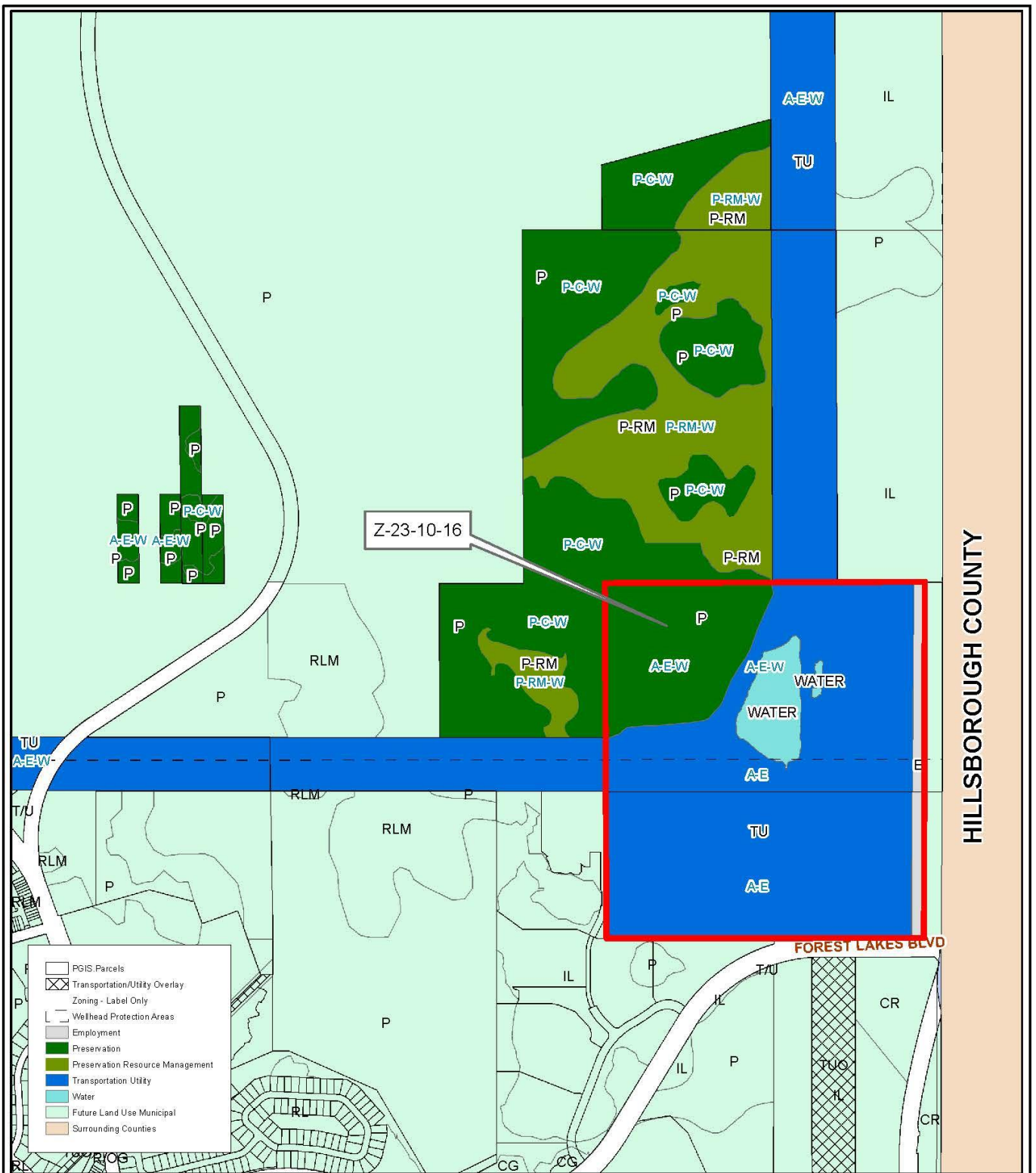


Proposed Amendment to the Pinellas County Zoning Atlas (Z-23-10-16)

Board of County Commissioners
December 13, 2016

Request

- Applicant: Duke Energy Florida
- Subject Area
 - 149.7 acres across two parcels
 - NW corner of Forest Lakes Boulevard and Racetrack Road in Oldsmar area
- Zoning Atlas Amendment
 - From:
 - A-E (75.4 acres)
 - A-E-W (74.3 acres)
 - To:
 - M-1-CO (75.4 acres)
 - M-1-W-CO (47.9 acres)
 - PC-W (26.4 acres)
 - Conditional Overlay limiting the uses to a utility substation, telecommunication regenerator, cell tower, & microwave tower
- Future Land Use Map: T/U, P, & E



Z-23-10-16

HILLSBOROUGH COUNTY

- PGIS Parcels
- Transportation/Utility Overlay
- Zoning - Label Only
- Wellhead Protection Areas
- Employment
- Preservation
- Preservation Resource Management
- Transportation Utility
- Water
- Future Land Use Municipal
- Surrounding Counties

Z-23-10-16
CURRENT ZONING

Zoning **From:** A-E (75.4 acres) & A-E-W (74.3 acres)
To: M-1-CO (75.4 acres), M-1-W-CO (47.9 acres) & P/C-W (26.4 acres)
 With the Conditional Overlay limiting the use to a utility substation, telecommunication regenerator, cell tower, and microwave tower.

