-48 AND 150-49; REVISING EXHIBITS "A" THROUGH "J" TO REFLECT ARTICLE II NAME CHANGE AND ADDING EXHIBIT "K", DEFICIENT ROADS; MODIFYING IMPACT FEE DISTRICTS BOUNDARIES; PROVIDING FOR OTHER MODIFICATIONS THAT MAY ARISE FROM REVIEW OF THIS ORDINANCE AT THE PUBLIC HEARING AND/OR WITH OTHER RESPONSIBLE PARTIES; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; AND PROVIDING FOR AN EFFECTIVE DATE.
3. AN ORDINANCE OF THE COUNTY OF PINELLAS, PROVIDING THAT THE PINELLAS COUNTY LAND DEVELOPMENT CODE, BE AMENDED BY REVISING SECTIONS 166-242 (DEFINITIONS) & 166-322 (DOCK REPAIR PERMITS); PROVIDING THAT THE DEFINITION OF "REPAIR PERMIT" BE REMOVED FROM SECTION 166-242 (DEFINITIONS); PROVIDING THAT SECTION 166-322 (DOCK REPAIR PERMITS) BE RENAMED "DOCK REPAIR AND RECONSTRUCTION" AND REVISING THE STANDARDS AND CRITERIA CONTAINED THEREIN; PROVIDING FOR OTHER MODIFICATIONS THAT MAY ARISE FROM REVIEW OF THIS ORDINANCE AT THE PUBLIC HEARING AND/OR WITH OTHER RESPONSIBLE PARTIES; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE LAND DEVELOPMENT CODE; AND PROVIDING FOR AN EFFECTIVE DATE.

#### **C. PROPOSED ORDINANCES AMENDING TO THE PINELLAS COUNTY COMPREHENSIVE PLAN**

1. AN ORDINANCE OF THE COUNTY OF PINELLAS AMENDING THE GOALS, OBJECTIVES AND POLICIES, AND THE FUTURE LAND USE MAP CATEGORY DESCRIPTIONS AND RULES, OF THE FUTURE LAND USE AND QUALITY COMMUNITIES ELEMENT OF THE PINELLAS COUNTY COMPREHENSIVE PLAN TO SUPPORT PROPOSED AMENDMENTS TO THE ZONING PROVISIONS OF THE PINELLAS COUNTY LAND DEVELOPMENT CODE, TO INCLUDE SELECTED COUNTYWIDE PLAN PROVISIONS AND RETAIN CONSISTENCY WITH THE RECENTLY UPDATED COUNTYWIDE PLAN, TO SUPPORT IMPLEMENTATION OF THE PINELLAS COUNTY MOBILITY MANAGEMENT SYSTEM, AND TO DELETE REFERENCES TO TRANSPORTATION CONCURRENCY; TO AMEND THE LEGEND OF THE FUTURE LAND USE MAP AND TO AMEND THE FUTURE LAND USE MAP TO REFLECT THE AMENDMENTS TO THE MAP LEGEND; PROVIDING FOR OTHER MODIFICATIONS THAT MAY ARISE FROM REVIEW OF THIS ORDINANCE AT THE PUBLIC HEARING AND/OR WITH OTHER RESPONSIBLE PARTIES; PROVIDING FOR SEVERABILITY; PROVIDING FOR LOCATION OF RECORDS; AND ESTABLISHING AN EFFECTIVE DATE.
2. AN ORDINANCE OF THE COUNTY OF PINELLAS AMENDING THE GOALS, OBJECTIVES AND POLICIES OF THE TRANSPORTATION ELEMENT OF THE PINELLAS COUNTY COMPREHENSIVE PLAN TO ESTABLISH A MOBILITY MANAGEMENT SYSTEM, TO DELETE TRANSPORTATION CONCURRENCY, TO UPDATE VARIOUS TERMS AND REFERENCES, AND TO REFLECT NEW

