

LIVE EDGE SLABS, LLC

#21-34

Board of Commissioners – Sept 14, 2021



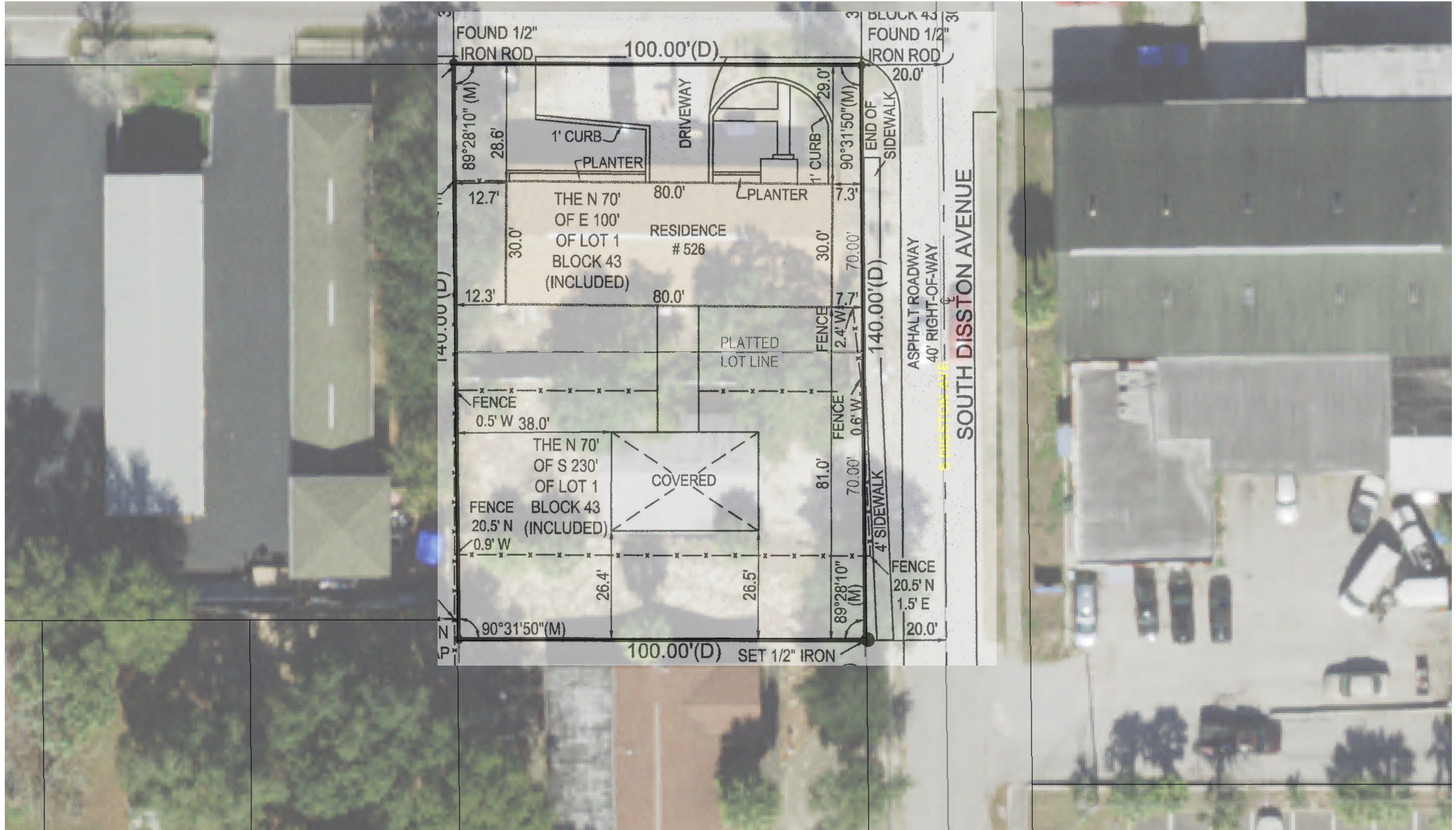
LOCATION & CONTEXT



LOCATION & CONTEXT



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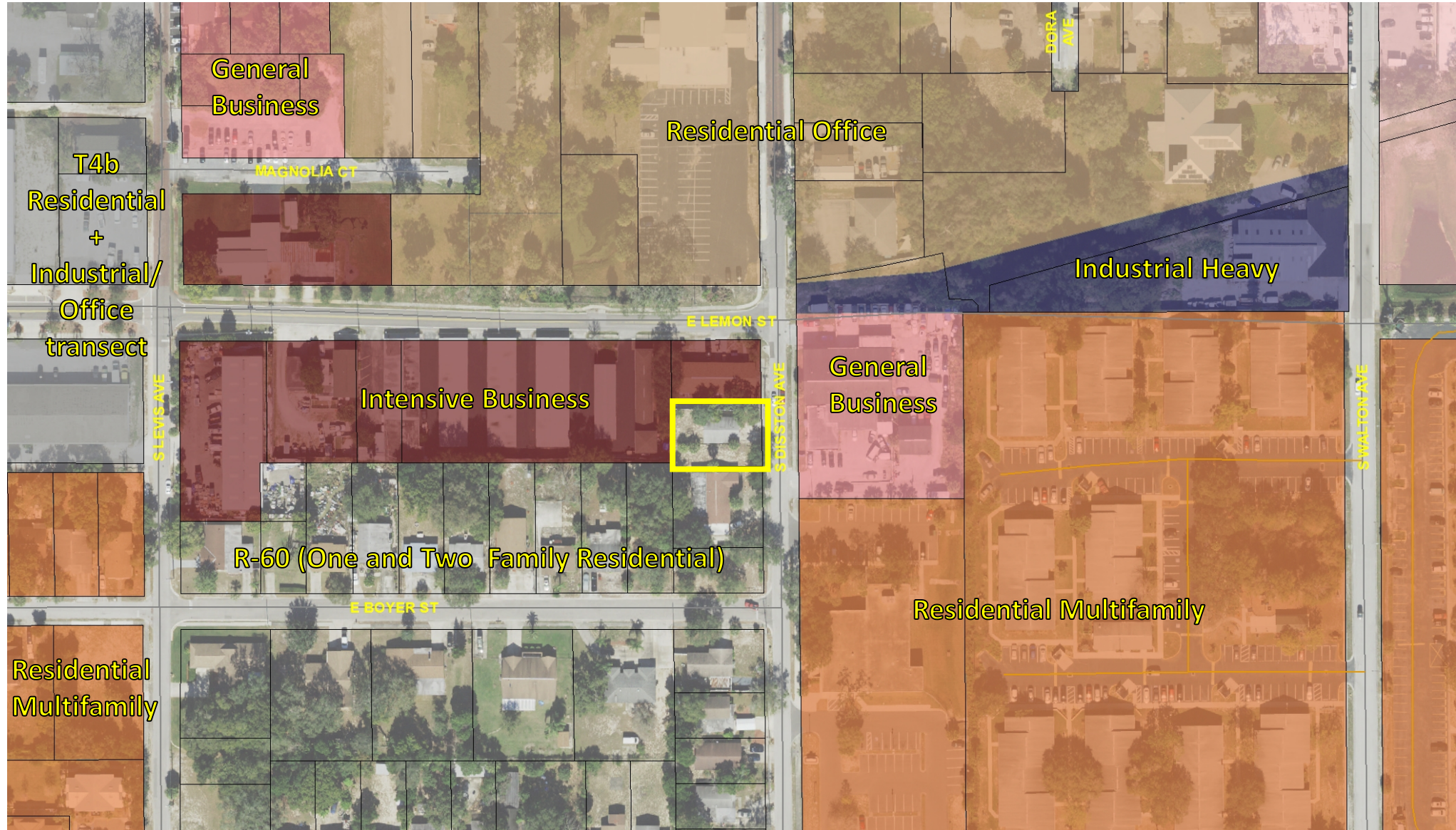
SUMMARY OF REQUEST

- **#21-34** – Future Land Use Map Amendment (FLUM) & Rezoning
 - Land Use:
 - Current: Residential Medium (RM)
 - Proposed: Industrial Limited (IL)
 - Zoning:
 - Current: One and Two Family Residential (R-60)
 - Proposed: Intensive Business (IB)
 - Property Features
 - 6,970 square feet in size
 - Occupied by open shelter, mowed grass/few trees
- **Applicant**: Live Edge Slabs Holdings, LLC
- Request is to allow expansion of the existing business through consolidation with the property to the north located in the IL FLUM category and IB zoning district.

SURROUNDING LAND USE



SURROUNDING ZONING



REVIEW CRITERIA – FLUM AMENDMENT

- 1) Consistent with the applicable Comprehensive Plan policies –
 - The location of the property lends itself to inclusion with the adjacent industrial area and “Industrial Limited” is the least intense of the City’s industrial designations that will accommodate the applicant’s request.
 - City facilities are currently available to serve the property.
- 2) Consistent with the Countywide Plan –
 - An expansion of the Countywide “Employment” designation is expected to be consistent with the Countywide Plan.

