

LOCAL PLANNING AGENCY (LPA) STAFF REPORT



Case Number: Z/LU-22-09-18

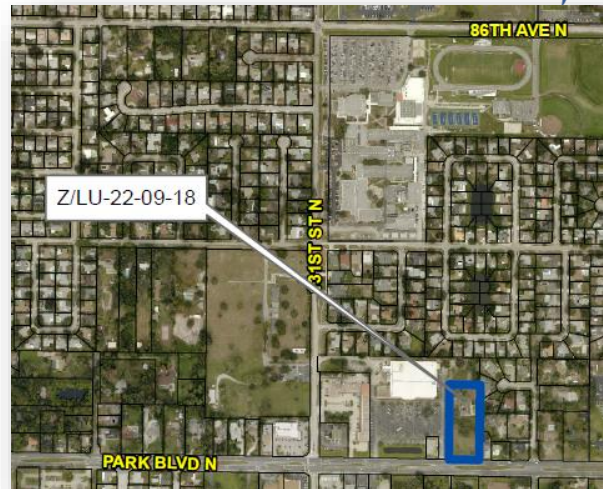
LPA Public Hearing: December 13, 2018

Applicant: Sheryl M Haynes
Patrick Shaughnessy

Representative: Todd Pressman

Subject Property: Approximately 1.92 acres
located at 12909 Park Boulevard

PARCEL ID(S): 29/30/15/70794/100/2700



REQUEST:

Future Land Use Map (FLUM) amendment from Residential Low to Commercial General and a Zoning Atlas amendment from R-2 (Single Family Residential, 7,500 sq. ft. minimum) to C-2 (General Retail Commercial & Limited Services) with a Development Agreement limiting the use of the property to a self-storage facility having a maximum height of 15 feet and development intensity as allowed by the property's land use and zoning designations, along with additional requirements involving site illumination, access, buffering, security and building design, on approximately 1.92 acres located at 12909 Park Boulevard in unincorporated Seminole. The request would allow for the development of a self-storage facility, subject to the parameters of the Development Agreement.

LOCAL PLANNING AGENCY (LPA) RECOMMENDATION:

The LPA finds that the proposed amendments to the Pinellas County Future Land Use Map and Zoning Atlas, and the Development Agreement, are inconsistent with the Pinellas County Comprehensive Plan, and recommends denial of the request. (The vote was 7-0, for denial)

PLANNING STAFF RECOMMENDATION:

- **Staff recommends** that the LPA find the proposed land use and zoning amendments and the Development Agreement **INCONSISTENT** with the Pinellas County Comprehensive Plan, based on this report.
- **Staff further recommends** that the LPA recommend **DENIAL** of the proposed land use and zoning amendments and the Development Agreement to the Pinellas County Board of County Commissioners.

SUMMARY REPORT

The Planning Review Committee (PRC) reviewed this application on November 13, 2018. The PRC Staff summary discussion and analysis follows:

The subject property consists of a 1.92-acre parcel located on the north side of Park Boulevard approximately 720 feet east of 131st Street North (Vonn Road). The site currently contains a single family home and is designated Residential Low (RL) on the Future Land Use Map (FLUM) and is zoned R-2, Single Family Residential (7,500 sq. ft. minimum lot size). The property has been designated low density residential on the FLUM since the 1970s and the R-2 zoning has been in place since 1977.

The applicant wishes to allow for the construction of a self-storage facility. Changes to both the Zoning Atlas and FLUM will be required to allow for this as the current residential designations do not permit such a use. To that end, the applicant went before the LPA on September 13, 2018 with a request for a FLUM amendment to Commercial General (CG) and a zoning change to C-2-CO, General Retail Commercial & Limited Services with a Conditional Overlay to limit the use of the subject property to a self-storage facility only. The LPA denied that request by a unanimous decision following a recommendation of denial from staff and notable opposition from nearby property owners. The applicant subsequently withdrew that request before it reached the Board of County Commissioners and amended it by replacing the Conditional Overlay with a Development Agreement, which can establish more specific development parameters. The land use and zoning requests otherwise remain the same.

