

AGENDA
Planning Review Committee
Pinellas County Planning Department
310 Court Street, 1st Floor Conference Room
July 13, 2015 – 10:00 AM

Case Summary Review:

1. [Z/LU-18-9-15](#) (Pinellas County, C1 Band & Pinellas CNTY Surplus Land Trust – Bayside Pinellas Community Housing FDTN, Inc., TRE)

CASE SUMMARY
CASE NO. Z/LU-18-9-15
(Quasi-Judicial)

PRC MEETING: July 13, 2015 @ 10:00 AM-5th Floor, Board Assembly Room

LPA HEARING: September 10, 2015 @ 9:00 AM-5th Floor, Board Assembly Room

BCC HEARING: October 20, 2015 @ 6:00 PM-5th Floor, Board Assembly Room

PPC HEARING: December 5, 2015 @ 3:00 PM-5th Floor, Board Assembly Room

FINAL DETERMINATION BY: January 5, 2016

APPLICANT'S NAME: Pinellas County, C1 Bank & Pinellas County Surplus Land Trust-Bayside
Pinellas Community Housing FDTN, Inc., TRE

REQUEST: Zone change from: RPD-10, Residential Planned Development, 10 units per
acre
& RPD-5, Residential Planned Development, 5 units per
acre
to: A-E, Agricultural Estate Residential (3.8 acres), R-2,
Single Family Residential (3.9 acres), R-3, Single Family
Residential (2.8 acres) & RPD-5, Residential Planned
Development, 5 units per acre (7.2 acres); retaining RPD-5
on 1.5 acres

Land Use change from: Residential Low Medium
to: Residential Low (11.8 acres)

CASE DESCRIPTION: Approximately 19.2 acres located at the northern terminus of 49th Street North,
being west of the western terminus of 164th Avenue North in the
unincorporated area of Largo (33/29/16/70380/100/2000, 1200, 0500, 0400, &
0300). A legal description is available in file upon request.

APPLICANT/ADDRESS: Pinellas County
Attn: Engineering Right-of-Way
315 Court Street
Clearwater, FL 33756

C1 Bank
6100 4th Street North
St. Petersburg, FL 33703

Pinellas CNTY Surplus Land Trust – Bayside
Pinellas Community Housing FDTN, Inc., TRE
2605 Enterprise Road, #230
Clearwater, FL 33759

REP/ADDRESS: Planning Director
Pinellas County Planning Department
310 Court Street
Clearwater, FL 33756

NOTICES SENT TO: Pinellas County, C1 Bank, Pinellas CNTY Surplus Land Trust – Bayside Pinellas Community Housing FDTN, Inc. TRE, Largo, Mike Meidel-Economic Development Council, DOT, Clint Herbie-Pinellas County School Board, Surrounding Owners

