

Proposed Amendments to the Pinellas County Future Land Use Map and Zoning Atlas (Z/LU-3-2-17)

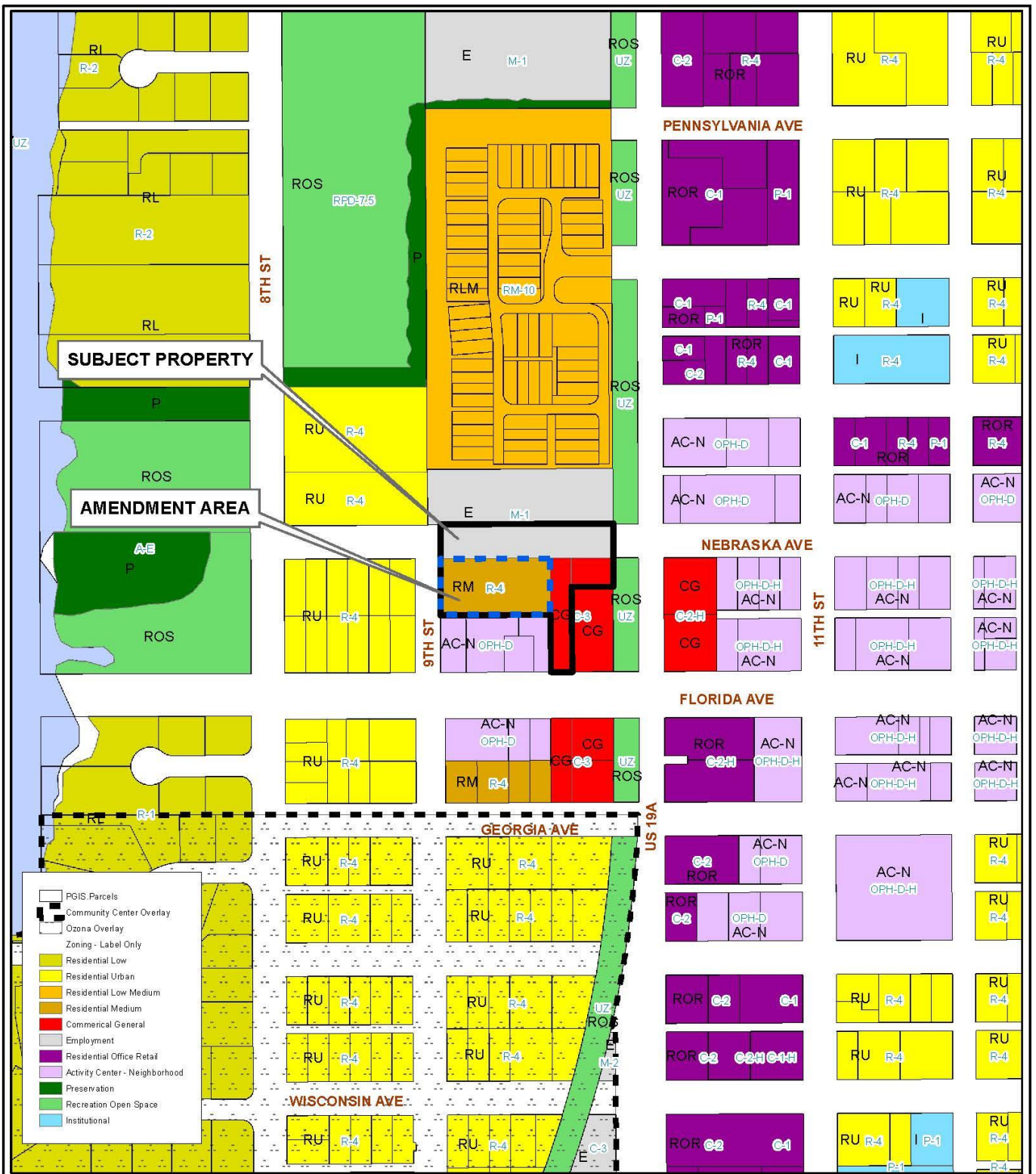
Board of County Commissioners
November 28, 2017

Request

- Subject area
 - Approximately 0.8 acre
 - NE corner of Florida Avenue & 9th Street near downtown Palm Harbor
 - Part of a larger two-acre parcel
- Zoning Atlas Amendment
 - From: R-4, One, Two & Three Family Residential
 - To: M-1-CO, Light Manufacturing & Industry-Conditional Overlay
- Future Land Use Map (FLUM) Amendment
 - From: Residential Medium (RM)
 - To: Employment (E)
- Existing use: vacant
- Proposed use: vehicle processing and repair staging area

Request

- LPA heard case on February 8, 2017
 - Recommended Denial
 - Did not include a Conditional Overlay
- Proposed Conditional Overlay
 - Limit the use to the storage and processing of vehicles for repair and restoration or disposal after collisions, the storage of inventory and materials necessary to effect that repair or restoration, as storage for vehicles utilized for law enforcement purposes, for vehicles removed from properties under contract, from vehicles removed from roadways after collision, restoration and outdoor storage of customer vehicles, trailers and vessels of all types and classes towed onto or delivered to the subject property for public/governmental purposes and on behalf of private parties generally.



Z/LU-3-2-17
Current Land Use & Zoning Map

Zoning From: R-4, One, Two, Three Family Residential
 To: M-1-CO, Light Manufacturing & Industry Conditional Overlay

Land Use From: RM, Residential Medium
 To: E, Employment
 Conditional Overlay limiting the use to the storage and processing of vehicles (see staff report for further details).

PORION OF PARCEL 01/28/15/88560/088/0300

Prepared by: Pinellas County Planning Department



Date: 07/20/2017



1 inch = 0.06 miles



Z/LU-3-2-17

Aerial Map

Zoning From: R-4, One, Two, Three Family Residential
 To: M-1-CO, Light Manufacturing & Industry Conditional Overlay
 Land Use From: RM, Residential Medium
 To: E, Employment
 Conditional Overlay limiting the use to the storage and processing of vehicles (see staff report for further details).

PORTION OF PARCEL 01/28/15/88560/088/0300

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Z/LU-3-2-17
Proposed Land Use & Zoning Map

Zoning From: R-4, One, Two, Three Family Residential
 To: M-1-CO, Light Manufacturing & Industry Conditional Overlay

Land Use From: RM, Residential Medium
 To: E, Employment
 Conditional Overlay limiting the use to the storage and processing of vehicles (see staff report for further details).

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Recommendations

- Local Planning Agency
 - Recommended Approval (3-2 vote)
 - Recommended additional use restrictions via the Conditional Overlay
 - No vehicle stacking
 - No storage of RVs or boats

- Staff concurs with the LPA recommendation with the added use restrictions