REVIEW CRITERIA - REZONING

- 1) Consistency with the City's Comprehensive Plan
- 2) Available uses and compatibility –
 - 1) The Intensive Business (IB) available uses are generally compatible with the neighborhood character.
 - 2) The alignment of this lot with the industrial properties on the north side of this block tend to make it less ideal for single family dwelling development.
 - 3) The applicant will be required to complete a full Site Plan process.
- 3) Provision for efficient and orderly development –
 - 1) The property is located in a developed area, will reasonably expand employment with no significant impact to the character of the neighborhood.
 - 2) City facilities are available to serve the property.
- 4) The amendment will not adversely impact nor exceed the capacity or the fiscal ability of the City to provide public facilities –
 - 1) City facilities are available.
 - 2) As a warehouse/construction materials use traffic may increase with employee and delivery trips, but the amount is expected to be negligible and compatible with the area.

PRELIMINARY STAFF RECOMMENDATION

#21-34 - *Approval* of the following:

- Ordinance 2021-07 Future Land Use Map amendment from RM (Residential Medium) to IL (Industrial Limited)
- Ordinance 2021-06 Zoning Atlas amendment from R-60 (One and Two Family Residential) to IB (Intensive Business)

Public Notice Provided – one response was received in support of the request.

PLANNING AND ZONING BOARD RECOMMENDATION

The Planning and Zoning Board, at their meeting of May 17, 2021 unanimously recommended approval of each of the following ordinances:

- Ordinance 2021-07 Future Land Use Map amendment from RM (Residential Medium) to IL (Industrial Limited)
- Ordinance 2021-06 Zoning Atlas amendment from R-60 (One and Two Family Residential) to IB (Intensive Business)

There was no public comment on this item at the meeting.

COUNTYWIDE PLANNING AUTHORITY & DEO REVIEW

- On August 24, 2021, the Countywide Planning Authority reviewed and approved an amendment to the Countywide Plan from RM to Employment
- The Florida Dept. of Economic Opportunity received and reviewed the amendment without comment.



CITY OF TARPON SPRINGS
BOARD OF COMMISSIONERS 2nd Reading
September 14, 2021

STAFF REPORT

Application No. / Project Title: 21-34 / Live Edge Slabs

Staff: Patricia L. McNeese, AICP
Principal Planner

Applicant / Owner: Live Edge Slabs Holdings, LLC / (same)

Agent: Bradley D. Kent

Property Size: 0.16 acres (6,970 square feet)

Current Zoning: One and Two Family Residential (R-60)

Proposed Zoning: Intensive Business (IB)

Current Land Use: Residential Medium (RM)

Proposed Land Use: Industrial Limited (IL)

Location / Parcel ID: West side of South Disston Avenue between East Lemon Street and East Boyer Street / Parcel ID: 12-27-15-89982-043-0109

BACKGROUND SUMMARY:

The subject property is located on South Disston Avenue directly behind (south of) 526 East Lemon Street which is also owned and occupied by the applicant. The subject property is built with a small storage shelter and is fenced. The property is currently located in a residential designation. The property owner is requesting a change to the land use and zoning to an industrial designation consistent with that of his property to the north.

PRELIMINARY STAFF RECOMMENDATION:

Staff recommends **approval** of the following:

- Ordinance 2021-07 amending the Future Land Use Map (FLUM) from Residential Medium (RM) to Industrial Limited (IL), and,
- Ordinance 2021-06 amending the Official Zoning Atlas from One and Two Family Residential (R-60) to Intensive Business (IB).

PLANNING AND ZONING BOARD RECOMMENDATION:

The Planning and Zoning Board, at their regular meeting of May 17, 2021, unanimously recommended approval of both of the above listed ordinances. There was no public comment on the item at the meeting.



CURRENT PROPERTY INFORMATION:

Use of Property:	Open shelter structure, otherwise vacant
Site Features:	Shelter, perimeter fencing, mowed land with few trees.
Vehicle Access:	The property is accessed from South Disston Avenue.