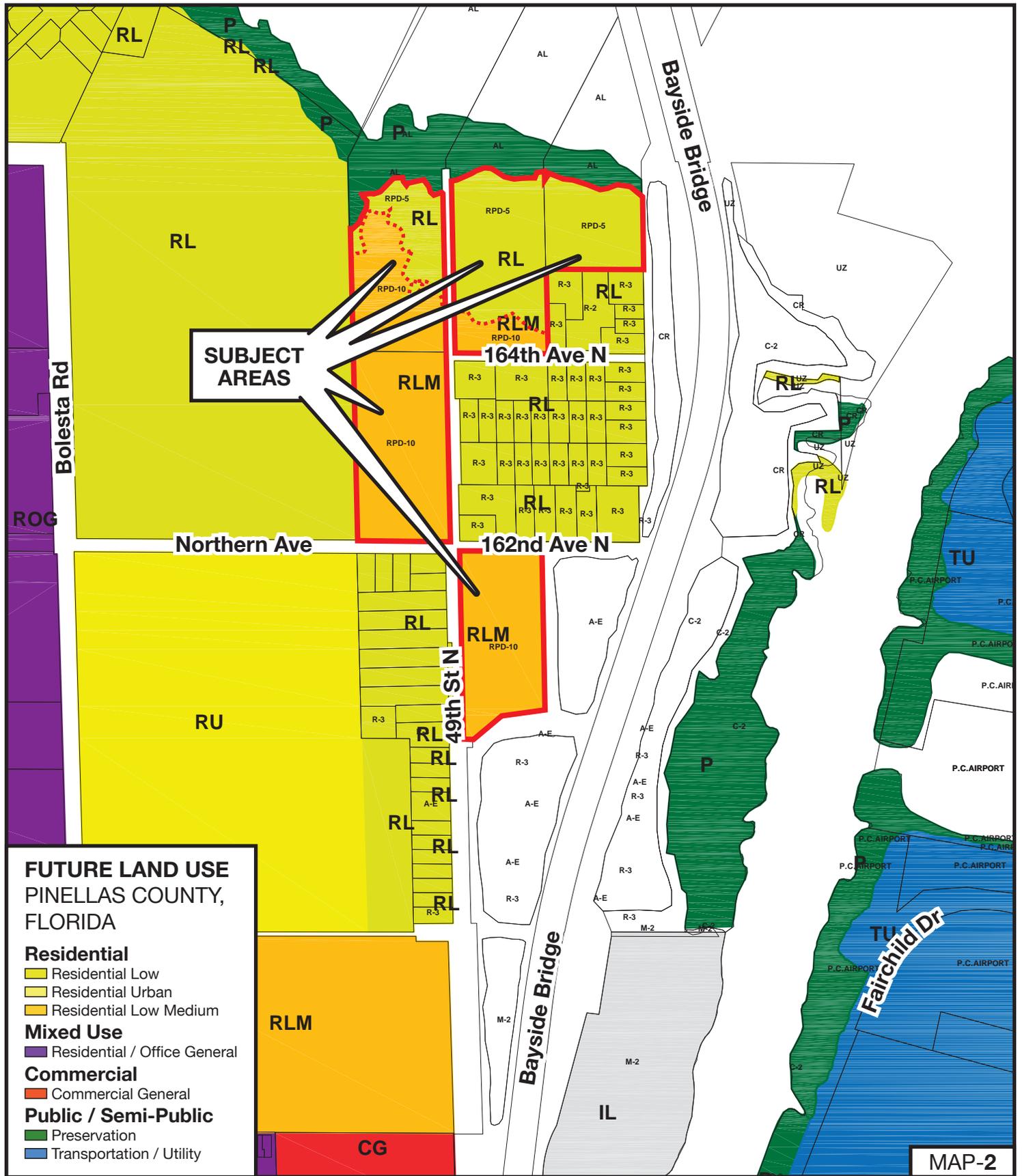
EXISTING USE: Vacant

PROPOSED USE: None

LAND USE: Residential Low Medium

ZONING: RPD-10 & RPD-5

Z15-000013



**FUTURE LAND USE
PINELLAS COUNTY,
FLORIDA**

Residential
 Residential Low
 Residential Urban
 Residential Low Medium

Mixed Use
 Residential / Office General

Commercial
 Commercial General

Public / Semi-Public
 Preservation
 Transportation / Utility

Z/LU-18-9-15

ZONING From: RPD-10 & RPD-5, Residential Planned Development, 10 & 5 units per acre
 To: RPD-5, Residential Planned Development, 5 units per acre (7.2 acres), A-E, Agricultural Estate Residential (3.8 acres), R-2, Single Family Residential (3.9 acres), R-3, Single Family Residential (2.8 acres), & retaining RPD-5 on 1.5 acres.

LAND USE From: Residential Low Medium To: Residential Low (11.8 acres)

Parcel I.D. 33/29/16/70380/100/1200, 2000, 0500, 0400 & 0300
 Prepared by: Pinellas County Department of Planning and Development Services December 2014