INFORMATION; AMENDING THE INTERGOVERNMENTAL COORDINATION ELEMENT TO RECOGNIZE THE COORDINATION REQUIRED TO IMPLEMENT THE COUNTYWIDE COMPONENTS OF A MOBILITY MANAGEMENT SYSTEM; AMENDING THE CAPITAL IMPROVEMENTS ELEMENT TO SUPPORT ESTABLISHMENT OF A MOBILITY MANAGEMENT SYSTEM AND TO REFLECT IMPLEMENTATION OF A TEN-YEAR CAPITAL IMPROVEMENTS PROGRAM; AMENDING THE CONCURRENCY MANAGEMENT SYSTEM PROVISIONS OF THE COMPREHENSIVE PLAN TO ELIMINATE REFERENCES TO TRANSPORTATION CONCURRENCY; PROVIDING FOR OTHER MODIFICATIONS THAT MAY ARISE FROM REVIEW OF THIS ORDINANCE AT THE PUBLIC HEARING AND/OR WITH OTHER RESPONSIBLE PARTIES; PROVIDING FOR SEVERABILITY; PROVIDING FOR LOCATION OF RECORDS; AND ESTABLISHING AN EFFECTIVE DATE.

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

The proposed Resolutions and Ordinance amending the Pinellas County Zoning Atlas and the Future Land Use Map and modifying a development agreement can be inspected by the public in the Pinellas County Planning Department; Land Use and Zoning Division, located at 440 Court Street, Fourth Floor, Clearwater, Florida 33756, or at the Pinellas County Board Records Department, located at 315 Court Street, Fifth Floor, Clearwater, Florida 33756. You can contact the Pinellas County Zoning Division at (727) 464-5047 or [zoning@pinellascounty.org](mailto:zoning@pinellascounty.org) with any questions.

The proposed Resolutions and Ordinances amending the Pinellas County Comprehensive Plan and the Land Development Code can be inspected at the Pinellas County Planning Department, located at 310 Court Street, First Floor, Clearwater, Florida 33756, or at the at Pinellas County Board Records Department, located at 315 Court Street, Fifth Floor, Clearwater, Florida, 33756. You can contact the Pinellas County Long Range Planning Division at (727) 464-8200 with any questions.

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 (March 29, 2016 BCC Hearing)

DATE: March 8, 2016

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AD COPY ATTACHED: Yes X No      WITH MAP

REQUIRES SPECIAL HANDLING: Yes      No X

NEWSPAPER: St. Petersburg Times X

DATE(S) TO APPEAR: March 18, 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  
Scott Swearingen, Planning Department  
Tammy Swinton, Planning Department  
Amber McGill, Planning Department