SURROUNDING ZONING & LAND USE:

	Zoning:	Land Use:
North:	Intensive Business (IB)	Industrial Limited (IL)
South:	One and Two Family Residential (R-60)	Residential Medium (RM)
East:	General Business (GB)	Commercial General (CG)
West:	Intensive Business (IB)	Industrial Limited (IL)

ZONING DISTRICT SUMMARY (EXISTING / PROPOSED):

Dimensional Regulations	Current Zoning: R-60	Proposed Zoning: IB
Max. Density	15 dwelling units/acre	15 dwelling units/acre
Lot Standards:		
Min. Lot Area	5,000 square feet	5,000 square feet
Min. Lot Width	40 feet	50 feet
Min. Lot Depth	n/a	80 feet
Max. Height	30 feet	35 feet
Setbacks:		
Front Yard	20/25 feet	10 feet
Side Yard	5 feet	10 feet
Side Street	7.5 feet	10 feet
Rear Yard	20 feet	10 feet
Maximum Floor Area Ratio	n/a	0.40



PLANNING CONSIDERATIONS:

When considering this application, the following general site conditions, planning concepts, and other facts should be noted:

1. This general area is occupied by a mix of warehouse, office and residential uses. The owner’s adjacent building at 526 East Lemon appears to be a repurposed residential building. That building is now a warehouse where the applicant’s “Live Edge Slabs” business is housed (see applicant’s narrative description of the business, included with this packet).
2. The surrounding properties to the east, west and north, including the entire north half of this block, are occupied by industrial type uses including light manufacturing and warehouse. Businesses adjacent to the subject property include the Hoffman’s Mini Storage (west side) and the Mike’s Place Automotive Services (directly across the street). The south half of this block is occupied by older single family residences fronting on, and accessing, Boyer Street.

REVIEW STANDARDS / STAFF ANALYSIS – COMPREHENSIVE PLAN MAP AMENDMENT

Future Land Use Map Amendment

The Future Land Use Map amendment is a legislative decision of the Board of Commissioners. The standards for the current and proposed future land use categories are summarized below:

FUTURE LAND USE - CITY	Current FLU: Residential Medium (RM)	Proposed FLU: Industrial Limited (IL)
Intent:	“intended for areas in close proximity to urban activity centers, and generally intended for areas that are to be developed in a medium density residential manner. This category is generally intended to serve as a transition between less urban and more urban residential and mixed use areas” (Policy 2.2.6)	“Industrial land use categories provide for the concentration of industrial activity at locations with appropriate infrastructure and relatively low impact to surrounding land uses” (Objective 2.5)
Primary Uses:	Residential	Office, research/development (light and heavy), manufacturing (light and medium), wholesale/distribution, storage/warehouse (light)
Max. Density:	15 dwelling units/acre	0 dwelling units/acre
Max. Floor Area Ratio (FAR):	0.50	0.60
Max. Impervious Surface Ratio (ISR):	0.75	0.85



Staff Analysis: The property is adjacent to, and surrounded by, intensive business uses. It is juxtapositioned so that it geographically aligns with the north half of this developed city block such that the only residence directly adjacent to it is on the south side. Consolidation of this property with the existing business to the north expands an existing warehouse/construction materials business that is compatible with this area. The property appears to be less suitable for establishment of a single family home given the surrounding intensive business uses and the orientation of this lot to South Disston Avenue, amidst this industrial activity. The Industrial Limited category is the least intensive industrial designation available and will limit potential impacts to the neighborhood. City public facilities are available to serve this property. No new impacts to the City’s public facilities are expected. The proposed amendment is consistent with the City’s Comprehensive Plan. The Future Land Use Element of the Comprehensive Plan can be found at this link: <https://www.ctsfl.us/wp-content/uploads/2020/11/Future-Land-Use-Element-FLUE-2020.pdf>. Policy 2.2.6 covering the Residential Medium (RM) category can be found on PDF page 37. Policy 2.5.1 covering the Industrial Limited (IL) category can be found on PDF page 44.

Countywide Plan Map Amendment

The property is designated as Residential Medium (RM) on the Countywide Plan Map. A Countywide Plan Map amendment will be required to amend the designation to Employment (E), consistent with the surrounding area. Countywide Rules for the locational characteristics and traffic generation characteristics of the current and proposed Countywide Map designations are summarized below:

COUNTYWIDE MAP	Current Plan Category: Residential Medium (RM)	Proposed Plan Category: Employment (E)
Purpose:	“to depict those areas of the county that are now developed, or appropriate to be developed, in a medium-density residential manner;” (Policy 2.3.3.4)	“intended to recognize areas develop with, or appropriate to be developed with, a wide range of employment uses, including primary industries..., allowing for flex space, and for uses that have minimal external impacts” (Policy 2.3.3.9)
Max. Density:	15 dwelling units/acre	0 dwelling units/acre
Max. Floor Area Ratio:	0.50	0.65
Max. Impervious Surface Ratio:	0.75	0.85
Traffic Generation Characteristics:	96 trips per day per acre	206 trips per day per acre

REVIEW STANDARDS / STAFF ANALYSIS - REZONING:

Section 207.03(A) of the Tarpons Springs Comprehensive Zoning and Land Development Code provides standards for zoning map amendments. These standards, along with planning staff’s analysis are provided below:



1. The amendment is consistent with the goals, objectives and policies of the Tarpon Springs Comprehensive Plan.

Staff Analysis: See above analysis of the Future Land Use Map (FLUM) amendment to Industrial Limited (IL). The proposed Intensive Business zoning district is consistent with the proposed Industrial Limited (IL) Future Land Use Map category.