MAP-2



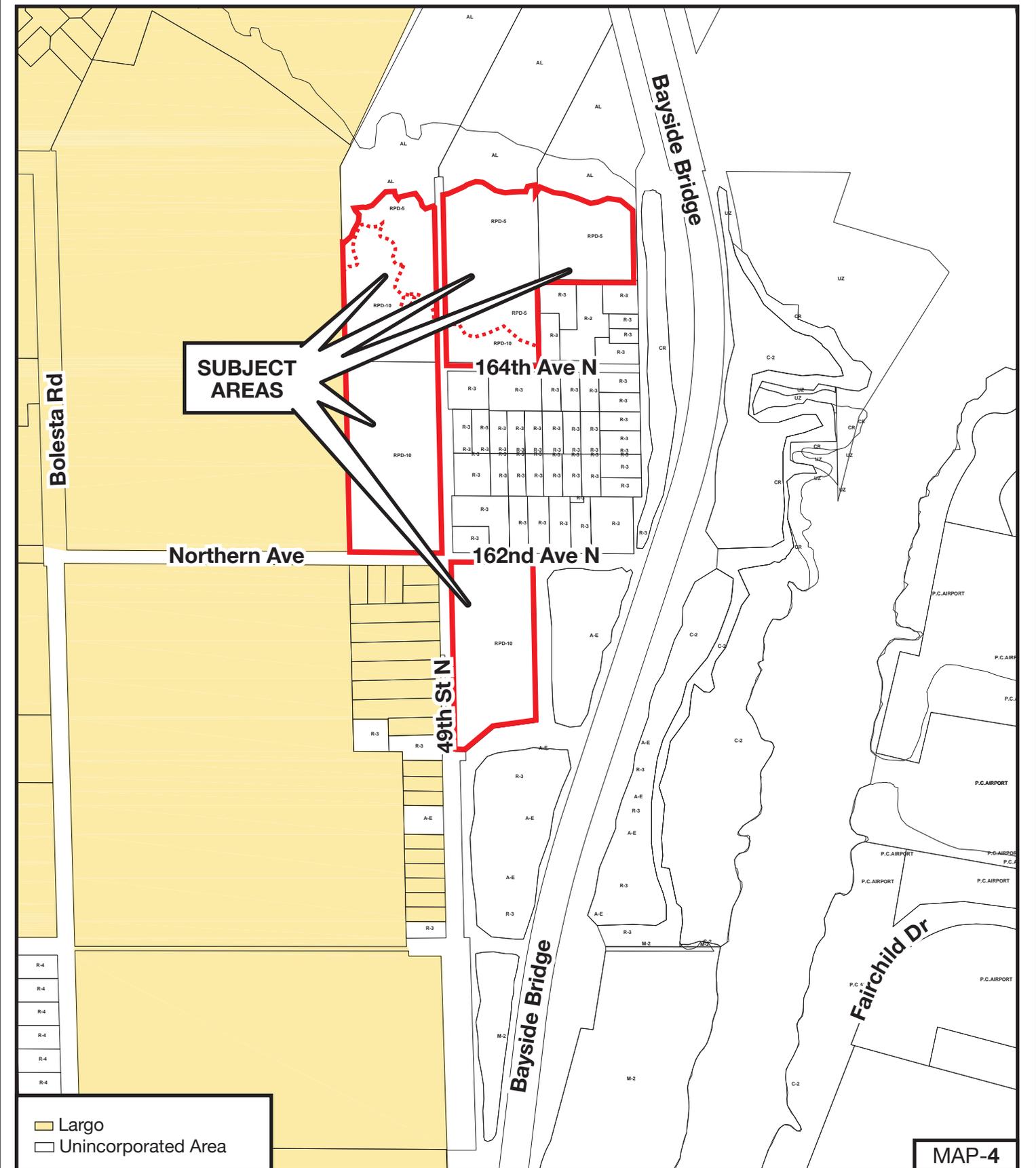
MAP-3

Z/LU-18-9-15

ZONING From: RPD-10 & RPD-5, Residential Planned Development, 10 & 5 units per acre
 To: RPD-5, Residential Planned Development, 5 units per acre (7.2 acres), A-E, Agricultural Estate Residential (3.8 acres), R-2, Single Family Residential (3.9 acres), R-3, Single Family Residential (2.8 acres), & retaining RPD-5 on 1.5 acres.
LAND USE From: Residential Low Medium To: Residential Low (11.8 acres)

Parcel I.D. 33/29/16/70380/100/1200, 2000, 0500, 0400 & 0300
 Prepared by: Pinellas County Department of Planning and Development Services December 2014





