

Tab 3

**WASTE SERVICES OF FLORIDA,
INC. (WSI) AN-PA-Z-2011-05**

(Annexation, Plan Amendment, Rezone)

Staff Report
Waste Services of Florida Inc.
1615 & 1619 Oakwood Avenue
Annexation, Small Scale Plan Amendment and Rezoning
AN/PA/Z 2011-05

REQUESTS:

- **To annex 2 parcels/lots totaling 0.26 acres located at the southeast corner of Oakwood Avenue and Canal Road into the City of Palmetto;**
- **To change the Plan category of these annexed parcels/lots from a County designation (IH) to a City designation (HCI);**
- **To rezone 2 parcels/lots from HM, Heavy Manufacturing in the County to CHI in the City**

OWNERS: Waste Services of Florida, Inc. (WSI)

ADDRESS/LOT/PARCEL NUMBER/SIZE OF SUBJECT PROPERTIES

County Parcels:

1. 1615 Oakwood Ave/Lot 4/PID # 1011000005/0.13 acres (per Property Appraiser's)
 2. 1619 Oakwood Ave/Lot 5/PID # 1011000003/0.13 acres (per Property Appraiser's)
- Total Site: 0.26 acres
Total WSI holdings: 6.8 acres (per Property Appraiser's)
Address of WSI: 1312 16th Avenue /Canal Road

PLAN/ZONING/EXISTING USE OF SUBJECT PROPERTIES

1. 1615 Oakwood Ave IH (Industrial Heavy)/HM (Heavy Manufacturing)/vacant land
2. 1619 Oakwood Ave IH (Industrial Heavy)/HM (Heavy Manufacturing)/vacant land

PLAN/ZONING/EXISTING USES OF SURROUNDING AREA

North: IH/HM/industrial and vacant industrial land
South: HCI/CHI/industrial-construction and demolition debris transfer station
East: IH/HM/industrial and vacant industrial land
West: HCI/CHI/industrial- construction and demolition debris transfer station

BACKGROUND

The subject properties consisting of two platted lots, are located on the south side of Oakwood Avenue between Canal Road and 18th Avenue Drive E in a predominantly industrial area south of 17th Street. These two lots were acquired by the applicant, Waste Services of Florida, Inc. (WSI) for expansion of the existing transfer station for construction and demolition waste and debris. WSI properties consisting of 6.8 acres make up an enclave in the City east of Canal Road.

In June 2007, Forristall Materials proposed to add a construction and demolition (C&D) transfer station to its existing concrete crushing facility located at 1312 16th Avenue (Canal Road). The proposed addition included an office trailer with parking and off-road truck queuing areas.

In October 2008, construction plans were approved for Forristall Construction and Demolition Transfer Station to accept, sort and transfer construction and demolition waste materials on 6.53 acres. The site formerly operated as a concrete crushing facility, which would continue in the remainder area of the site not occupied by the C&D Transfer Station.

The project proposed the construction of a 75'x75' covered area with 25'x75' loading and unloading areas located at the eastern end of the site and a modular office trailer with related parking and sidewalks close to the entrance on Canal Road.

Since that time, Forristall acquired the subject 0.26 acre property and Waste Services of Florida, Inc. purchased the entire 6.8 acre site from Forristall Development, Inc. in July 2010. In July 2011, the City issued CO's for the truck scale and foundation and the modular office building and related parking. WSI will submit additional construction plans for any future development on the subject property.

COMPREHENSIVE PLAN ANALYSIS

This report covers 3 separate requests and public hearing items:

(1) the annexation of 0.26 acres into the City; (2) the small scale plan amendment of 0.26 acres from County IH to City HCI; and (3) the rezoning from County HM to City CHI.

1. Annexation

The objective of the annexation application is to add Lots 4 and 5 to the existing C&D transfer station and concrete crushing facility located at 1312 16th Avenue (Canal Road). Of the 13 lots located on the south side of Oakwood Avenue, in Block 3 of Pal-Ell-Park Subdivision, WSI owns 7 non-contiguous lots leaving 6 lots (Lots 6-11) between its holdings. The 7 lots owned by WSI will be incorporated into their overall plan and will have access from Canal Road rather than Oakwood Avenue.

The proposed annexation will result in a more defined city boundary along Oakwood Avenue and is consistent with Objective 1.12 of the Future Land Use Plan and the following Plan policy:

***Policy 1.12.1:** The City shall balance the benefits of future annexations, i.e. to promote the orderly growth of the City with its ability to fulfill other established plans for the City.*

The annexation is a logical extension of City boundaries and is consistent with the Palmetto 2030 Comprehensive Plan.

2. Plan Amendment

The proposed plan amendment from County IH to City HCI meets the requirements of a small scale plan amendment pursuant to Section 18 of Section 163.3187, Florida Statutes in that it is less than 10 acres and does not exceed 120 acres in a calendar year, does not involve a text change and is not located within an area of critical state concern. The change from IH to HCI is a comparable change in plan categories between the County's and City's Plans. They both permit consideration of heavy commercial and industrial uses. The proposed HCI plan category is consistent with the surrounding plan categories in the area, both in the City and County.

The plan amendment is consistent with the Palmetto 2030 Comprehensive Plan.