2. The available uses to which the property may be put are appropriate to the property in question and are compatible with the existing and planned uses in the area.

Staff Analysis: The property is vacant with the exception of an open wood shelter structure. It is situated directly behind the applicant's existing warehouse. The property is adjacent to, and surrounded by, intensive business uses along the northern half of this developed city block. Consolidation of this property with the existing business to the north expands an existing warehouse/construction materials business that is compatible with this area. The property appears to be less suitable for establishment of a single family home given the surrounding intensive business uses and the orientation of the lot frontage towards South Disston Avenue, amidst the existing industrial activity.

The Intensive Business (IB) district allows 20 uses permitted by right such as offices, construction materials/service, landscaping, light printing, mini-warehouses, personal services, minor repair and rental, retail sales and wholesale trades. These uses are not expected to cause a substantial change to the existing neighborhood with respect to impacts. The property development will also undergo a full Site Plan review and will be required to address any potential impacts, including placement of a vegetated buffer along the south property line. Conditional uses with a higher potential for neighborhood impacts such as eating establishments, heavy printing, manufacturing and major repair facilities are also allowable in the IB district. An applicant for a conditional use would be required to seek approval from the Board of Commissioners and show additional evidence of neighborhood compatibility for those uses. The uses available in the IB district are appropriate to the subject property and are compatible with the existing and planned uses along this Lemon Street industrial strip.

The available uses for the existing R-60 zoning designation can be found at this link:

https://library.municode.com/fl/tarpon_springs/codes/code_of_ordinances?nodeId=COOR_APC_OZOLADECO_ARTIIDIRE_S25.03R-R-ONTWFARED1

The available uses for the requested IB designation can be found at this link:

https://library.municode.com/fl/tarpon_springs/codes/code_of_ordinances?nodeId=COOR_APC_OZOLADECO_ARTIIDIRE_S25.13IBINBUDI

3. The amendment shall provide for efficient and orderly development considering the impact upon growth patterns and the cost to the City to provide public facilities.

Staff Analysis: The property is developed and is currently served by the City. There is potable water availability from the South Disston Avenue side and sewer is available from an existing line that extends along the rear property line (the line traverses the middle of this City block). There will be no additional cost to the City to continue to provide public facilities.



- 4. The amendment will not adversely impact nor exceed the capacity or the fiscal ability of the City to provide public facilities, including transportation, waste and sewer, solid waste, drainage, recreation, education, fire protection, library service and other similar public facilities. Compliance with the adopted Levels of Service standards can be demonstrated if necessary.**

Staff Analysis: City facilities are currently available to serve the property. The proposed and allowable uses permitted by right are not expected to result in significant increases in traffic. The development of this property under the IB zoning will not adversely impact nor exceed the City's capacity to continue service at this location.

TECHNICAL REVIEW COMMITTEE:

The Technical Review Committee (TRC) reviewed this project on April 1, 2021 for completeness and conformance to the Comprehensive Zoning and Land Development Code and the Comprehensive Plan. The TRC determined that the application was complete and ready for processing. There were no further comments from the TRC.

PUBLIC CORRESPONDENCE:

The property owners within 500 feet were sent written notification in accordance with Section 206.00(J)(4) of the City of Tarpon Springs Comprehensive Zoning and Land Development Code and Chapter 166.041, Florida Statutes. Notice was advertised in the *Tampa Bay Times*. Staff has received one response in support of the request. The response is included with the agenda item packet.

COUNTYWIDE PLANNING AUTHORITY & DEO REVIEW:

The Countywide Planning Authority reviewed and approved this amendment to the Countywide Plan on Aug 24, 2021.

The Florida Department of Economic Opportunity received and reviewed this amendment without comment.

ATTACHMENTS:

1. Slide show presentation with applicable maps
2. Applicant narrative description and request
3. Property survey
4. Citizen comment email
5. Ordinance 2021-05
6. Ordinance 2021-04

Patricia McNeese

From: BRAD KENT <bkent0711@aol.com>
Sent: Monday, May 10, 2021 9:41 AM
To: Patricia McNeese
Cc: Joann Hoffman; Bradley Kent jr
Subject: Disston Ave Kent Warehouse

External Email - Use caution with links and attachments

Pat-

Per our conversation requesting a narrative on our intentions, please accept the following:

As most know, my son and I have started a successful wood table and wood slab business here in Tarpon Springs called Live Edge Slabs, LLC. Because of its overwhelming success, we have run out of space.

