

# Proposed Amendments to the Pinellas County Future Land Use Map and Zoning Atlas (Z/LU-7-3-16)

Board of County Commissioners

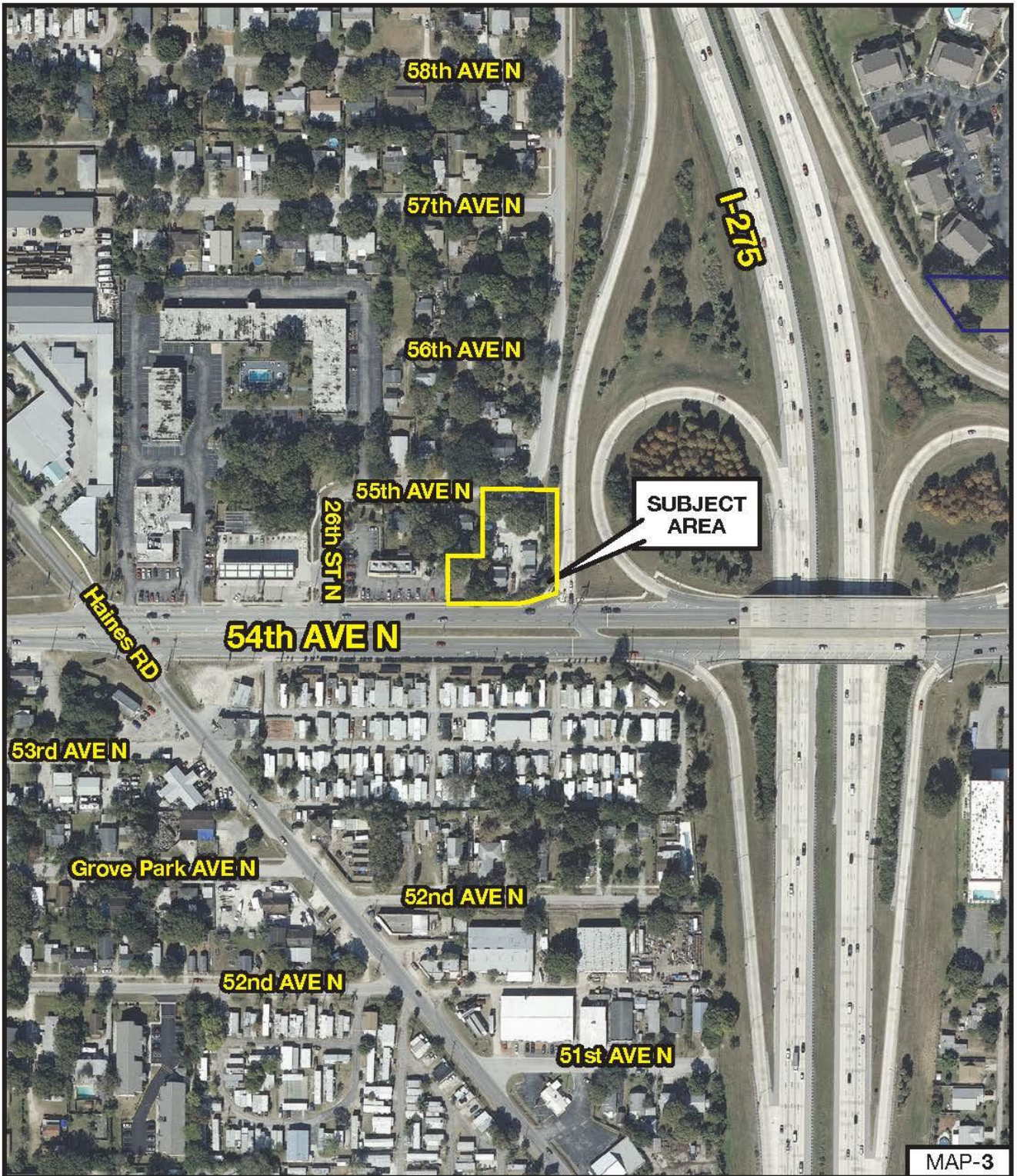
May 24, 2016

# Request

- Subject area
  - Five parcels covering 0.6 acre
  - Northwest corner of 54<sup>th</sup> Ave N & I-275 in Lealman
- Zoning Atlas Amendment
  - From: R-4 (1, 2 & 3 family residential)
  - To C-2 (retail commercial & limited services)
- Future Land Use Map Amendment
  - From: Residential Low (RL)
  - To: Commercial General (CG)
- Existing use:
  - 4 single family homes
- Proposed use:
  - Drive-through restaurant (south)
  - 10-bed ALF (north)







