

**LEGISLATIVE #**

**1201781**



## Planning and Development Services

**Petition**  
**PB-12-52PSZ**  
**Ordinance 120178**  
**October 4, 2012**

# Purpose

- The purpose of this petition is to provide the appropriate zoning designation to allow additional public service type uses for property located in the vicinity of 200 Southeast 16<sup>th</sup> Avenue, on a portion of tax parcel 15691-000-000.

1201781

329

S Main Street

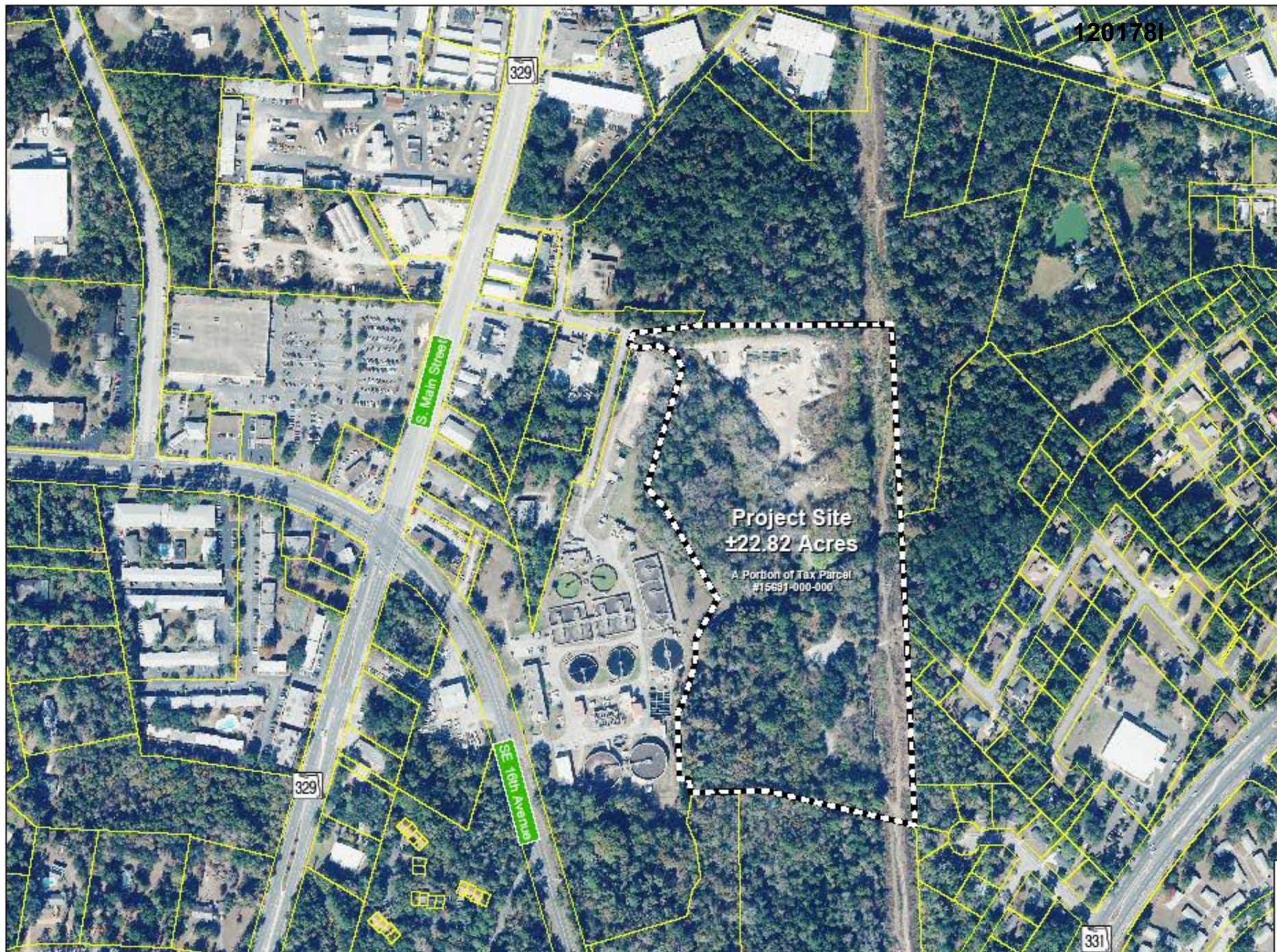
329

SE 16th Avenue

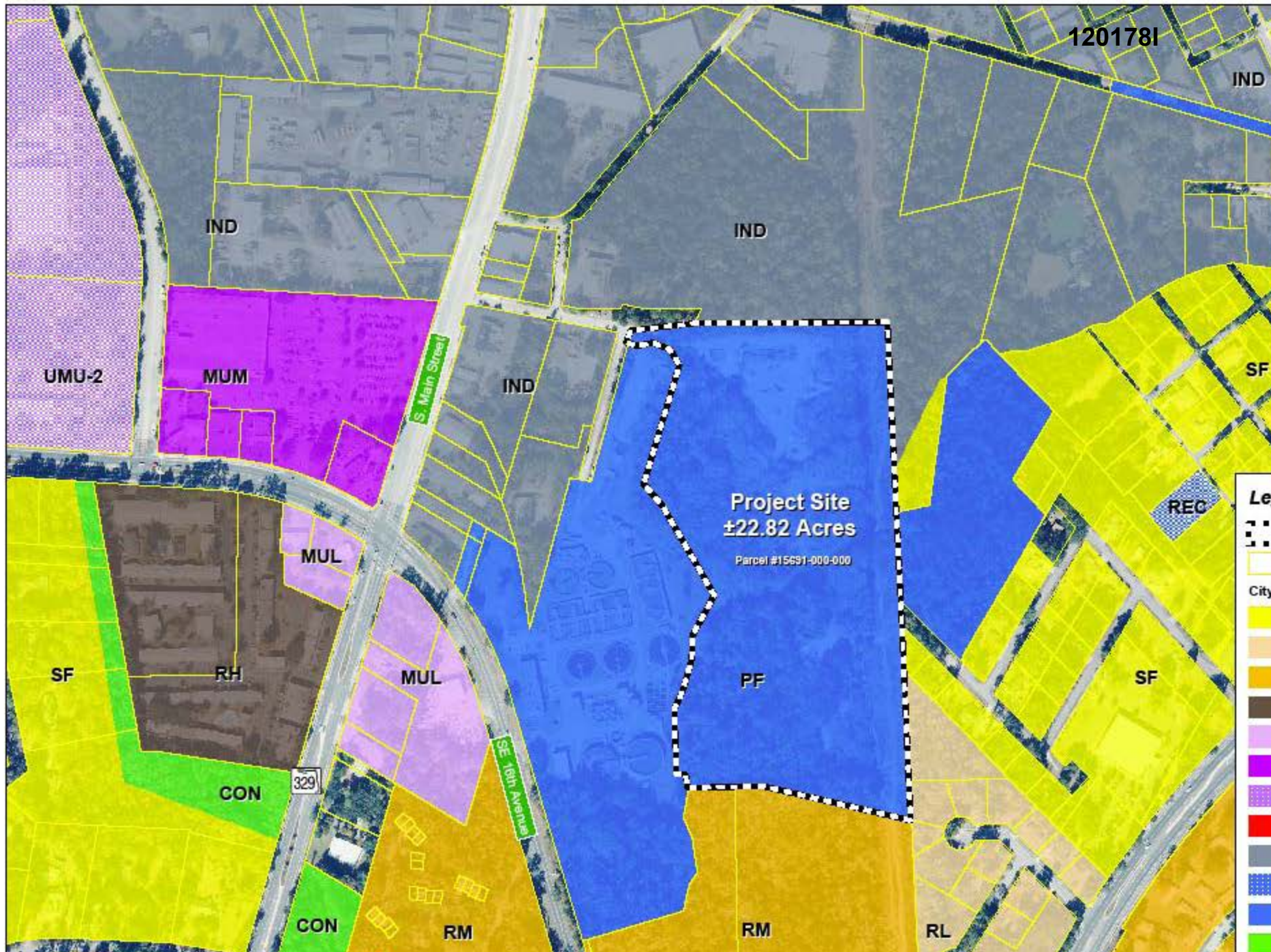
**Project Site**  
**±22.82 Acres**

A Portion of Tax Parcel  
#15691-000-000

331



1201781



**Project Site**  
**±22.82 Acres**

Parcel #15631-000-000

UMU-2

MUM

IND

IND

IND

IND

SF

REC

MUL

PF

SF

SF

RH

MUL

CON

CON

RM

RM

RL