Z/LU-5-2-16

DA-4-2-16



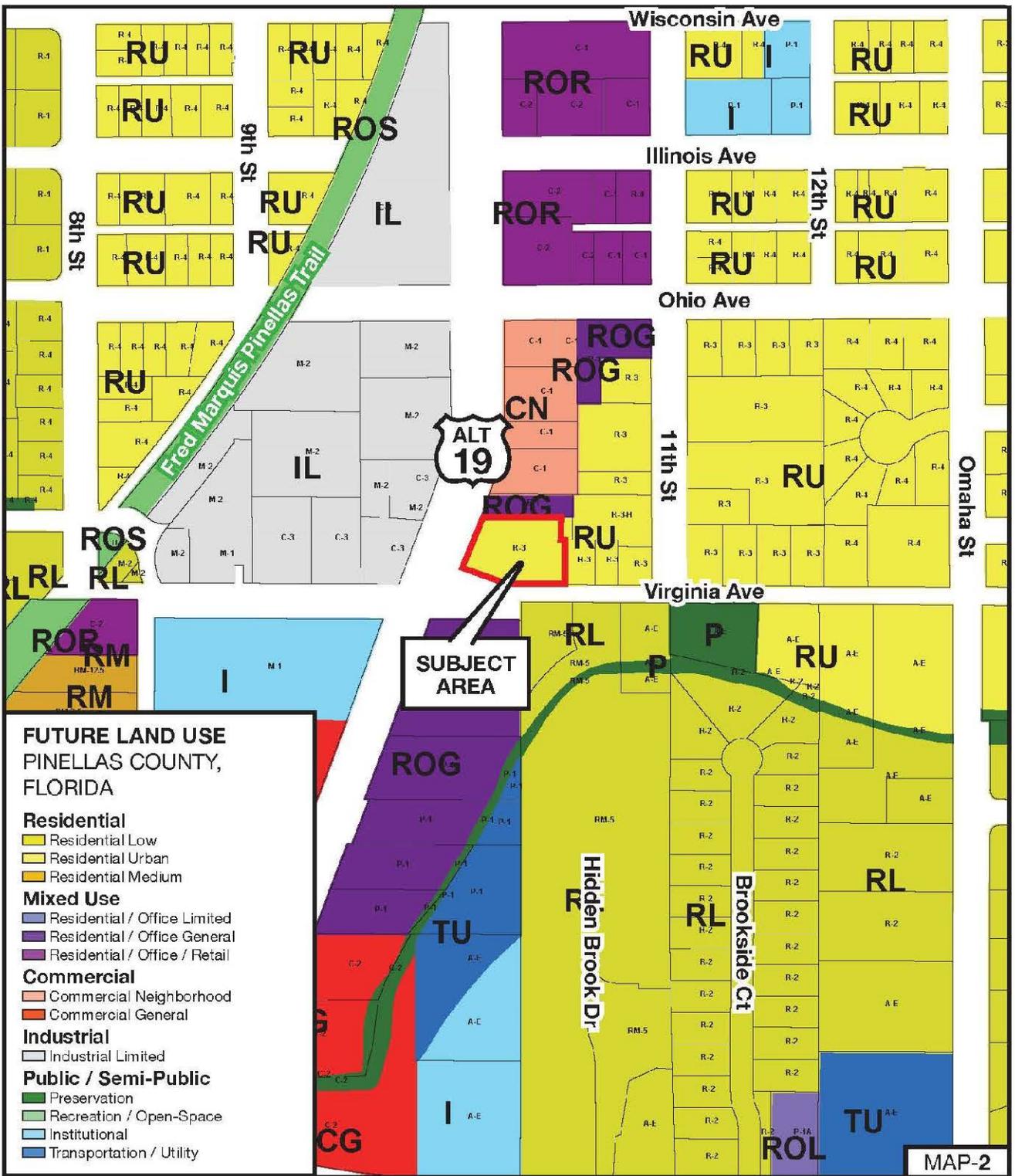
PINELLAS COUNTY  
**PLANNING DEPARTMENT ZONING DIVISION**

# Proposed Amendments to the Pinellas County Future Land Use Map and Zoning Atlas (Z/LU-5-2-16)

Board of County Commissioners  
March 29, 2015

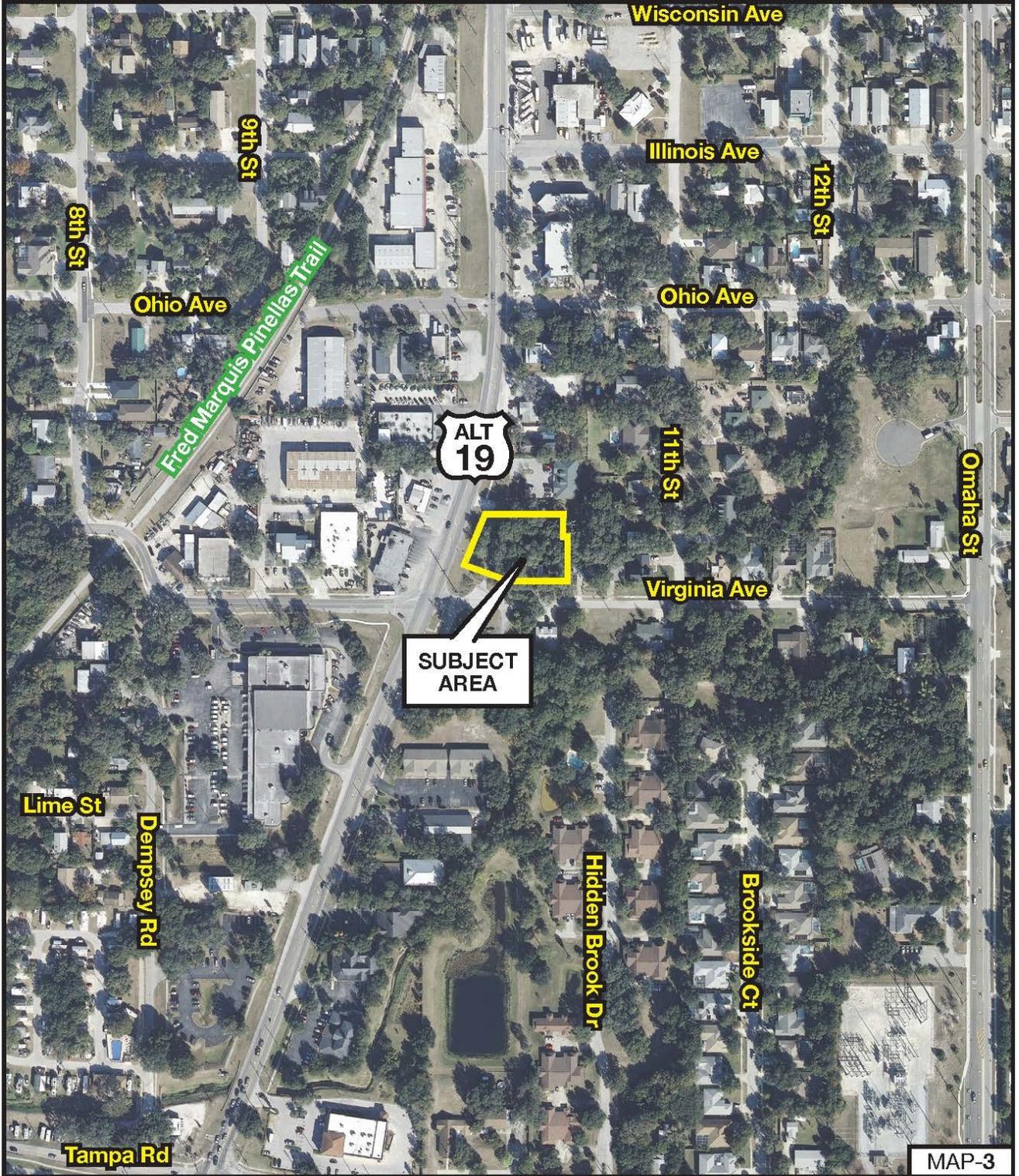
# Request

- Subject area
  - One parcel covering 0.7 acre
  - Northeast corner of Alternate US-19 & Virginia Avenue in Palm Harbor
- Zoning Atlas Amendment
  - From: R-3, Single Family Residential
  - To P-1, General Professional Office
- Future Land Use Map Amendment
  - From: Residential Urban (RU)
  - To: Residential/Office General (R/OG)
- Site currently contains a single family home
- No specific development plans – would like to sell it as an office-ready property