SUBJECT AREAS

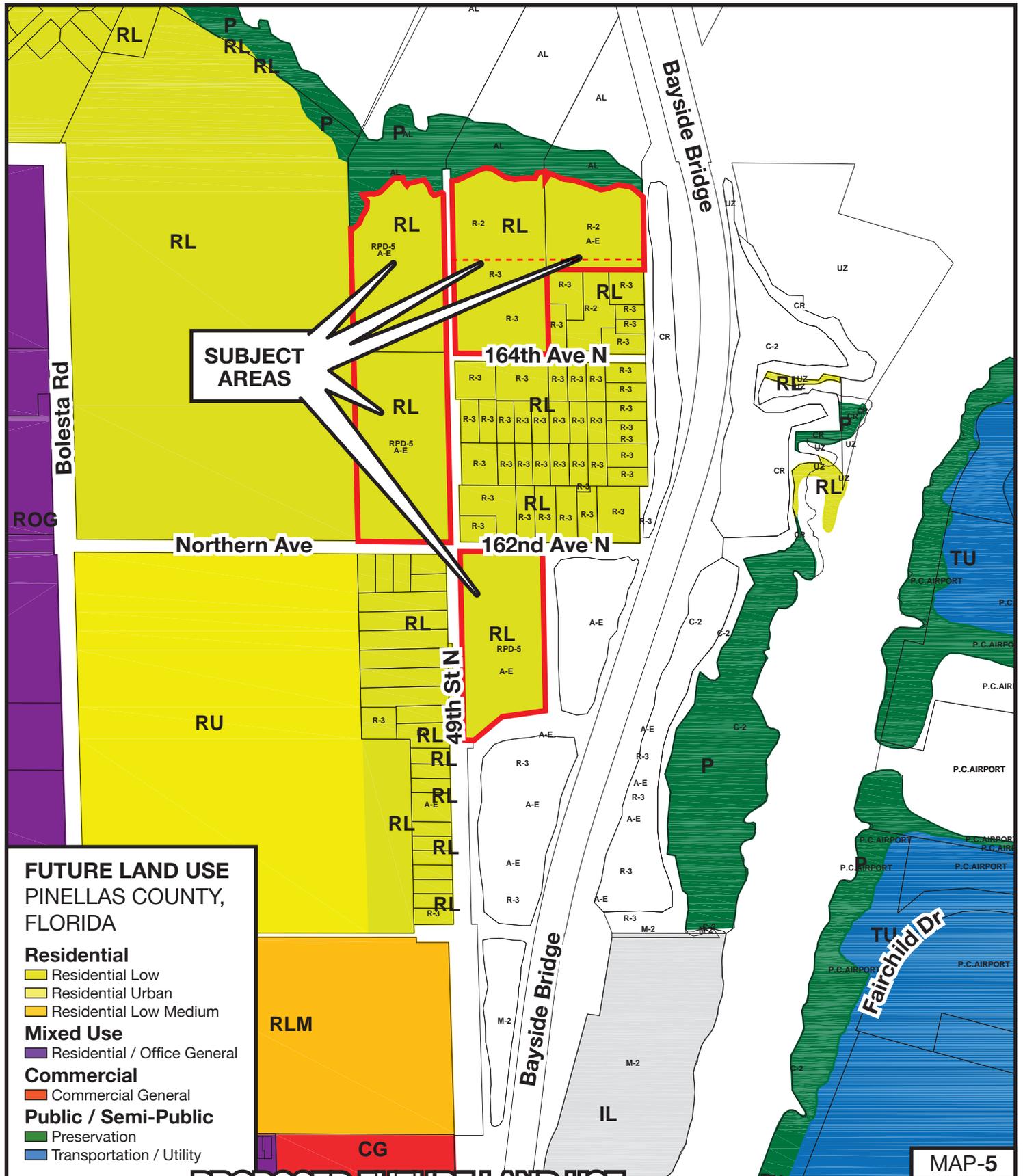
Z/LU-18-9-15

ZONING From: RPD-10 & RPD-5, Residential Planned Development, 10 & 5 units per acre
 To: RPD-5, Residential Planned Development, 5 units per acre (7.2 acres), A-E, Agricultural Estate Residential (3.8 acres), R-2, Single Family Residential (3.9 acres), R-3, Single Family Residential (2.8 acres), & retaining RPD-5 on 1.5 acres.
LAND USE From: Residential Low Medium To: Residential Low (11.8 acres)

Parcel I.D. 33/29/16/70380/100/1200, 2000, 0500, 0400 & 0300
 Prepared by: Pinellas County Department of Planning and Development Services December 2014