S Main Street

SE 16th Avenue

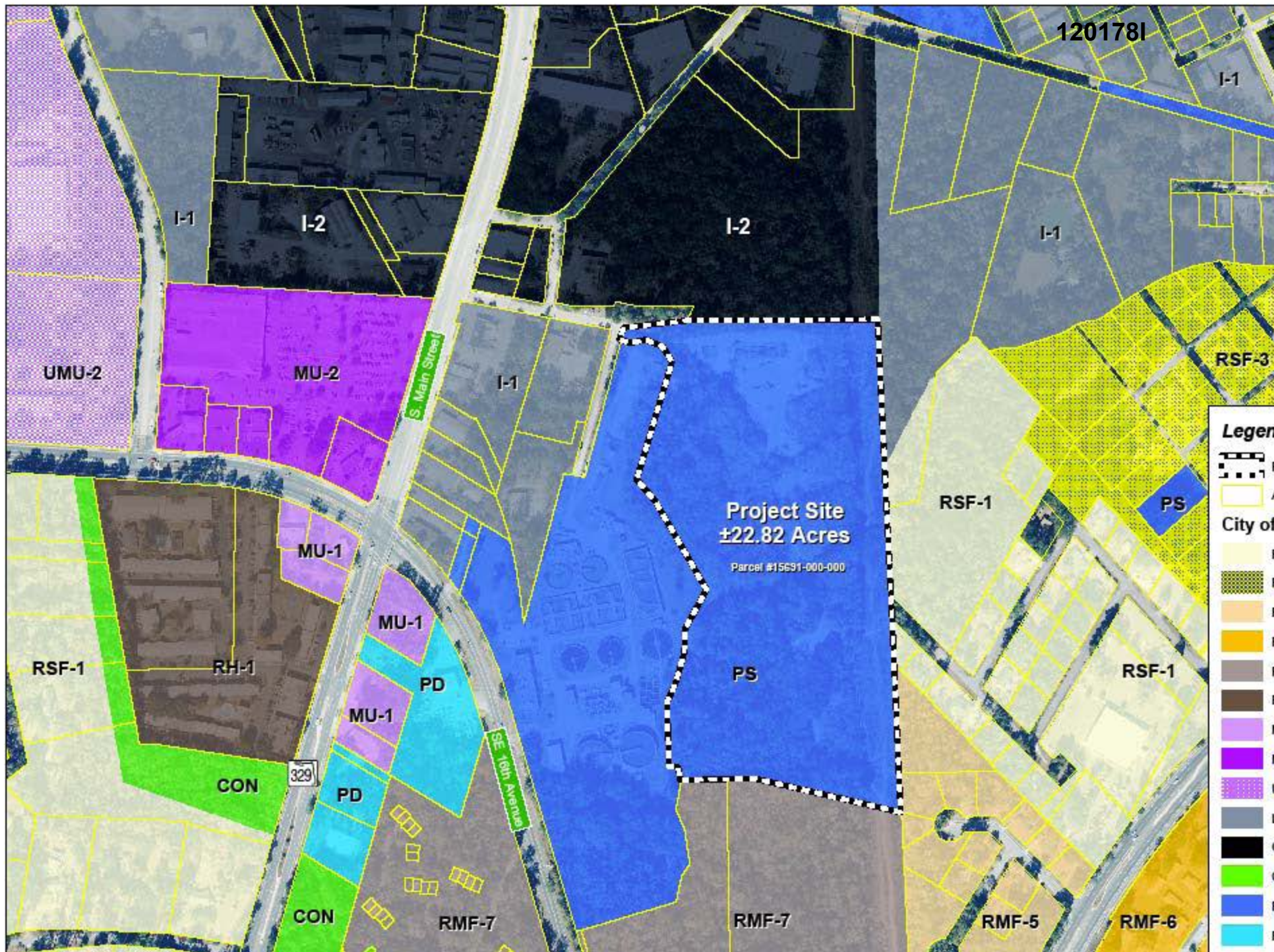
329

**Legend**



City of





1201781

I-1

I-1

I-2

I-2

I-1

UMU-2

MU-2

I-1

RSF-3

S Main Street

**Project Site**  
±22.82 Acres

Parcel #15691-000-000

**Legend**

City of

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RSF-1

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MU-1

MU-1

PD

MU-1

PD

CON

CON

RMF-7

RMF-7

RMF-5

RMF-6

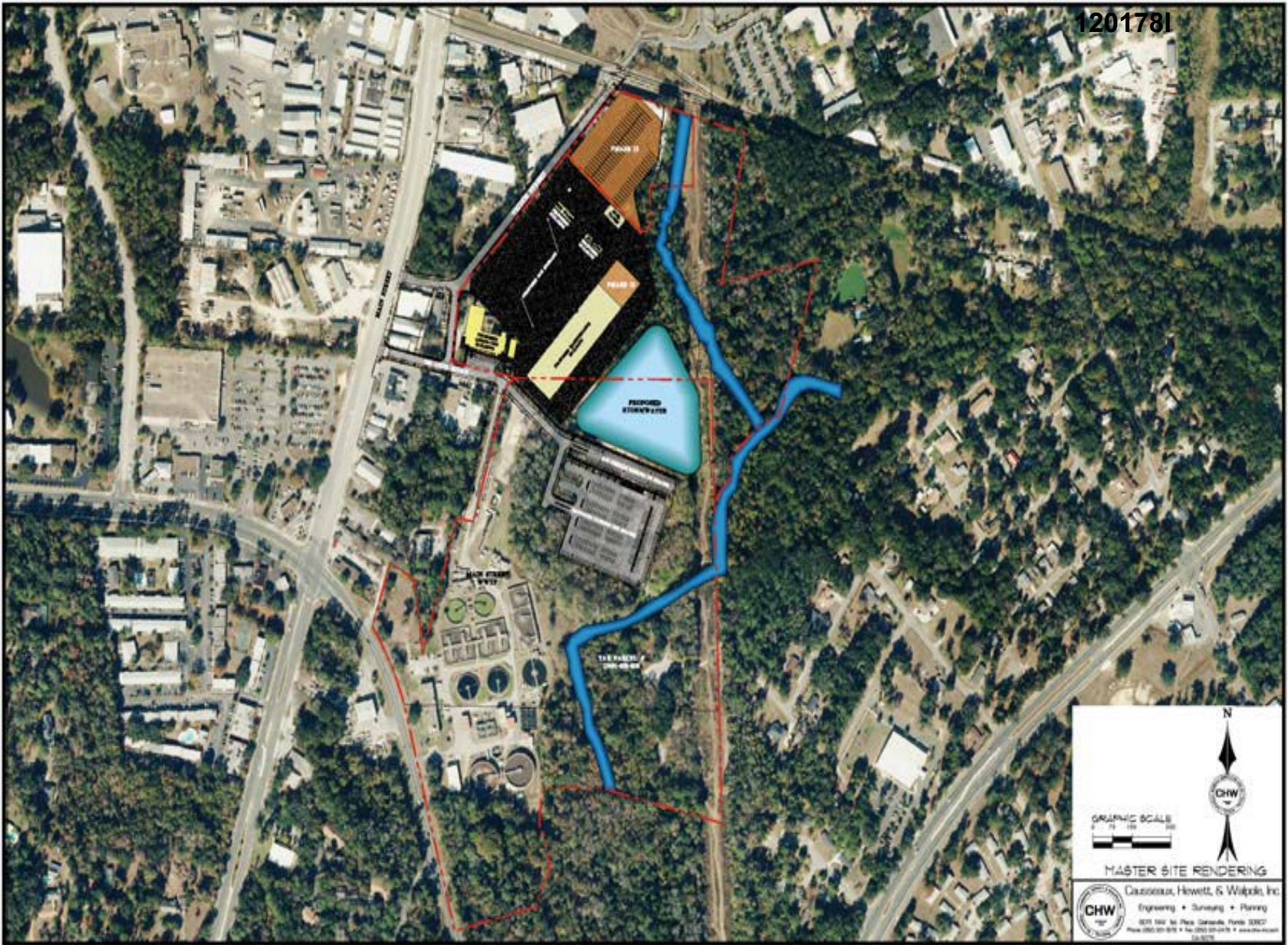
RSF-1

PS

RSF-1

329

SE 16th Avenue



**GRAPHIC SCALE**  
0 25 50 75 100

**CHW**

**MASTER SITE RENDERING**

**CHW** Casson, Hewitt, & Walpole, Inc.  
Engineering • Surveying • Planning

8711 1342 St. Pete, Clearwater, Florida 33827  
Phone: (813) 931-8310 • Fax: (813) 931-8375 • [www.chw.com](http://www.chw.com)  