We recently leased 451 E Lemon St as additional warehouse and storage space from George Zutes. That space is also filled at this time.

Our intention is to build a steel warehouse to house additional slabs and finished tables. It's important to note that we don't use any heavy machinery. All of the planing, milling, and shaping of the tree slabs is done in Costa Rica prior to their arrival at our warehouse.

We sometimes finish sand and oil the tables for customers depending on their request. We also attach legs that are made elsewhere. To keep our environment safe as a work environment, all of our work is done with hand sanders that are attached to portable HEPA Festool vacuum machines. There is no dust as a result and all machines are portable, and on wheels. We do not use Large commercial drum sanders, planers, or chain saws at any time.

Our finishing process is solvent free and wiped on with a rag. The finish is called Odies Oil and is made of beeswax and lemon oil. It is non-flammable and food safe. No spraying of any solvents is done at any time. We don't even offer those finishes.

The warehouse would be to store additional slabs, finished tables and to attach legs and finish. We do not need additional employees at this moment but this is possible in the future. We have an agreement with the church directly across the street for employee parking, and also have any necessary parking for them down at 451 E Lemon St. We purchased a street legal 6 passenger golf cart for the employees to commute back and forth to the existing warehouse. This process would continue.

Aesthetically, the warehouse would be 2800 square feet (my understanding is 40% max of the lot space), it would be air conditioned, and the same color as our existing building at 526 E Lemon. We care a lot about our neighborhood and Tarpon Springs. We now employ 6 people and contribute significant sales tax revenue to our area.

The warehouse will have a large 12' x 12' roll up door on the street side. Also on the side facing our existing building. It will have (2) regular doors, one on each side. Here's a preliminary photo from the builder (see below).

It's my understanding from our conversation that this information is all you need for the meeting on the 17th which we will be present at. We hope that we can continue to be a successful business and employer in the much needed revitalization of this portion of Tarpon Springs.

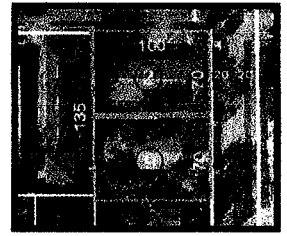
Please don't hesitate to call me if you need anything further.

Regards,

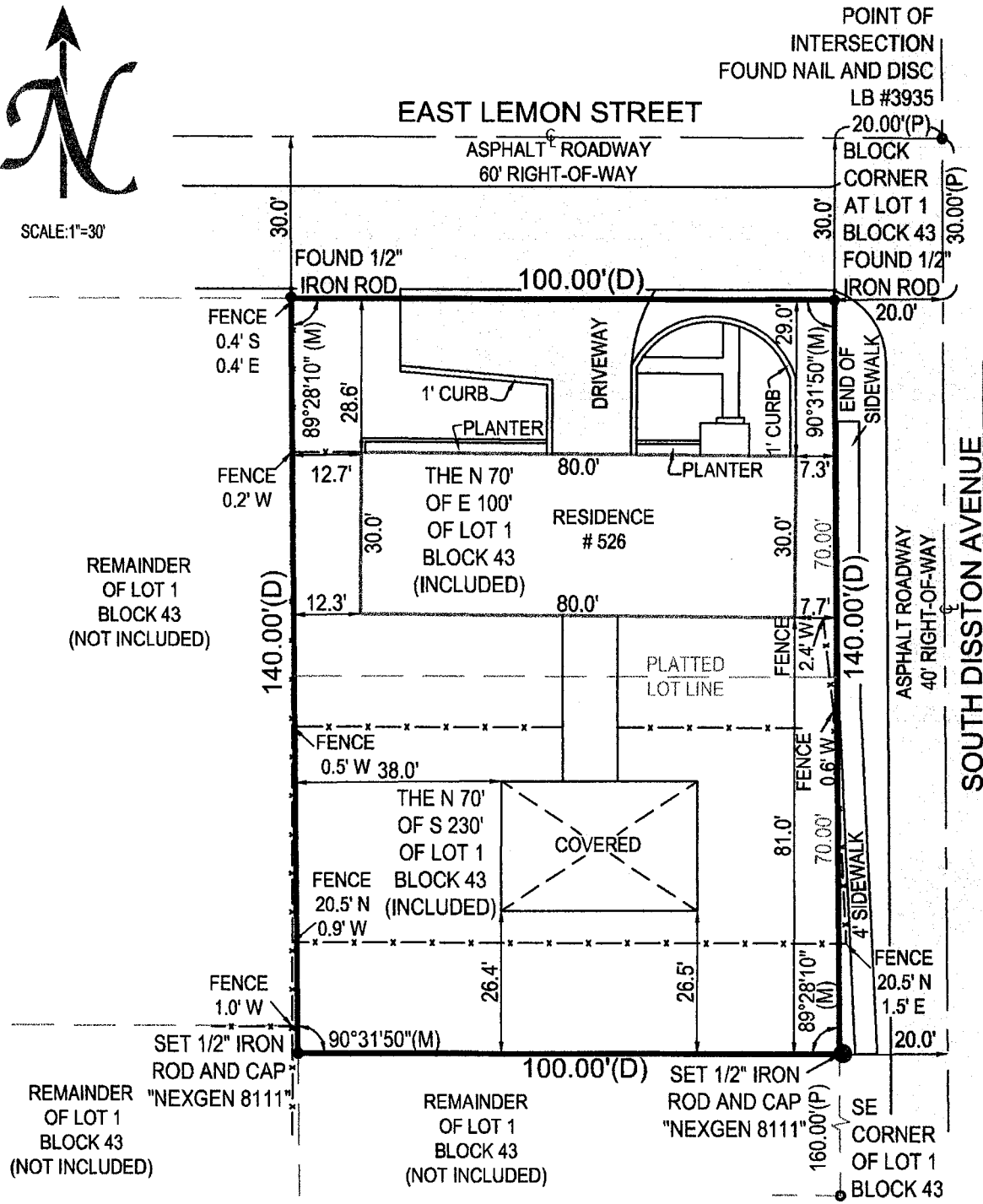
526 EAST LEMON STREET, TARPON SPRINGS, FL. 34689