Future Land Use Element

The subject properties are IH on the County's Plan in which light and heavy manufacturing and research and development uses are permitted. The City's HCI category permits heavy commercial and industrial uses at a maximum FAR of 1.0.

Infrastructure

The City of Palmetto has adequate capacity for water and sanitary sewer, and the availability of reclaimed water at this location.

3. Rezoning

The purpose of the proposed rezoning from County HM to City CHI is to add two parcels/lots to an existing C&D transfer station operation. The proposed CHI zoning is consistent with CHI zoning in the City east of Canal Road and with the surrounding HM zoning in the county. Since the rezoning is to a standard zoning district CHI, applicable setbacks will be met with the submittal of a construction/commercial site plan.

The rezoning is consistent with the Palmetto 2030 Comprehensive Plan.

STAFF RECOMMENDATION:

The purpose of these applications is to expand the existing construction and demolition (C&D) transfer station and concrete crushing facility located at 1312 16th Avenue (Canal Road) that is currently operating in the City. These requests are required to add the subject property to an existing business which will increase the City's tax base in the long run. It is a logical expansion of the City limits in an industrial area for an established use currently in operation.

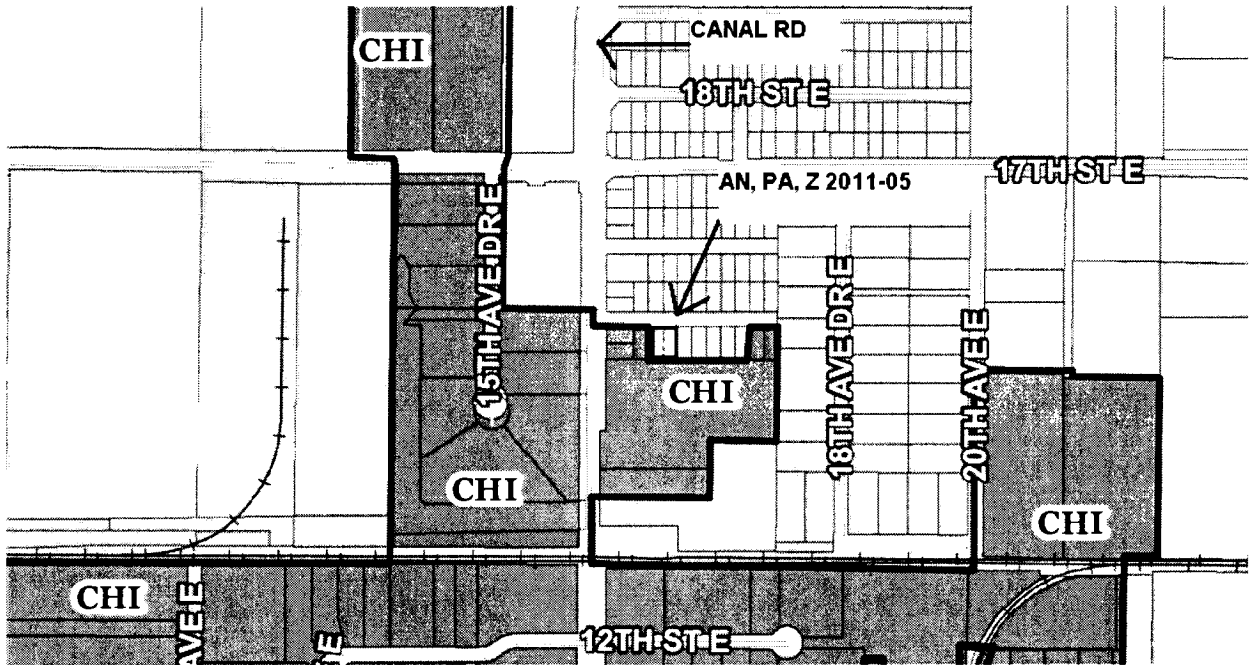
Staff recommends APPROVAL of the annexation, small scale plan amendment to HCI and rezoning to CHI.

PLANNING AND ZONING BOARD RECOMMENDATION:

The Planning and Zoning Board shall recommend to APPROVE, APPROVE WITH CONDITIONS or DENY the proposed items:

- Annexation of 2 parcels/lots totaling 0.26 acres located at the southeast corner of Oakwood Avenue and Canal Road into the City of Palmetto;
- Plan Amendment of these annexed parcels from a County designation (IH) to a City designation (HCI);
- Rezoning of 2 parcels/lots from HM, Heavy Manufacturing in the County to CHI in the City

**ZONING MAP FOR ANNEXATION, SMALL SCALE PLAN
AMENDMENT AND REZONE 2011-05
REZONING FROM HM (COUNTY) TO CHI (CITY)
1615 & 1619 OAKWOOD AVENUE**



**FUTURE LAND USE PLAN MAP FOR ANNEXATION, SMALL
SCALE PLAN AMENDMENT AND REZONE 2011-05
PLAN AMENDMENT FROM IH (COUNTY) TO HCI (CITY)
1615 & 1619 OAKWOOD AVENUE**



Waste Services of Florida, Inc.
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Waste Services of Florida

1615 & 1619 Oakwood Ave