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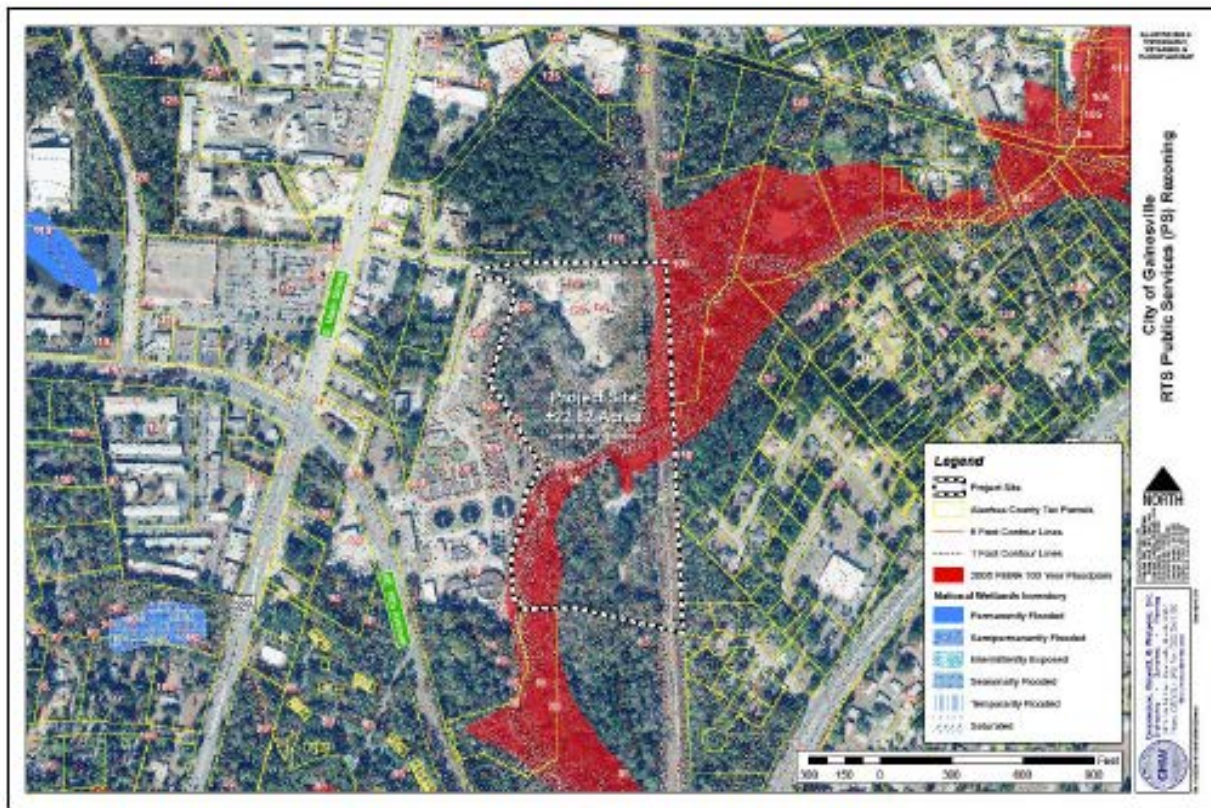


Figure 6: Topography, Wetlands, and FEMA Floodplain Map

# Permitted Uses

- The following list of uses shall be permitted by right on the property:
- Public Administration Government Offices;
- Regional Transit System Operations, Repair and Maintenance Facilities;
- Utilities as defined in Section 30-23 of the Land Development Code;
- Recreation, Open space and Conservation Areas;

# Condition 1 cont.

- Wireless Communications Facilities and Towers;
- Outdoor Storage;
- Solar Generation Station
- Physical Fitness Facilities for employees; and
- Any use customarily and incidental to any permitted use.

The following dimensional requirements shall apply to the development and use of the property:

- (a) All office and administrative activities shall comply with the requirements of Subsection 30-75(e)(1) of the Land Development Code.
- (b) All intensive recreational uses shall comply with the requirements of Subsection 30-75(e)(2) of the Land Development Code

All new principal and accessory structures not meeting the requirements of (a) or (b) above shall be located and constructed in accordance with the following dimensional and setback requirements; however, no setbacks for principal and accessory structures shall be required when the adjacent property is designated Industrial (IND) and/or Public Facilities (PF) on the FLUM of the Comprehensive

# Setbacks con't

- Minimum lot area: 10,000 square feet
- Minimum lot width at minimum building front yard setback 100 feet.
- Front                    25 feet
- Side, Street        25 feet

# Dimensions/Setbacks cont.

Side interior: 20 feet, except where the side yard abut property which would allow for residential use 20 feet or the 45 degree angle of light obstruction, whichever is greater.

Rear: 10 feet, except where the side yard abut property which would allow for residential use 10 feet or the 45 degree angle of light obstruction, whichever is greater.

# Preliminary Development Plan

- The Preliminary Development Plan demonstrates that the uses and conditions as shown on the plan can be accommodated on the site without detriment to the health, safety, and general welfare of surrounding properties.



- Approve Petition PB-12-52 PSZ and adopt the proposed ordinance.