SCALE: 1"=30'



AERIAL PHOTOGRAPH
(NOT-TO-SCALE)



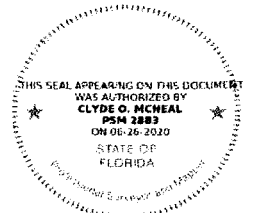
- ALL ANGLES AND DISTANCES SHOWN HEREON ARE BOTH RECORD AND MEASURED UNLESS OTHERWISE NOTED

SHEET 1 OF 2 (SKETCH OF SURVEY) - SEE SHEET 2 OF 2 FOR LEGAL DESCRIPTION, AND OTHER SURVEY RELATED DATA. SURVEY IS NOT COMPLETE WITHOUT ALL SHEETS

The survey map & report or the copies thereof are not valid without the digital signature and seal of a Florida licensed surveyor and mapper

Date of Field Work : 06-25-2020
 Drawn By: Oleg
 Order #: 93312
 Last Revision Date: 06-25-2020
 Boundary Survey prepared by: LB8111
 NexGen Surveying, LLC
 5601 Corporate Way, Suite #103
 West Palm Beach, FL 33407
 561-508-6272

NEXGEN
 SURVEYING, LLC.



Patricia McNeese

From: Joann Hoffman <jhoffman825@gmail.com>
Sent: Tuesday, May 11, 2021 3:55 PM
To: Patricia McNeese
Subject: Re: #21-34

External Email - Use caution with links and attachments

Dear Planning and Zoning Department and Tarpon Springs Board of Commissioners:

My name is Joann Hoffman, 522 E. Lemon St, Tarpon Springs.

I am sending this correspondence in reference to an upcoming public hearing regarding future land use map amendment and rezoning. My property, Hoffman's Mini Storage, Inc is adjacent to the applicant referenced above. I am in favor and recommend the city to approve the LUA from RM to IL and a rezoning from R-60 to IB to allow for expansion of Live Edge Slabs, LLC. Thank you for your consideration to this request.

Respectfully,

Joann Hoffman
Hoffman's Mini Storage, Inc.
522 E. Lemon St.
Tarpon Springs, FL 34689

ORDINANCE 2021-07

AN ORDINANCE OF THE CITY OF TARPON SPRINGS, FLORIDA AMENDING THE FUTURE LAND USE MAP FOR 0.16 ACRES, MORE OR LESS, OF REAL PROPERTY LOCATED ON THE WEST SIDE OF SOUTH DISSTON AVENUE BETWEEN EAST LEMON STREET AND EAST BOYER STREET, FROM LAND USE DESIGNATION RM (RESIDENTIAL MEDIUM) TO LAND USE DESIGNATION IL (INDUSTRIAL LIMITED); PROVIDING FOR FINDINGS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the owner of said property totaling 0.16 acres, MOL, has applied to amend the Future Land Use Map designation of the property from RM (Residential Medium) category to IL (Industrial Limited) category; and,

