

LOCAL PLANNING AGENCY (LPA) STAFF REPORT



Case Number: Z/LU-12-06-18

LPA Public Hearing: July 12, 2018

Applicant: Bayou Development Inc.

Representative: JJ Jenkins

Subject Property: Approximately 4.93 acres located at the northeast corner of Missouri Avenue and 9th Street in Palm Harbor.

PARCEL ID(S): 02/28/15/82278/000/0300 & 01/28/15/88560/011/0001



REQUEST:

Future Land Use Map (FLUM) amendment from Residential Low to Employment and a Zoning Atlas amendment from RPD-5 (Residential Planned Development, 5 units per acre) to M-1-CO (Light Manufacturing & Industry – Conditional Overlay), with the Conditional Overlay limiting the use of the subject property to a self-storage facility and/or offices and providing for a 50-foot wide buffer along the western property line that may be used for drainage retention, on approximately 4.93 acres located at the northeast corner of Missouri Avenue and 9th Street in Palm Harbor. The request would allow for the development of a self-storage facility and/or offices, subject to site plan review.

LOCAL PLANNING AGENCY (LPA) RECOMMENDATION:

The LPA finds that the proposed amendments to the Pinellas County Future Land Use Map and Zoning Atlas, with the Conditional Overlay limiting the uses on the property to a self-storage facility and/or offices, and providing for a 50-foot buffer along the western property line that may be used for drainage retention are not consistent with the Pinellas County Comprehensive Plan, and recommends Denial of the request. (The vote was 6-0, to recommend denial of the request)

PLANNING STAFF RECOMMENDATION:

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

SUMMARY REPORT

The Planning Review Committee (PRC) reviewed this application on May 14, 2018. The PRC Staff summary discussion and analysis follows:

The subject property consists of two vacant parcels totaling 4.93 acres located on the northeast corner of Missouri Avenue and 9th Street in Palm Harbor. The Pinellas Trail separates the property from Alternate US 19 to its east. The site is designated Residential Low (RL) on the Future Land Use Map (FLUM) and is zoned RPD-5, Residential Planned Development, 5 units per acre. The RPD-5 zoning has been in place since the early 1980s when the property was rezoned from R-3, single family residential. Notably, the subject property is located within the Coastal High Hazard Area (CHHA).

The contract purchaser of the subject property wishes to construct a single-building multi-story 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. A FLUM amendment to Employment (E) is proposed, as well as a zoning change to M-1-CO, Light Manufacturing & Industry with a Conditional Overlay. As proposed, the Conditional Overlay would limit the use of the subject property to a self-storage facility and/or offices only, eliminating a wide range of potential industrial type uses that would otherwise be allowed under the M-1 district. Offices are being included as potential allowed uses to provide for enhanced development flexibility. The Conditional Overlay as proposed would also further limit the development potential of the western 50 feet of the subject property in order to buffer any future development from the residential area to the west. Only drainage retention and buffer space would be allowed within 50 feet of the west property line.

Surrounding Uses

The Alternate US-19 corridor in the general area is a mix of residential and nonresidential uses. The subject property is located along a curve in the roadway. Directly to the east is the Pinellas Trail and then Alternate US-19. Multifamily residential exists directly across Alternate US-19. These residences are located between offices to their north and a restaurant and retail commercial to their south. The County-operated Sutherland Bayou Boat Ramp (zoned CR, Commercial Recreation) is to the north of the subject property and a residential subdivision is to the west, separated from the subject site by the 80-foot wide undeveloped 9th Street right-of-way. To the south of the subject property across Missouri Avenue is a single family home, a triplex and a large County-owned retention pond that provides regional drainage retention to downtown Palm Harbor. Like the designations being proposed for the subject property, the pond is Employment on the FLUM and M-1 on the Zoning Atlas.

Transportation and Infrastructure Impacts

Comparing the current development potential of the subject property with the potential use associated with the requested Employment FLUM designation, the proposal could generate approximately 82 additional average daily vehicle trips on Alternate US-19. In this location, the roadway is operating at a peak hour level of service (LOS) F with a volume to capacity (V/C) ratio of 1.2. In this location Alternate US-19 is considered Deficient, which may lead to mobility mitigation requirements that would be determined during site plan review.

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 5,361 and 3,399 gallons per day, respectively. In reference to solid waste, the proposal could increase the amount of solid waste generated by approximately 293.5 tons per year.

Conclusion

The proposed Employment FLUM and M-1-CO zoning designations are appropriate for the subject property considering the limitations imposed by the Conditional Overlay. This general area along

Alternate US-19 contains a wide variety of uses. The same designations as those requested exist directly to the south of the subject site and in various other areas along Alternate US-19 in Palm Harbor. The Conditional Overlay provides assurances as to what uses can occur on the site and ensures enhanced buffering. The residential area to the west would be separated from the proposed structure by 130 feet (50-foot buffer + 80-foot undeveloped right-of-way). Self-storage is generally a quiet use that generates little traffic and poses limited overall impacts. In addition, the proposed amendments would remove residential density from the CHHA. Due to the subject property's location and proximity to Alternate US-19, residential development at a low density is unlikely. Development at a higher density may be feasible, but is not allowable due to CHHA restrictions. Additionally, residential development would require at least five feet of fill for elevating the structures.

SURROUNDING ZONING AND LAND USE FACTS:

	Land Use Category	Zoning District	Existing Use
Subject Property:	Residential Low	RPD-5	Vacant
Adjacent Properties:			
North	Residential Low Medium & Recreation/Open Space	CR	County boat ramp
East	Recreation/Open Space	Pinellas Trail	Pinellas Trail
South	Employment & Residential Low	M-1, R-4	County drainage pond, triplex, single-family home
West	Residential Low	R-3	Single-family homes

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.

Objective 1.2 Establish development regulations that respond to the challenges of a mature urban county with established communities that are experiencing infill development and redevelopment activity.

Policy 1.2.2 The Local Planning Agency (LPA) of the Board shall ensure that zoning provisions within the Land Development Code are in conformance with the density, intensity and other relevant standards contained within the Future Land Use and Quality Communities Element.

Policy 1.2.5 The Board shall implement land development regulations that are compatible with the density, intensity and other relevant standards of those land use categories defined in the Future Land Use and Quality Communities Element.

COASTAL MANAGEMENT ELEMENT

Objective 1.3 Pinellas County shall restrict development within the Coastal Storm Area, and shall direct population concentrations out of the Coastal Storm Area.

Policy 1.3.5 Pinellas County shall not approve any request to amend the Future Land Use Map (FLUM) to designate parcels of land within the Coastal Storm Area with a FLUM category that permits more than 5.0 dwelling units per gross acre.

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: August 21, 2018

CORRESPONDENCE RECEIVED TO DATE: Received 190 letters in opposition and 2 petitions with 1638 signatures. The owners of surrounding properties within 600 feet of the subject property were notified by mail.

PERSONS APPEARING AT THE LOCAL PLANNING AGENCY HEARING: Thirty-nine persons appeared in objection.

ATTACHMENTS: (Maps)