12/28/16/00000/410/0000, 12/28/16/00000/430/0100

Prepared by: Pinellas County Planning Department



Date: 9/30/2016



1 inch = 0.18 miles

Z-23-10-16

HILLSBOROUGH COUNTY

FOREST LAKES BLVD

Z-23-10-16

AERIAL MAP

Zoning

From: A-E (75.4 acres) & A-E-W (74.3 acres)

To: M-1-CO (75.4 acres), M-1-W-CO (47.9 acres) & P/C-W (26.4 acres)

With the Conditional Overlay limiting the use to a utility substation, telecommunication regenerator, cell tower, and microwave tower.

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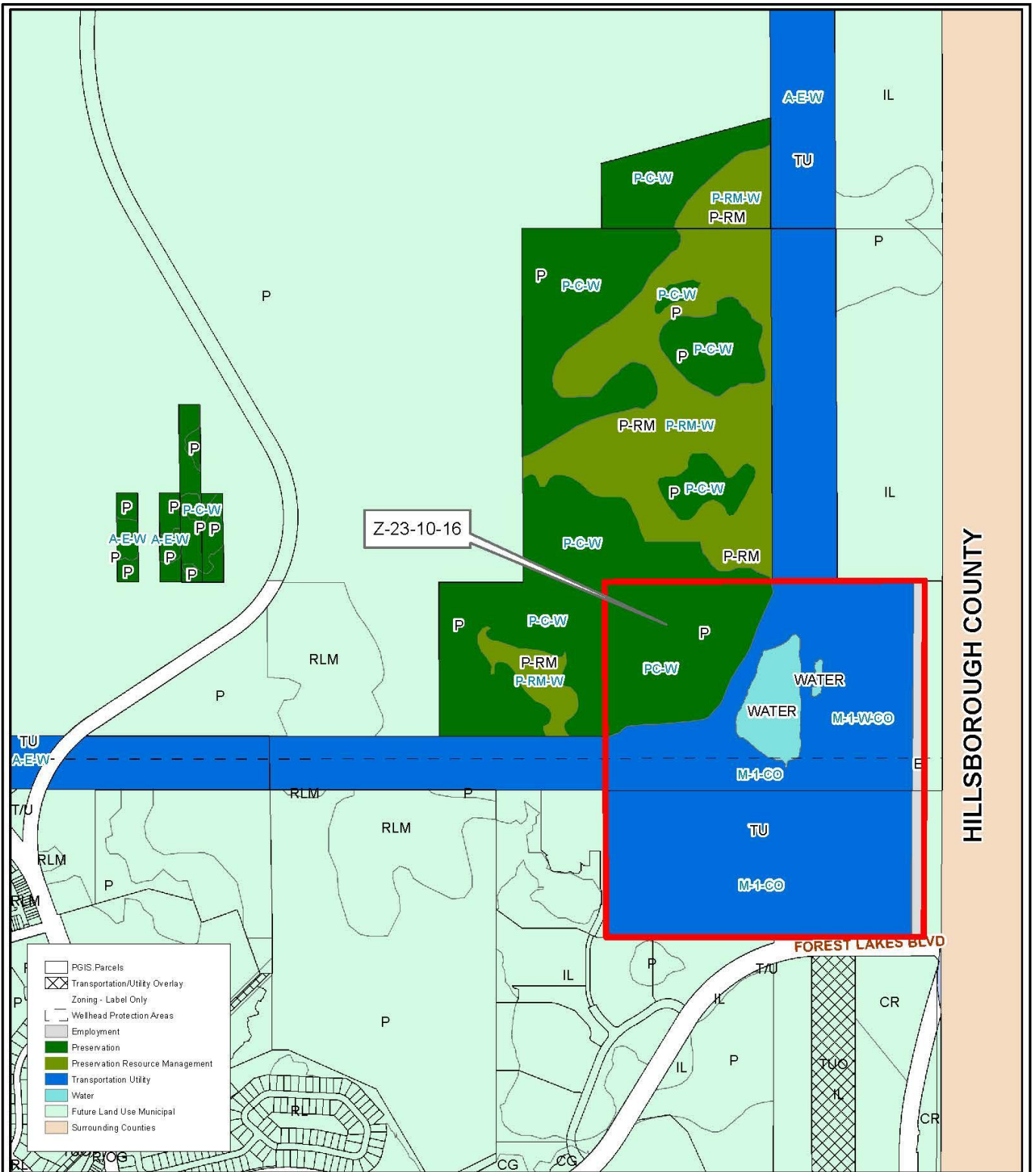
Prepared by: Pinellas County Planning Department



Date: 9/29/2016



1 inch = 0.18 miles



HILLSBOROUGH COUNTY

Z-23-10-16

PROPOSED ZONING

Zoning **From:** A-E (75.4 acres) & A-E-W (74.3 acres)
To: M-1-CO (75.4 acres), M-1-W-CO (47.9 acres) & P/C-W (26.4 acres)
 With the Conditional Overlay limiting the use to a utility substation, telecommunication regenerator, cell tower, and microwave tower.

