



Pinellas County

Staff Report

File #: 15-996, **Version:** 1

Subject:

Case No. Q Z-33-12-15 (Pinellas County General Services/North County Office)

A request for a zoning change from A-E, Agricultural Estate Residential to PSP, Public/Semi-Public on approximately 10.3 acres located at 29582 U.S. Highway 19 N. in the unincorporated area of Dunedin (first hearing).

Recommended Action:

Receive public comment on Case No. Q Z-33-12-15: A resolution approving the application of Pinellas County General Services for a change in zoning from A-E, Agricultural Estate Residential to PSP, Public/Semi-Public on approximately 10.3 acres located at 29582 U.S. Highway 19 N. This is the first to two required public hearings.

Strategic Plan:

Foster Continual Economic Growth and Vitality

4.3 Catalyze redevelopment through planning and regulatory programs

Deliver First Class Services to the Public and our Customers

5.2 Be responsive stewards of the public's resources

Summary:

The subject property is located directly on the west side of U.S. Highway 19 N., approximately 0.5 mile south of Curlew Road. It is currently designated Institutional (I) on the Future Land Use Map (FLUM), and is zoned A-E, Agricultural Estate Residential throughout. The property is owned by the County and currently houses a traffic court facility, a communications tower and recycling drop-off bins. The County would like to either expand the existing court facility or add additional buildings to the east portion of the site at some point in the future. This would not occur until at least 2020. Additional proposed uses on the site include a driver's license test course operated by the Tax Collector and a Household Electronics and Chemical Collection Center (HEC3) operated by Solid Waste. The driver course would be operational Monday through Friday and the collection center on certain weekends. Waste items collected via the HEC3 operation would be removed from the premises daily. These uses would begin in the near future.

The proposed PSP district is the most appropriate designation for the proposed uses and is fully consistent and compatible with the Institutional FLUM category. It should be located in appropriate areas accessible to the public and in areas with demonstrated demand or need for such uses. In this case, the subject property is easily accessible off of U.S. Highway 19 and there is a demonstrated need for the proposed uses. The current Court facility on the subject area is in need of refurbishment, driver's license tests are safer and more efficient on a closed course and there is currently no permanent north county HEC3 location.

The subject property is adjacent to single-family residential homes to the west and a mobile home park and bank to the south. A mini storage facility is to the north and U.S. Highway 19 is to the east. A mix of commercial uses dominates the U.S. 19 road frontage in this area. A thick stand of trees

currently buffers the single family homes to the west and an opaque six-foot high fence separates the subject area from the mobile home park to the south. Due to its historic use, its location directly on U.S. Highway 19 and the nature of the surrounding land uses the roadway serves, the proposed PSP zoning designation and government-related uses are appropriate for this location.

This is the first of two required Board public hearings on this case. The second hearing for final adoption is proposed for February 23, 2016.

Background Information:

The Local Planning Agency (LPA) unanimously recommended approval of the request during its December 10, 2015 public hearing (Vote 6-0).

Fiscal Impact:

N/A

Staff Member Responsible:

Gordon Beardslee, Director, Planning

Partners:

Real Estate Management
Solid Waste

Attachments:

LPA Report
Case Maps
Resolution
Correspondence
Ad
Ad Map
Power Point Presentation