



Pinellas County

Staff Report

File #: 16-116A, **Version:** 1

Subject:

Case No. Q Z-33-12-15 (Pinellas County General Services/North County Office) (Final Adoption)
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 North in the unincorporated area of Dunedin.

Recommended Action:

Adoption of 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 North.

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 property is located directly on U.S. Highway 19 N, approximately 0.5 mile south of Curlew Road. It is designated Institutional (I) on the Future Land Use Map (FLUM) and 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. Proposed uses 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 would initially operate one Saturday a month. Items collected via the HEC3 operation would be removed from the premises at the end of the day. These uses would begin in the near future.

The proposed PSP district is the most appropriate designation for the mix of proposed uses and is fully consistent and compatible with the Institutional FLUM category. The subject property is readily accessible off of U.S. Highway 19 and there is a demonstrated need for the proposed uses. 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. All environmental concerns regarding development of the site, such as gopher tortoise burrows, will be fully addressed during the site plan review process.

There were a number of concerns expressed by nearby residents before and during the Board's first public hearing on this application on January 26, 2016. County staff has responded in the following ways to these concerns:

1. Staff from Pinellas County Solid Waste will meet with the community along Ranchette Lane and with residents of the mobile home park to the south to obtain input prior to completing the concept plan for the HEC3.
2. Pinellas County will install either a solid fence or a wall of at least 6 feet in height along the property line where it abuts residential uses to the west and south. The County will evaluate whether additional screening along the west side of the site that exceeds Code requirements is needed to adequately buffer nearby residences from activities on the subject site.
3. If in the future the County anticipates more than two collections per month at the HEC3, Solid Waste staff will meet with homeowners along Ranchette Lane and in the adjacent mobile home park to discuss plans for the proposed increase in collections.
4. Pinellas County reiterates its standard procedure to remove all materials collected at the HEC3 from the subject site at the end of the day. There will be no storage of these materials onsite.
5. The HEC3 concrete slab where the vehicles are unloaded and the materials are sorted will be sloped to drain to an underground, lined storage tank so that if a spill were to occur, any spilled material would be contained.
6. There are no plans to extend Ranchette Lane, and the Planning Department will coordinate with County Public Works to amend the Transportation Element of the Pinellas County Comprehensive Plan to remove the need for right-of-way to extend Ranchette Lane to U.S. Highway 19.

Due to the subject site's historic use, its location directly on US Highway 19 and the nature of the surrounding land uses the roadway serves, the proposed PSP zoning designation and government-related uses are felt to be appropriate for this location.

Background Information:

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

On January 26, 2016, the Board held its first public hearing on the case and gathered public comments and feedback. The request is now ready for final Board action.

Fiscal Impact:

N/A

Staff Member Responsible:

Gordon Beardslee, Director, Planning

Partners:

Real Estate Management
Solid Waste

Attachments:

LPA Report
Case Maps
Resolution
Correspondence
PowerPoint Presentation
Ad
Ad Map