MAP-4



**FUTURE LAND USE
PINELLAS COUNTY,
FLORIDA**

Residential
 Residential Low
 Residential Urban
 Residential Low Medium

Mixed Use
 Residential / Office General

Commercial
 Commercial General

Public / Semi-Public
 Preservation
 Transportation / Utility

PROPOSED FUTURE LAND USE

Z/LU-18-9-15
ZONING From: RPD-10 & RPD-5, Residential Planned Development, 10 & 5 units per acre
 To: RPD-5, Residential Planned Development, 5 units per acre (7.2 acres), A-E, Agricultural Estate Residential (3.8 acres), R-2, Single Family Residential (3.9 acres), R-3, Single Family Residential (2.8 acres), & retaining RPD-5 on 1.5 acres.
LAND USE From: Residential Low Medium To: Residential Low (11.8 acres)

Parcel I.D. 33/29/16/70380/100/1200, 2000, 0500, 0400 & 0300
 Prepared by: Pinellas County Department of Planning and Development Services December 2014



MAP-5

1. Owner: Pinellas County and C-1 Bank
Mailing Address: 315 Court Street and 6100 4th Street N
City: Clearwater/St. Pete State: FL Zip Code: 33756/33703 Daytime Phone: (727) 464-8200
Email: _____

2. Representative's Name: Pinellas County Planning Department
Company Name: _____
Mailing Address: 310 Court Street
City: Clearwater State: FL Zip Code: 33756 Daytime Phone: (727) 464-8200
Email: _____

3. Disclosure information (This information must be supplied pursuant to County Ordinance No. 74-15):

A. If the owner is a corporation, partnership, or trust, list all persons (i.e. partners, corporate officers, all members of the trust) who are a party to such as well as anyone who may have a beneficial interest in the property which would be affected by any ruling on their application.

Specify interest held: _____

B. Is there an existing contract for sale of subject property: _____ Yes No
If yes, list names of all parties to the contract including all partners, corporate officers, and members of any trust:

Is contract conditional or absolute? _____ Conditional _____ Absolute

C. Are there any options to purchase on subject property? _____ Yes No
If so, list names of all parties to option including all partners, corporate officers and members of any trust:

4. This hearing is being requested to consider: Rezone from RPD-10 to RPD-5, R-3, R-2, & A-E; FLUM from RLM to RL

5. Location of subject property (street address): Vacant

6. Legal Description of Property: (attach additional documents if necessary)
~~33-29-16-70380-100-2000, 1200, 0500, 0400, 0300~~

7. Size of Property: _____ feet by _____ feet, ~~19.6~~ 19.2 acres

8. Present zoning classification: RPD-10, RPD-5

9. Present Land Use Map designation: RLM, RL

10. Date subject property acquired: _____

11. Existing structures and improvements on subject property:
~~Vacant~~

12. Proposed structures and improvements will be:
~~Residential~~

13. I/We believe this application should be granted because (include in your statement sufficient reasons in law and fact to sustain your position.) (If this request is for a determination of Vested Rights/Appeal Determination, applicants are advised to review the procedural and substantive requirements of Pinellas County Ordinances 89-32 and 89-69) (Attach a separate sheet if necessary).

Per Sec. 10.3 of the Development Agreement, Pinellas County is required to revert the property to its original FLUM and Zoning Atlas designations. Construction has not commenced within five years of the Development Agreement's approval.

14. Has any previous application relating to zoning or land use on this property been filed within the last year?
____ Yes No When? _____ In whose name? _____

Briefly state the nature and outcome of the hearing:

15. Does applicant own any property contiguous to subject property? _____ Yes No
If so, give complete legal description of contiguous property:

16. The following data and exhibits must be submitted with this application and they become a permanent part of the public records:

- a) Plat, if it will have particular bearing on the subject application.
- b) Certification of Ownership: submit a certificate of a duly licensed title or abstract company, or a licensed attorney-at-law, showing that each applicant is the present title holder of record. *(Warranty deeds, title insurance documents, tax receipts, etc. are not acceptable as proof of ownership.)*
- c) Preliminary site plan will be required for conditional use applications only (as specified in the Zoning Ordinance, Section 605.301 - see attached).