



Pinellas County

Staff Report

File #: 16-112A, Version: 1

Subject:

Case No. Q Z-3-1-16 (Providence Storage, LLC)

A request for a zoning change from R-4, One, Two & Three Family Residential to C-3, Commercial, Wholesale, Warehousing & Industrial Support on approximately 0.7 acre located on the west side of Alternate U.S. Highway 19, 300 feet south of Brevard Street in Palm Harbor.

Recommended Action:

Adoption of Case No. Q Z-3-1-16: A resolution approving the application of Providence Storage, LLC for a change in zoning from R-4, One, Two & Three Family Residential to C-3, Commercial, Wholesale, Warehousing & Industrial Support on approximately 0.7 acre located on the west side of Alternate U.S. Highway 19, 300 feet south of Brevard Street.

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 responsible stewards of the public's resources

Summary:

The subject area consists of three parcels between Alternate US 19 and De Soto Boulevard that are currently designed R-4, One, Two & Three Family Residential on the Zoning Atlas. This residential designation is inconsistent and incompatible with the underlying Industrial Limited (IL) Future Land Use Map (FLUM) category. The applicant is requesting a zoning amendment to C-3, Commercial, Wholesale, Warehousing & Industrial Support district that will eliminate the inconsistency with the FLUM and allow the future redevelopment of the property.

The subject property is currently vacant but formerly contained a single family home fronting De Soto Boulevard. The former alleyway bisecting the property has been vacated. Warehouse and office uses are proposed for the site, both of which are permitted within the C-3 zoning district.

The subject property is located near the center of a heavy commercial/light industrial area containing 33 separate parcels and covering approximately 16 acres. Residential is a remnant use in the area that is transitioning over time. No significant new impacts are anticipated as a result of this request, and the proposed C-3 zoning district is desirable for this location.

Background Information:

The Local Planning Agency (LPA) unanimously recommended approval of the request during its January 14, 2016 public hearing (Vote 7-0).

Fiscal Impact:

N/A

Staff Member Responsible:

Gordon Beardslee, Director, Planning

Partners:

N/A

Attachments:

LPA Reports

Case Maps

Resolution

PowerPoint Presentation

Ad

Ad Map