

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

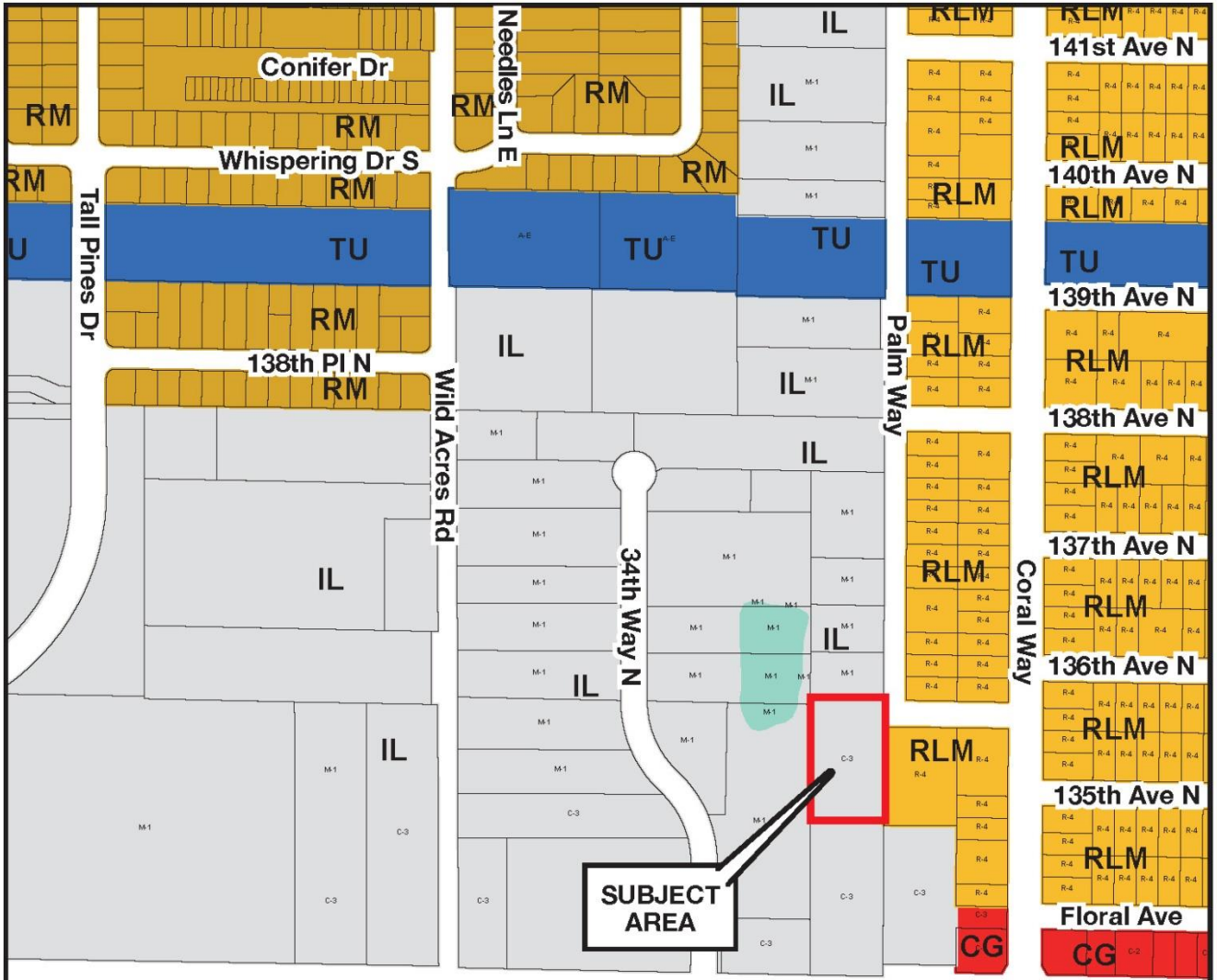
Board of County Commissioners
January 26, 2016

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
 [Light Yellow Box] Residential Low
 [Yellow Box] Residential Low Medium
 [Orange Box] Residential Medium