WHEREAS, the permitted uses within the IL, Industrial Limited, land use designation are compatible with the surrounding and existing land uses; and,

WHEREAS, the property owner has also applied to re-zone the property from the R-60 (One and Two Family Residential) zoning district to the IB (Intensive Business) zoning district; and,

WHEREAS, the Planning and Zoning Board conducted a public hearing on this application on May 17, 2021; and,

WHEREAS, this Ordinance has been duly advertised in accordance with the requirements of Chapter 171, F.S. and the Tarpon Springs Comprehensive Zoning and Land Development Code.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF TARPON SPRINGS, FLORIDA:

Section 1. FINDINGS

1. That the Board of Commissioners finds that this Ordinance is consistent with Chapter 163, Part II, Florida Statutes.
2. The Board of Commissioners finds that this amendment to RL, Residential Low, land use designation is appropriate.

Section 2. LAND USE PLAN DESIGNATION

The Future Land Use Map of the Future Land Use Plan Element of the Tarpon Springs Comprehensive Plan is hereby amended to Industrial Limited for the property described as:

“The North 70 feet of the South 230 feet of the East 100 feet of Lot 1, Block 43, Map of the Town of Tarpon Springs, Florida, a subdivision lying in Section 13, Township 7 South, Range 15 East, as shown on the plat recorded in Plat Book 4, Page 8, of the Public Records of Hillsborough County, of which Pinellas County, Florida was formerly a part.”

Section 3. EFFECTIVE DATE

This Ordinance shall be effective upon approval in conjunction with approval of Ordinance 2021-06.

ORDINANCE 2021-06

AN ORDINANCE OF THE CITY OF TARPON SPRINGS, FLORIDA AMENDING THE OFFICIAL ZONING ATLAS OF THE CITY OF TARPON SPRINGS FOR 0.16 ACRES, MORE OR LESS, OF REAL PROPERTY LOCATED ON THE WEST SIDE OF SOUTH DISSTON AVENUE BETWEEN EAST LEMON STREET AND EAST BOYER STREET, FROM ZONING DESIGNATION R-60 (ONE AND TWO FAMILY RESIDENTIAL) TO ZONING DESIGNATION IB (INTENSIVE BUSINESS); PROVIDING FOR FINDINGS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the property owner of record of said parcel has requested to amend to the zoning district designation of said parcel from R-60 (One and Two Family Residential) to IB (Intensive Business); and,

WHEREAS, the applicant is also requesting a change to the Future Land Use designation from RM (Residential Medium) category to IL (Industrial Limited) category; and,

WHEREAS, the proposed IB, Intensive Business, zoning district is consistent with the proposed future land use category of IL, Industrial Limited; and,

WHEREAS, the planned uses within the IB District are compatible with surrounding and existing land uses; and,

WHEREAS, the Planning and Zoning Board conducted a public hearing on this rezoning Ordinance on May 17, 2021; and,

WHEREAS, published legal notice of this Ordinance has been provided pursuant to the requirements of Chapter 166.041, F.S. and Section 206 of the Tarpon Springs Comprehensive Zoning and Land Development Code.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF TARPON SPRINGS, FLORIDA:

Section 1. FINDINGS

1. That the Board of Commissioners finds that this Ordinance is consistent with the Tarpon Springs Comprehensive Plan.
2. That available uses to which the property may be put are appropriate to the property in question and are compatible with the existing and planned uses in the area.

3. That the amendment shall provide for efficient and orderly development considering the impact upon growth patterns and the cost to the City to provide public facilities.
4. That the amendment will not adversely impact nor exceed the capacity or the fiscal ability of the City to provide public facilities including transportation, water and sewer, solid waste, drainage, recreation, education, fire protection, library service and other similar public facilities.

Section 2. ZONING ATLAS AMENDMENT

That the Official Zoning Atlas of the City of Tarpon Springs is hereby amended for the property described as:

“The North 70 feet of the South 230 feet of the East 100 feet of Lot 1, Block 43, Map of the Town of Tarpon Springs, Florida, a subdivision lying in Section 13, Township 7 South, Range 15 East, as shown on the plat recorded in Plat Book 4, Page 8, of the Public Records of Hillsborough County, of which Pinellas County, Florida was formerly a part.”

Section 3. EFFECTIVE DATE

This Ordinance shall be effective upon approval and in conjunction with approval of Ordinance 2021-07.