



# Pinellas County

## Staff Report

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**File #:** 16-1225A, **Version:** 1

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### **Subject:**

Q CU-16-7-16 (Duke Energy Florida, Inc.)

A request for a conditional use for the expansion of a utility substation on approximately 1.7 acres located at 6700 32nd Street North in Lealman.

### **Recommended Action:**

Adoption of Case No. Q CU-16-7-16: A resolution approving the application of Duke Energy Florida, Inc. for a conditional use to allow for the expansion of a utility substation in an R-4 zone on approximately 1.7 acres located at 6700 32nd Street 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 area is a 1.7-acre parcel located at 6700 32nd Street in Lealman. Its current use is a utility substation that was originally approved in 1987. The site is zoned R-4, One, Two and Three Family Residential, and is designated Residential Low (RL) on the Pinellas County Future Land Use Map (FLUM). The existing utility substation is proposed for an expansion, which would occur fully within the boundaries of its current parcel. The proposed expansion is depicted on the associated concept plan provided by the applicant.

The surrounding area contains a mix of residential and commercial uses. Like the subject site, the properties to the north, south and east are zoned R-4 with an RL future land use. Those to the north and east contain a combination of single family and duplex residences. The property to the south is vacant. Both residential and commercial districts exist to the west where the Haines Road corridor is a block away.

The request meets the general standards for conditional uses as stipulated by the Pinellas County Land Development Code. Those standards include things like the availability of adequate parking, no traffic or drainage problems created, and consistency with the provisions of the R-4 zoning district and the Comprehensive Plan. Therefore, Staff recommends approval of the proposed conditional use, subject to the following conditions:

1. Site plan review, as determined appropriate by staff.
2. Site development shall be in general conformance with the associated concept plan.
3. Any substantial changes to the conditions listed shall require approval of the Board of County Commissioners.
4. In the event any of the above conditions are not met or the conditional use becomes a nuisance, the Board of County Commissioners may rescind approval of the conditional use.

**Background Information:**

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

**Fiscal Impact:**

N/A

**Staff Member Responsible:**

Renea Vincent, Director, Planning

**Partners:**

N/A

**Attachments:**

LPA Report  
Case Maps  
Resolution  
Preliminary Site Plan  
Power Point Presentation  
BCC Ad  
Ad Map