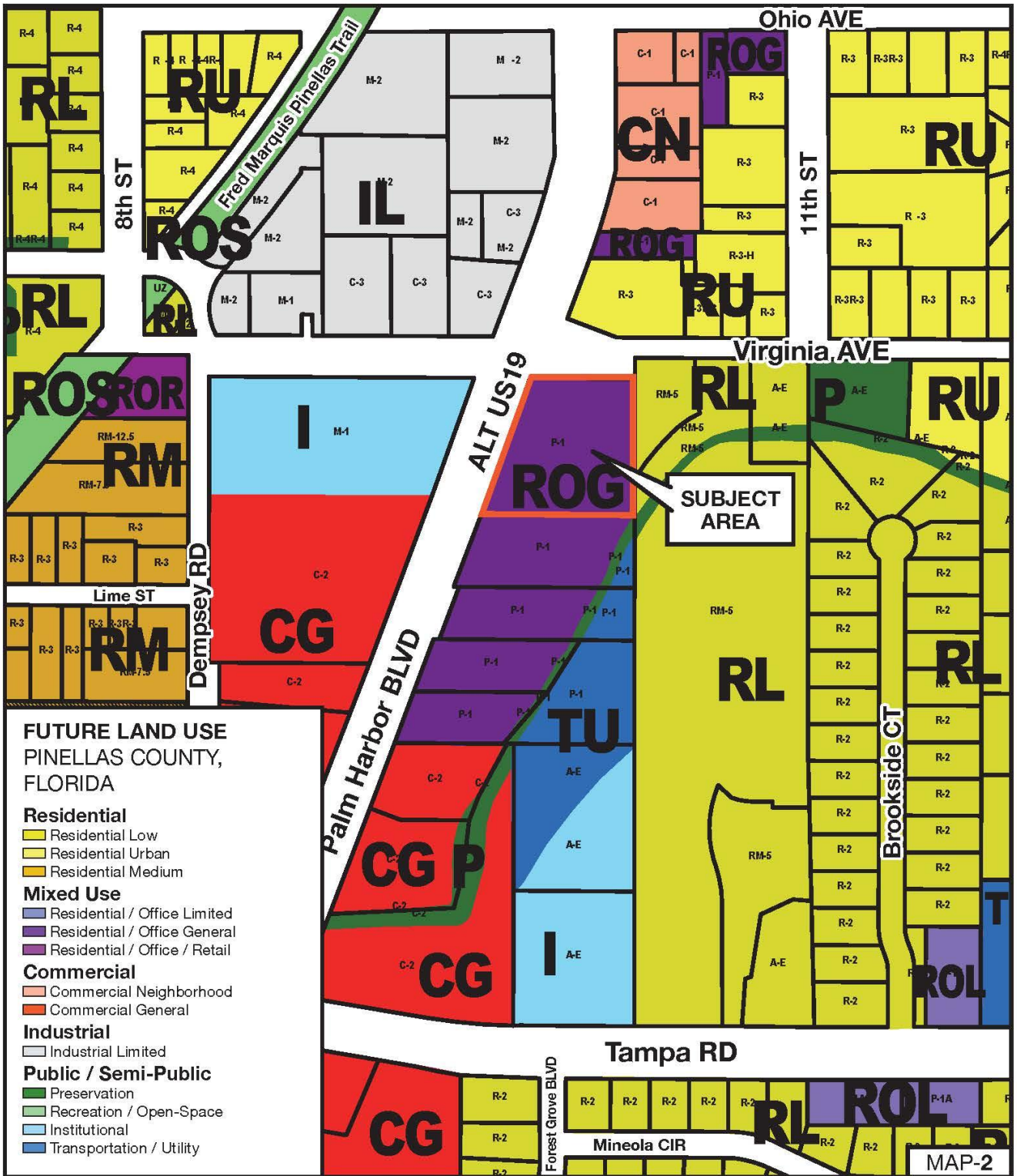


Proposed Conditional Use (CU-11-3-16)

Board of County Commissioners
April 26, 2016

Request

- Conditional Use to allow the dispensing of alcohol by a fraternal organization for on-premises consumption in a P-1 zone
- Fraternal Order of the Eagles – Palm Harbor
- Alcohol dispensing is not typically permitted in P-1 (Professional Office)
- Fraternal organizations may dispense alcohol in any zoning district with a conditional use approval
- Subject area covers 1.5 acres
- Future Land Use Map: R/OG
- Current use is an office (formerly a bank)



