



Pinellas County

Legislation Details (With Text)

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Type: Zoning / Land Use and Related Item **Status:** Passed

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Title: Q Z/LU-03-02-17 (Clay & Pam, LLC)
A request for a land use change from Residential Medium to Employment and a zoning change from R-4, One, Two & Three Family Residential to M-1-CO, Light Manufacturing & Industry-Conditional Overlay.

Sponsors:

Indexes:

Code sections:

Attachments: 1. State-filed ORD 17-34, 2. Adopted RES 17-88, 3. Adopted ORD 17-34, 4. Comment Card Submitted by BCC Meeting Attendee, 5. Affidavit of Publication - Notice of Public Hearing, 6. Revised Resolution-AATF, 7. Ordinance-AATF, 8. Additional Corres_recvd 11_15_17.pdf, 9. Additional Corres_recvd 11_15_17.pdf, 10. Presentation, 11. Ad Map, 12. Legal Ad, 13. Correspondence_recvd 02_08_17.pdf, 14. Correspondence_recvd 10_12_17 1.pdf, 15. Correspondence_recvd 10_13_17.pdf, 16. Traffic Analysis, 17. Impact Assessment, 18. Case Maps, 19. LPA Report

Date	Ver.	Action By	Action	Result
11/28/2017	1	Board of County Commissioners	approved	Pass

Subject:

Q Z/LU-03-02-17 (Clay & Pam, LLC)

A request for a land use change from Residential Medium to Employment and a zoning change from R-4, One, Two & Three Family Residential to M-1-CO, Light Manufacturing & Industry-Conditional Overlay.

Recommended Action:

Staff concurs with the LPA recommendation to approve Case No. Q Z/LU-03-02-17:

1) An ordinance approving the application of Clay & Pam, LLC for a land use change from Residential Medium to Employment, and

2) A resolution approving a zoning change from R-4, One, Two & Three Family Residential to M-1-CO, Light Manufacturing & Industry-Conditional Overlay.

Staff further concurs with the following additional limitations recommended by the Local Planning Agency:

- (1) no stacking of vehicles
- (2) no storage of recreational vehicles or boats

Strategic Plan:

Deliver First Class Services to the Public and our Customers

5.2 Be responsible stewards of the public's resources

Summary:

This request is to amend the Pinellas County Future Land Use Map (FLUM) for a 0.8-acre site located near downtown Palm Harbor from Residential Medium (RM) to Employment (E) and to rezone the site from R-4, One, Two or Three Family Residential, to M-1-CO, Light Manufacturing & Industry - Conditional Overlay, with the Conditional Overlay limiting the use of the subject property: to the storage and processing of vehicles for repair and restoration or disposal after collisions; the storage of inventory and materials necessary to effect such repair or restoration; as storage for vehicles utilized for law enforcement purposes; for vehicles removed from properties under contract; from vehicles removed from roadways after collision; restoration and outdoor storage of customer vehicles, trailers and vessels of all types and classes towed onto or delivered to the subject property for public/governmental purposes and on behalf of private parties generally.

This application was originally submitted for consideration by the Local Planning Agency in February 2017. At that hearing, the LPA unanimously recommended denial (5-0). Subsequently, the applicant has amended the application to include a Conditional Overlay (detailed above) that would further limit the use of the property to accommodate only the uses that are currently operating illegally on the property. The inclusion of the proposed Conditional Overlay addresses the wide range of potential uses that would otherwise become available under the M-1 zoning district.

It should be noted that alternatives exist for utilizing the amendment area for purposes other than those proposed. For example, the applicants have the option to request a special exception from the Board of Adjustment to allow overflow parking on the site, which could in turn free up other portions of the overall property for the staging of vehicles for processing and repair.

In terms of infrastructure impact, the proposed Employment category could generate approximately 46 additional average daily trips on Alternate US 19, which is operating at a peak hour level of service F with a volume to capacity ratio of 1.18. Because Alternate US 19 is considered a Deficient Road, any site development would be subject to mobility mitigation requirements that could be applied during site plan review. It is unlikely that the request would negatively impact the provision of solid waste, potable water and sewer services.

Background Information:

The amendment area is a portion of a larger two-acre parcel that extends to the north and east. The applicants also own the property to the north of the subject parcel, which contains an auto collision repair business. The applicants are utilizing the amendment area for vehicle storage and as a staging area for the auto repair facility. Such activity is not permitted by the existing R-4 zoning district; however, the requested M-1-CO district would permit such uses, which the applicants wish to continue.

In the early 1980s, the amendment area was designated RM on the FLUM as a means of providing a transition between the more intensive industrial use to the north and the less intensive FLUM designations to the south and west.

Much of the surrounding area has changed over time from what was once an industrial pocket to

other less intensive uses. This is evidenced by changes in zoning and land use on several parcels to the north of the auto repair facility, which is the only remaining property on the west side of Alternate US 19 in the general area used for industrial purposes. Several years ago, the adjacent lands to the north were amended from industrial and redeveloped into residential townhomes, parking for nearby recreational facilities, and a regional stormwater treatment facility.

The Local Planning Agency (LPA) recommended approval of the request during its October 12, 2017 public hearing with the following additional use restrictions applied to the Conditional Overlay: (1) no stacking of vehicles and (2) no storage of recreational vehicles or boats (vote 3-2).

The case was originally heard by the LPA on February 8, 2017 without the proposed Conditional Overlay. The LPA unanimously recommended denial of that request (vote 5-0).

Fiscal Impact:

N/A

Staff Member Responsible:

Renea Vincent, Director, Planning

Partners:

N/A

Attachments:

LPA Report
Case Maps
Impact Assessment
Traffic Analysis
Resolution
Ordinance
Correspondence
Legal Ad
Ad Map
Presentation