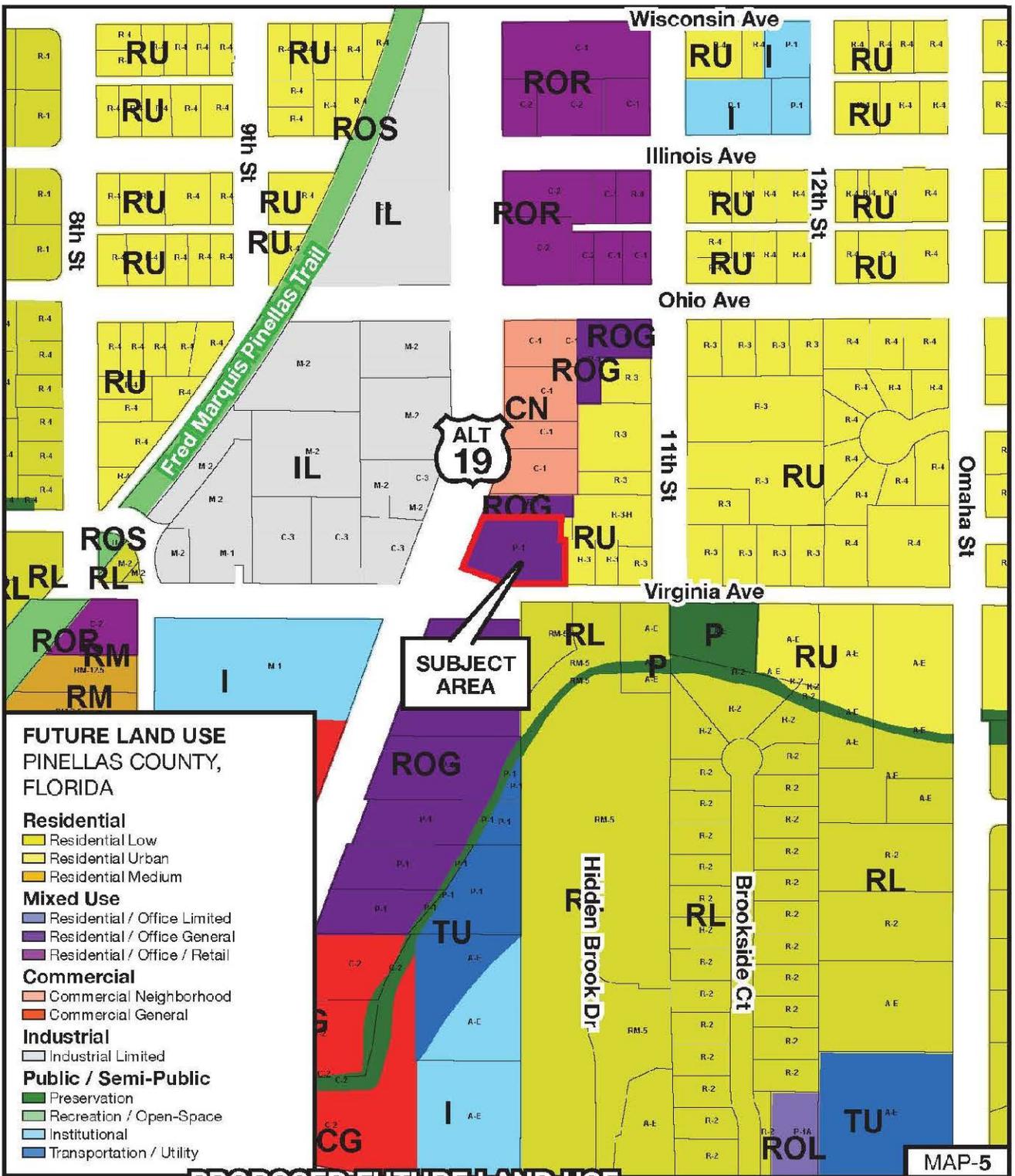


MAP-2

<b>Z/LU-5-2-16</b>	Zoning	From: R-3, Single Family Residential To: P-1, General Professional Office	 
	Land Use	From: Residential Urban To: Residential/Office-General	
Parcel I.D. 01/28/15/88560/148/0001 Prepared by: Pinellas County Planning Department December 2015			



<b>Z/LU-5-2-16</b>	Zoning	From: R-3, Single Family Residential To: P-1, General Professional Office	 <b>N</b>	 <b>Pinellas County</b>
	Land Use	From: Residential Urban To: Residential/Office-General		
Parcel I.D. 01/28/15/88560/148/0001 Prepared by: Pinellas County Planning Department December 2015				



**FUTURE LAND USE  
PINELLAS COUNTY,  
FLORIDA**

**Residential**

- Residential Low
- Residential Urban
- Residential Medium

**Mixed Use**

- Residential / Office Limited
- Residential / Office General
- Residential / Office / Retail

**Commercial**

- Commercial Neighborhood
- Commercial General

**Industrial**

- Industrial Limited

**Public / Semi-Public**

- Preservation
- Recreation / Open-Space
- Institutional
- Transportation / Utility

**PROPOSED FUTURE LAND USE**

MAP-5

<b>Z/LU-5-2-16</b>	Zoning	From: R-3, Single Family Residential To: P-1, General Professional Office
	Land Use	From: Residential Urban To: Residential/Office-General



N





## Additional Information

- R/OG category could generate up to 135 additional trips on Alternate US-19
  - Level of Service F
  - Constrained Corridor (V/C ratio: 1.18)
  - Subject to concurrency management requirements during site development

## Recommendation

- Proposed amendments are appropriate
  - Compatible with surrounding uses
  - Consistent with the Comprehensive Plan
  - Last remaining residential designation fronting this section of Alternate US-19
- Staff recommends approval
- Local Planning Agency Recommendation:
  - Approval (6-0 vote)
- Pinellas Planning Council: May 11, 2016