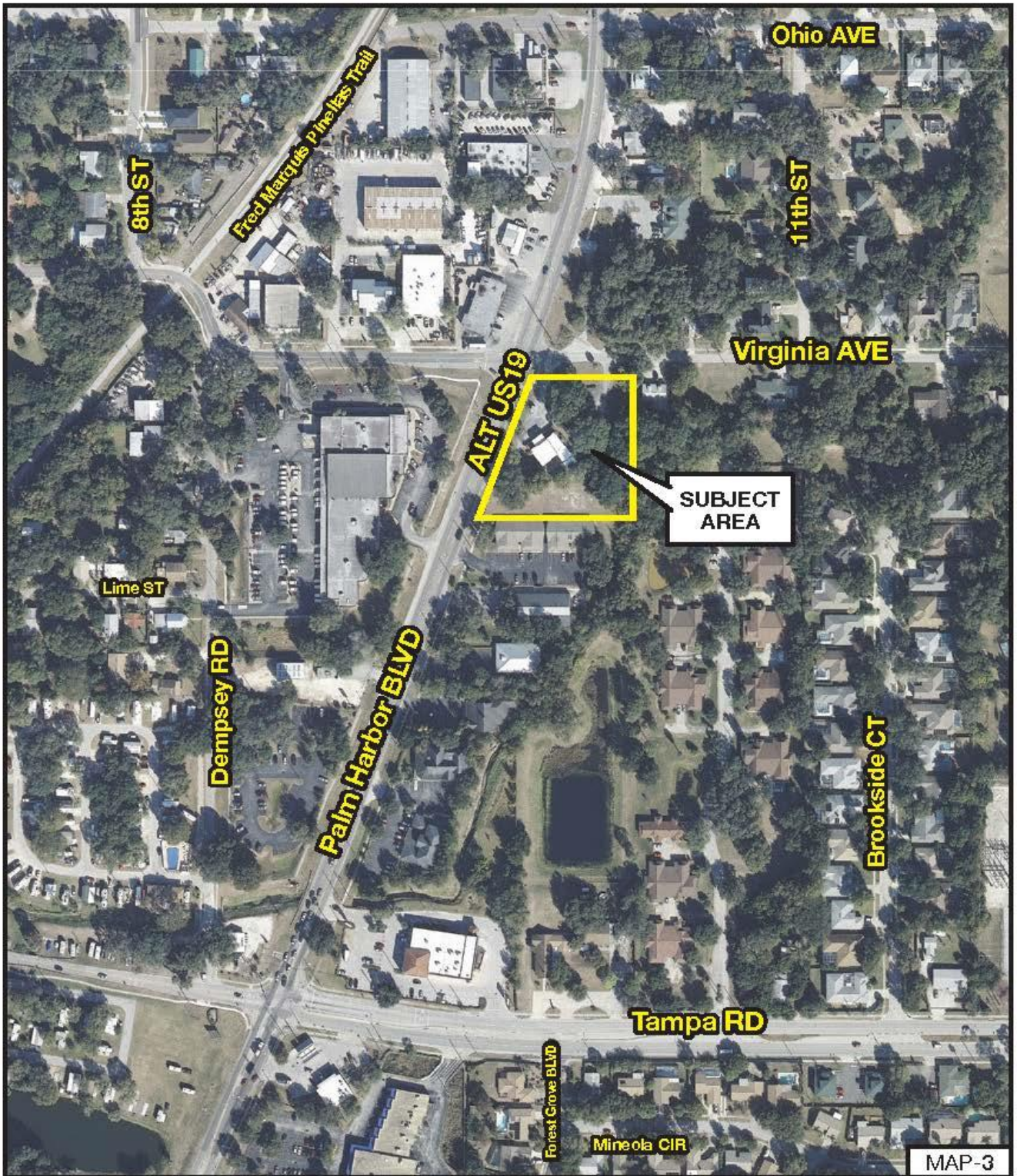
CU-11-3-16

Request: A Conditional Use to allow the dispensing of alcohol by a fraternal organization for on-premises consumption in a P-1 zone.

Parcel I.D. 11/28/15/00000/110/0600
Prepared by: Pinellas County Planning Department January 2016