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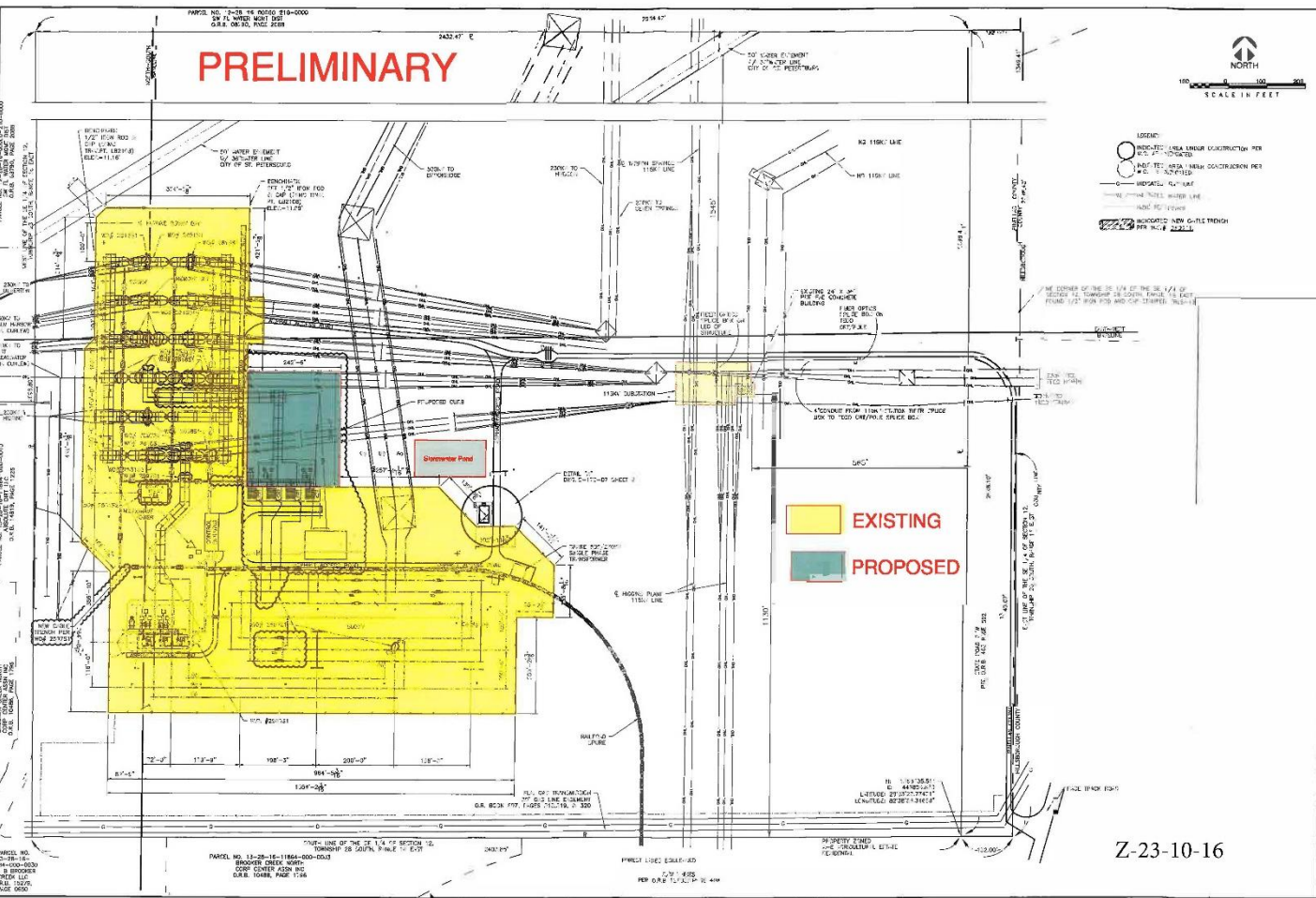
1 inch = 0.18 miles

Z-23-10-16



Background

- Existing utility substation approved by a conditional use in 1990
 - Expansion needed to better serve customers
- Future Land Use Map and Zoning Atlas are currently inconsistent
 - A-E zoning does not fit under T/U, P, or E
 - Conditional use option will not solve
- Proposed zoning components:
 - M-1 allows the proposed uses
 - Conditional Overlay will limit the potential uses to those existing plus a cell tower
 - Wellhead Protection Overlay will provide additional groundwater protections
 - PC will recognize the wetlands



- Area of proposed expansion is not within the Wellhead Protection Zone

Staff Findings and Recommendation

- Proposed amendment is appropriate
 - Will resolve a FLUM/Zoning inconsistency
 - Employment uses to South and East
 - Uses limited by the Conditional Overlay
 - Consistent with the Comprehensive Plan
- Staff recommends approval
- Local Planning Agency:
 - Recommended Approval (7-0 vote)