



Pinellas County

Staff Report

File #: 16-412A, Version: 1

Subject:

Case No. CW 16-8 - Pinellas County
Countywide Plan Map amendment from Employment and Target Employment Center Overlay to Residential Low Medium, regarding 1.1 acres more or less, located at the southwest corner of 135th Place North and Palm Way (regular amendment).

Recommended Action:

Sitting as the Countywide Planning Authority, adopt an ordinance approving Case No. CW 16-8, a proposal by Pinellas County to amend the Countywide Plan Map from Employment and Target Employment Center Overlay to Residential Low Medium, regarding 1.1 acres more or less, located on the southwest corner of 135th Place North and Palm Way (regular amendment).

Strategic Plan:

Foster Continual Economic Growth and Vitality
4.3 Catalyze redevelopment through planning and regulatory programs

Summary:

The subject area consists of 1.1 acres of vacant land that was purchased by the applicant in the 1970s and the applicant also owns the adjacent residential property to the east, where he has resided for over 40 years. The proposed Residential Low Medium land use designation has been requested for the site so that a single-family home can be built on the property. Although the subject area is situated in a large employment area situated on both sides of Ulmerton Road, there are circumstances that make the subject area somewhat undesirable for employment uses. For example, the supporting transportation network serving the subject area limits the site's desirability for employment uses.

The Pinellas Planning Council voted 12-0 to approve the proposal and staff concurs with this recommendation. The Planners Advisory Committee recommended denial of this case by a vote of 10-1.

The Board of County Commissioners at its Jan. 26, 2016 meeting approved the related local Case No. Q Z/LU-25-10-15: an application by Ralph M. Wescott for a land use change from Industrial Limited to Residential Low Medium and a zoning change from C-3, Commercial, Wholesale, Warehousing and Industrial to R-4-CO, One, Two and Three Family Residential-Conditional Overlay with the Conditional Overlay limiting the use to a single family home and related accessory uses on approximately 1.1 acres located at the southwest corner of the intersection of 135th Place North and Palm Way.

Background Information:

Council documentation is attached.

Fiscal Impact:

N/A

Staff Member Responsible:

Gordon Beardslee, Director, Planning Department

Partners:

N/A

Attachments:

PPC Cover Memo

Ordinance

PPC Staff Report

Case Maps

PPC Council Staff Analysis

Draft PAC Minutes

Support Documents

PowerPoint Presentation/Site Visit Photos

Affidavit of Publication