MAP-3

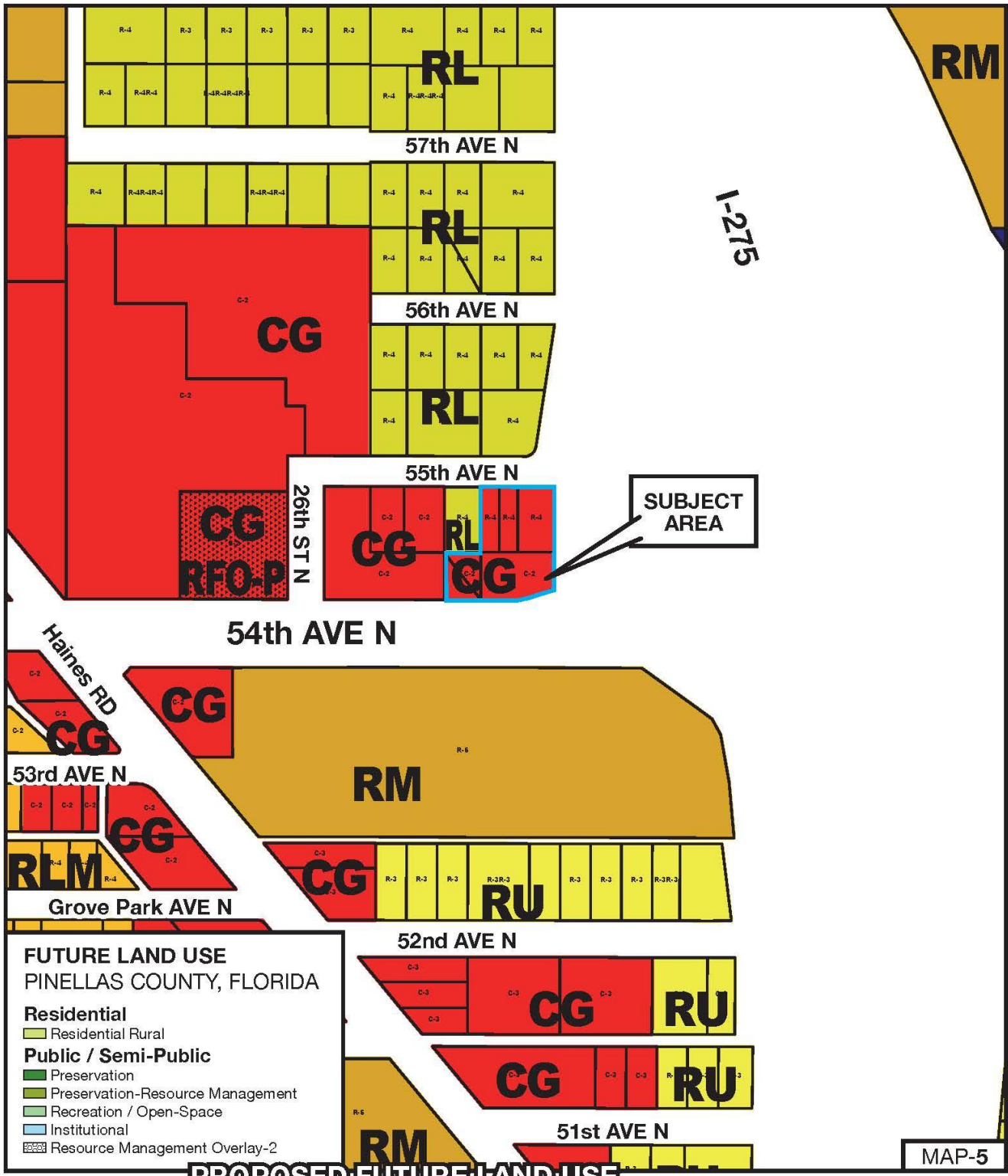
**Z/LU-7-3-16**

**Zoning** From: R-4, One, Two & Three Family Residential  
 To: C-2, General Retail Commercial & Limited Services  
**Land Use** From: Residential Low  
 To: Commercial General

Parcel I.D.s 35/30/16/74340/009/0080 & 0090, 35/30/16/74340/009/0021, 0020, & 0010  
 Prepared by: Pinellas County Planning Department February 2016







**FUTURE LAND USE**  
 PINELLAS COUNTY, FLORIDA

**Residential**

- Residential Rural

**Public / Semi-Public**

- Preservation
- Preservation-Resource Management
- Recreation / Open-Space
- Institutional
- Resource Management Overlay-2

**PROPOSED FUTURE LAND USE**

<b>Z/LU-7-3-16</b>	<b>Zoning</b> From: R-4, One, Two & Three Family Residential To: C-2, General Retail Commercial & Limited Services
	<b>Land Use</b> From: Residential Low To: Commercial General

Parcel I.D.s 35/30/16/74340/009/0080 & 0090, 35/30/16/74340/009/0021, 0020, & 0010  
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N







# Additional Information

- Existing Nonconformities
  - All 5 existing parcels are substandard in size, lot dimensions or both
  - Some of the homes do not meet setbacks
- CG category could generate up to 397 additional trips on surrounding roads
  - Would not lower level of service (LOS)
  - I-275 is a Congestion Containment Corridor (Deficient Road)
  - May be subject to mobility management requirements as determined during site plan review

# Recommendation

- Proposed amendments are appropriate
  - Compatible with the area
  - Consistent with the Comprehensive Plan
  - Not ideal for single family residential
  - Redevelopment will eliminate multiple substandard lots and nonconforming structures
  
- Staff recommends approval
  
- Local Planning Agency
  - Recommended approval (5-0 vote)