As proposed, the Development Agreement would limit the use of the property to a self-storage facility having a maximum height of 15 feet and development intensity as allowed by the property's land use and zoning designations, along with the following additional requirements: 1) all units abutting residential uses must have doors that open away from the residential uses toward the interior of the facility, 2) all illumination shall be directed downward and not impose on neighboring properties, 3) all vehicular access for loading and unloading to storage units shall be away from residential uses to the interior of the facility, 4) site access shall be controlled by a gate, 5) security cameras shall be posted to provide security throughout the site, 6) structures facing residential uses shall have residential embellishments, and 7) the required buffer between the residential uses shall have one tree planted at center for every 30 feet at 7 feet high at the time of planting. Significantly, the Development Agreement does not include a concept plan nor building elevations that detail the proposed site and building designs.

Surrounding Uses

The Park Boulevard corridor in the general area is primarily residential with commercial nodes at major intersections. The subject property is located adjacent and to the east of the Park Boulevard-131st Street North commercial node. A shopping center is directly to the west. A drainage retention pond is immediately to the north, beyond which is a single family subdivision. Single family homes also exist to the east, with four residential lots immediately abutting the subject property. Large, estate-style residential lots and an assisted living facility are to the south and southeast across Park Boulevard. The surrounding land use and zoning designations are residential to the north, south and east, and commercial designations are to the west.

Transportation and Infrastructure Impacts

Comparing the current development potential of the subject property with the potential use associated with the requested Commercial General FLUM category, the proposal could generate approximately 9 additional average daily vehicle trips on Park Boulevard. In this location, the roadway is operating at a peak hour level of service (LOS) B with a volume to capacity (V/C) ratio of 0.712. In this location Park Boulevard is not considered deficient.

The subject property is within the County’s potable water supply and wastewater treatment service areas. The proposal could decrease demands on potable water supplies and wastewater treatment facilities by approximately 2,135 and 1,382 gallons per day, respectively. In reference to solid waste, the proposal could increase the amount of solid waste generated by approximately 93 tons per year.

Conclusion

Most of the uses surrounding the subject property are single family residential in nature, including four directly abutting homes, and approval of the request would represent a commercial encroachment. The commercial node adjacent to the west has been very stable, having not expanded since the 1970s. On the initial request involving the Conditional Overlay, staff concluded that the Conditional Overlay would give assurance as to the type of use that could be built, but would not address the location of the structure on the subject property nor site and building design. The current Development Agreement proposal goes beyond the more limited Conditional Overlay parameters by addressing some of the potential impacts on neighboring residential properties, but it still does not define the location of any future structure(s) nor does it provide any substantive insight as to what the site or buildings will look like. Therefore, staff’s original conclusion remains. Due to compatibility concerns and the potential impact on the long-standing balance of uses and designations in the area, staff cannot support this proposal.

SURROUNDING ZONING AND LAND USE FACTS:

	Land Use Category	Zoning District	Existing Use
Subject Property:	Residential Low	R-2	Single family home
Adjacent Properties:			
North	Residential Low	R-2	Retention pond
East	Residential Low	R-2	Single family homes
South	Residential Suburban	E-1	Single family homes
West	Commercial General	C-2	Shopping center

IMPLEMENTATION OF THE PINELLAS COUNTY COMPREHENSIVE PLAN

Staff finds that the proposed amendment is 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.

Policy 1.2.3: 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.

Objective 1.17: Pinellas County shall preserve and seek to enhance established community values, a community's unique identity, and their social support structure, and will make decisions that are in concert with a community's established vision for their future.

Policy 1.17.2: Consistent with the purpose and intent of the Comprehensive Plan, Section 134-82(c) of the Land Development Code, Pinellas County shall make decisions, both unincorporated and countywide, that do not detract from the established community identity and social support structure but, instead, serve to preserve and enhance that identity and structure.

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.

PROPOSED BCC HEARING DATE: January 22, 2019

CORRESPONDENCE RECEIVED TO DATE: 2 letters and 9 petitions with a total of 129 signatures in opposition have been received prior to the September 13, 2018 LPA hearing and one letter was received prior to the December 13, 2018 LPA hearing. One letter was received at the December 13th hearing.

PERSONS APPEARING AT THE LOCAL PLANNING AGENCY HEARING: Five persons spoke in opposition.

ATTACHMENTS: (Maps)