MAP-2



MAP-3

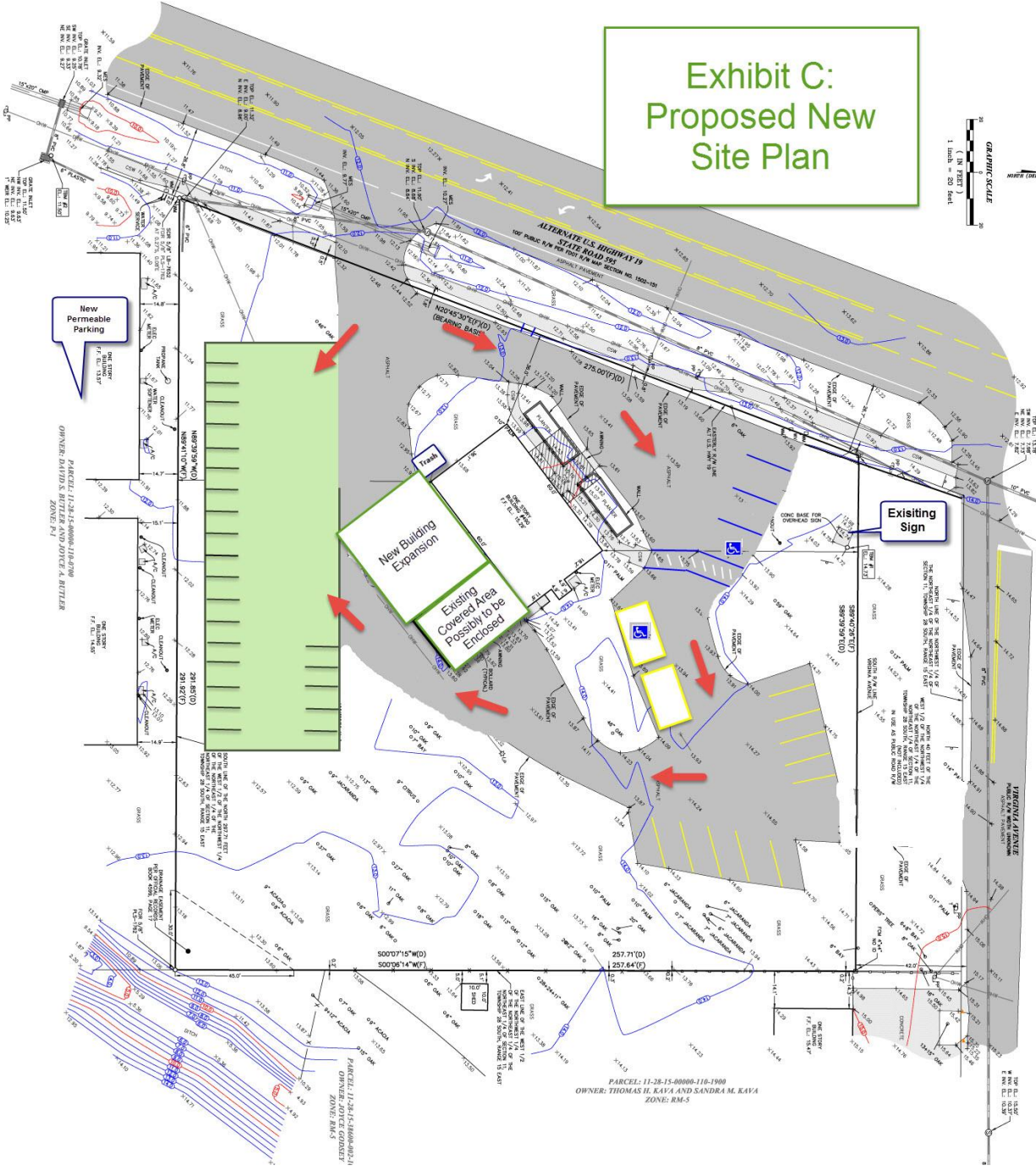
CU-11-3-16

Request: A Conditional Use to allow the dispensing of alcohol by a fraternal organization for on-premises consumption in a P-1 zone.

Parcel I.D. 11/28/15/00000/110/0600
Prepared by: Pinellas County Planning Department January 2016



Exhibit C: Proposed New Site Plan



PARCEL: 11-28-15-00000-110-1900
OWNER: THOMAS H. KAVA AND SANDRA M. KAVA
ZONE: RM-5

Staff Findings

- The proposal is compatible with the surrounding uses: wide variety in the area
- The proposal meets the General Standards for conditional uses
- The proposal is consistent with the Pinellas County Comprehensive Plan



Staff Recommendation

- Approval, with the following conditions:
 1. Site plan review, as deemed appropriate by staff.
 2. Site development shall be in general conformance with the associated concept plan.
 3. Appropriate licensure by the State of Florida.
 4. Approval shall be for the Fraternal Order of the Eagles only. This approval is non-transferable, any subsequent change in tenant or ownership shall require additional review and approval.
 5. The site's access point on Virginia Avenue shall be closed, provided the appropriate waiver is obtained from the County.
 6. Outdoor lighting shall be focused upon the subject property and directed away from adjacent residential uses.
 7. Any illuminated signage shall comply with the Pinellas County luminosity and message frequency standards.

Staff Recommendation (cont.)

- Conditions (cont.):
 8. Any special event held on the site shall comply fully with Section 138-1338 of the Pinellas County Land Development Code, as may be amended, pertaining to the permitting of temporary uses and structures.
 9. No outdoor amplified music shall be allowed, unless associated with an approved temporary use permit.
 10. Any changes to the conditions listed shall require approval of the Board of County Commissioners.
 11. In the event any of the above conditions are not met or the conditional use becomes a nuisance, the Board of County Commissioners may rescind approval of the conditional use.
- Local Planning Agency:
 - Recommended approval (5-0 vote)