



Pinellas County

Staff Report

File #: 18-1132A, **Version:** 1

Subject:

(Q) Z/LU-12-06-18 (Bayou Development Inc.) (*Withdrawn by applicant)
Request for a zoning change from RPD-5, Residential Planned Development, 5 units per acre to M-1-CO, Light Manufacturing and Industry-Conditional Overlay with a Conditional Overlay limiting the uses on the property to self-storage facility and/or office use, and providing for a 50-foot buffer along the western and southern property lines that may be used for drainage retention and landscaping, and a maximum building height of 40 feet; and a land use change from Residential Low to Employment on approximately 4.93 acres located at the northeast corner of Missouri Avenue and 9th Street in Palm Harbor.

Recommended Action:

Denial of Case No. Q Z/LU-12-06-18 - A request for a zoning change from RPD-5, Residential Planned Development, 5 units per acre to M-1-CO, Light Manufacturing and Industry-Conditional Overlay with a Conditional Overlay limiting the uses on the property to self-storage facility and/or office use, providing for a 50-foot buffer along the western and southern property lines that may be used for drainage retention and landscaping, a maximum building height of 40 feet; and a land use change from Residential Low to Employment on approximately 4.93 acres located at the northeast corner of Missouri Avenue and 9th Street in Palm Harbor.

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 consists of two vacant parcels totaling 4.93 acres located on the northeast corner of Missouri Avenue and 9th Street in Palm Harbor. The Pinellas Trail separates the property from Alternate US 19 to its east. The site is designated Residential Low (RL) on the Future Land Use Map (FLUM) and is zoned RPD-5, Residential Planned Development, 5 units per acre. The RPD-5 zoning has been in place since the early 1980s when the property was rezoned from R-3, single family residential. Additionally, the subject property is located within the Coastal High Hazard Area (CHHA), which limits the density on the property to a maximum of 5 units per acre.

The contract purchaser of the subject property wishes to construct a multi-story self-storage facility. The current residential designations do not permit such a use. A FLUM amendment to Employment (E) and a zoning change to M-1-CO, Light Manufacturing & Industry with a Conditional Overlay is proposed. The Conditional Overlay would limit the allowable use of the subject property to a self-storage facility and/or office use. The Conditional Overlay as proposed would also further limit the development potential of the western 50 feet of the subject property in order to buffer any future

development from the residential area to the west. Only drainage retention and buffer space would be allowed within 50 feet of the west property line. A revision to the Conditional Overlay was received on July 23, 2018 that added an additional 50' buffer along the south property line and further limits the overall height of any structure to 40'.

The Alternate US-19 corridor in the general area is a mix of residential and nonresidential uses. The subject property is located along a curve in the roadway. Directly to the east is the Pinellas Trail and then Alternate US-19. Multifamily residential exists directly across Alternate US-19. These residences are located between offices to their north and a restaurant and retail commercial to their south. The County-operated Sutherland Bayou Boat Ramp is adjacent to the north and a single-family residential subdivision is located to the west, separated from the subject site by the 80-foot wide undeveloped 9th Street right-of-way. To the south of the subject property across Missouri Avenue is a single-family home, a triplex and an 8-acre County regional drainage retention facility for downtown Palm Harbor. This retention area used to be part of a 16.4 acre area that was planned for and contained industrial uses. Today, the 16.4 acres have been redeveloped into residential townhomes, parking for nearby recreational facilities, and the regional stormwater treatment facility.

While staff previously recommended approval of this case (after review and consideration by the Planning Review Committee), it is also recognized that there are competing policies within the Comprehensive Plan and policies that apply to nearby overlay areas (Ozona and Crystal Beach), as well as the Downtown Palm Harbor Master Plan that area residents have relied upon to protect the character of the entire Palm Harbor area, rather than the more narrowly defined areas of application that staff has applied. In light of the overwhelming and unexpected opposition from area residents, current planning efforts being conducted to update the Downtown Palm Harbor Master Plan, and pending results of a sub-committee of the Planners Advisory Committee that is currently evaluating methods to more effectively regulate these types of storage facilities, staff concurs with the recommendation of the Local Planning Agency to deny this request.

Background Information:

The Local Planning Agency recommended denial of the request during its July 12, 2018 public hearing (vote 6-0 to deny). Since that hearing the applicant has revised their application to include an additional buffer of 50' along the south property line and a maximum building height of 40'. These additional conditions are reflected in the subject section of this report.

In accordance with Section 134-337 of the Pinellas County Land Development Code, mailed notices of the public hearings were provided to property owners (as determined by Pinellas County Property Appraiser records) within 600 feet of the subject property. A sign noticing the public hearings was also posted on the subject property.

Fiscal Impact:

N/A

Staff Member Responsible:

Renea Vincent, Director, Planning

Partners:

N/A

Attachments:

LPA Report
Case Maps
Impact Assessment
Traffic Analysis
Correspondence
Concept Site Plan
Resolution
Ordinance
Radius Map
PowerPoint Presentation
Legal Ad
Ad Map