Commercial
 [Red Box] Commercial General

Industrial
 [Light Gray Box] Industrial Limited

Public / Semi-Public
 [Light Blue Box] Institutional
 [Dark Blue Box] Transportation / Utility



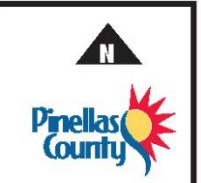
MAP-2

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



Z/LU-25-10-15

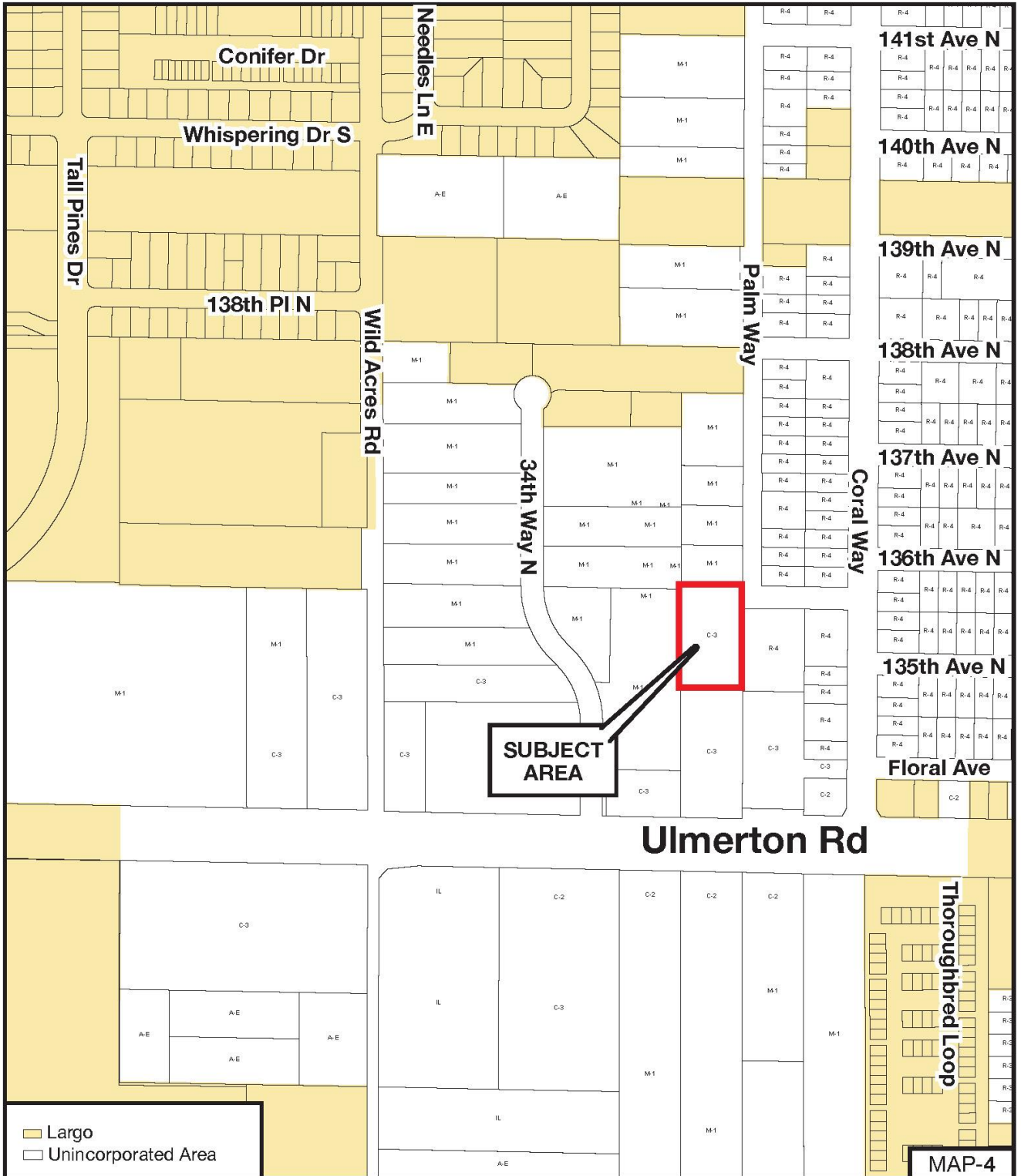
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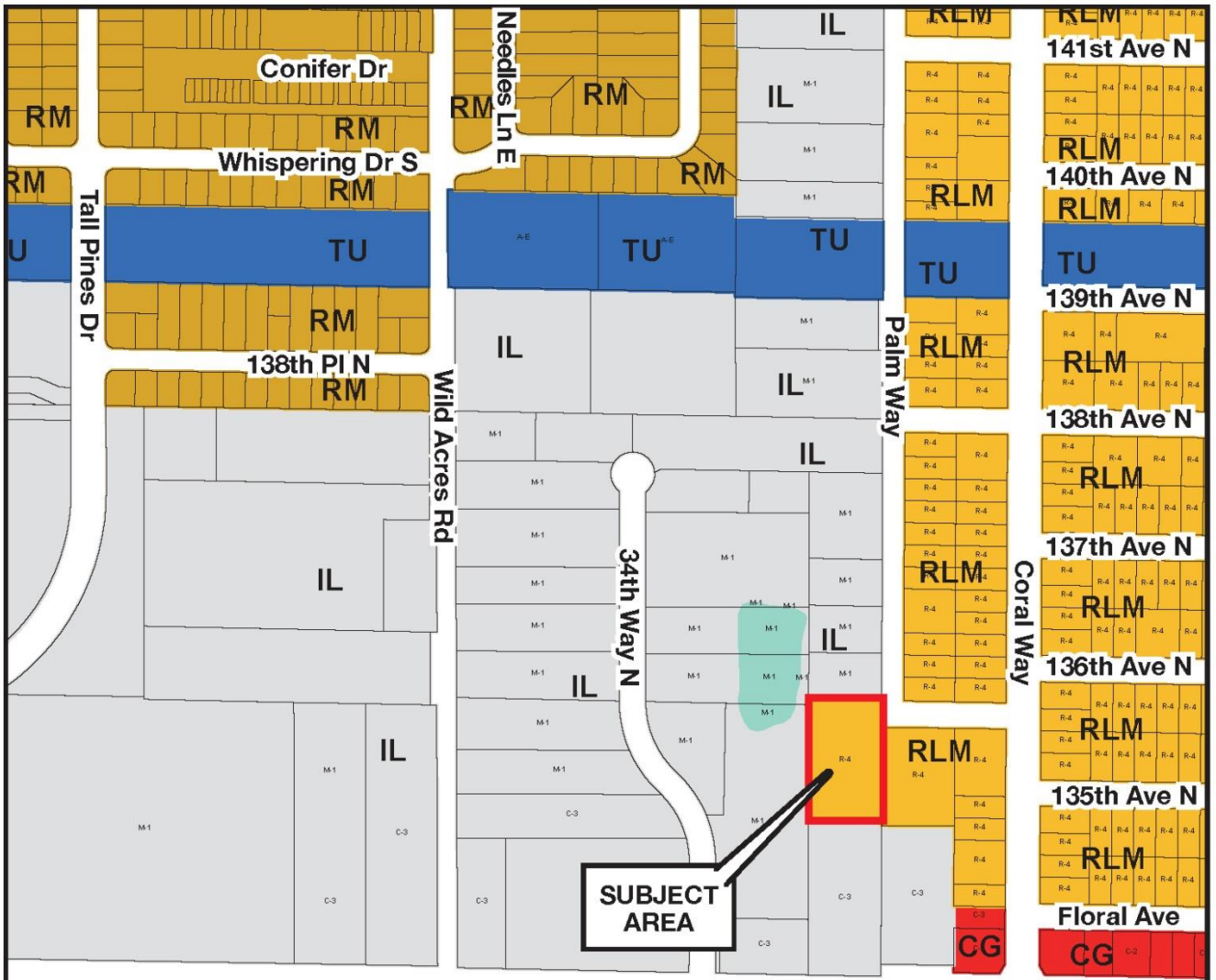
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PROPOSED FUTURE LAND USE

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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.