



LOCAL PLANNING AGENCY (LPA) STAFF REPORT

Case Number: Z/LU-22-10-19

LPA Public Hearing: October 10, 2019

Applicant: Alderman Crossings, LLC

Representative: Gary A. Boucher, P. E.

Subject Property: Approximately 0.22 acre located on the west side of Alt 19, 180 ft. north of Crystal Beach Avenue in Crystal Beach.



PARCEL ID(S): a portion of parcels 35/27/15/00000/310/0100 & 35/27/15/19872/081/0150

REQUEST:

A Future Land Use Map (FLUM) amendment from Residential Urban (RU) to Commercial General (CG) and a Zoning Atlas amendment from RM (Multi-Family Residential) to C-2 (General Commercial & Services) on approximately 0.22 acre located on the west side of US Alternate 19, 180 feet north of Crystal Beach Avenue in Crystal Beach. The request would allow for commercial uses.

LOCAL PLANNING AGENCY (LPA) RECOMMENDATION:

The Local Planning Agency recommends approval of the proposed amendments to the Pinellas County Future Land Use Map and Zoning Atlas based on the following findings of fact (6-0 vote, in favor):

- The request is consistent with the Pinellas County Comprehensive Plan.
- The proposal is compatible with the surrounding land uses and development pattern.

PLANNING STAFF RECOMMENDATION:

- **Staff recommends** that the LPA find the proposed Future Land Use and Zoning Amendments **CONSISTENT** with the Pinellas County Comprehensive Plan, based on this report.
- **Staff further recommends** that the LPA recommend **APPROVAL** of the proposed Future Land Use and Zoning amendments to the Pinellas County Board of County Commissioners.

SUMMARY REPORT

The Development Review Committee (DRC) reviewed this application on September 9, 2019. The DRC Staff summary discussion and analysis follows:

The subject site consists of a 0.22-acre portion of two parcels on the west side of US Alternate 19 approximately 180 feet north of Crystal Beach Avenue. Both parcels are currently vacant and owned by the same company. It is designated Residential Urban (RU) on the Future Land Use Map (FLUM) and zoned RM, Multi-Family Residential. The property owner is looking to combine this 0.22-acre portion with the eastern parcel, which is zoned C-2 and has a CG land use, in order to develop the site with a commercial use, which will require changes to the FLUM and Zoning Atlas. These are the same designations that exist to the north and south along the US Alternate 19 corridor. The remainder of the western parcel will retain the RU designation and RM zoning, which is proposed to be developed with residential homes.

Directly north of the amendment area is a single-family home, separated by an unimproved alley, south is parking for a restaurant that fronts US Alternate 19, and adjacent to the east and west are the areas owned by the applicant.

The subject site is located in the Crystal Beach Community Overlay and the request is consistent with the Overlay’s Comprehensive Plan objective and policies called out later on in the report.

Comparing the current development potential of the subject property with the proposed development associated with the requested CG FLUM category, the proposal could generate approximately 226 additional average daily vehicle trips on US Alternate 19 which is a deficient roadway. During site plan review any development on these parcels may require a traffic study and/or a transportation management plan identifying improvements necessary to address the impacts of the project.

The subject property is within the County’s potable water supply service area and wastewater treatment service area. The proposal could increase demands on potable water supplies and wastewater treatment facilities by approximately 786 gallons per day, respectively. In reference to solid waste, the proposal could increase the amount of solid waste generated by approximately 23.6 tons per year.

Staff is of the opinion that the proposed Future Land Use and Zoning Atlas amendments are appropriate for the subject property. The proposed development on the site is consistent with the proposed CG land use category and C-2 zoning district. In general, the proposal is compatible with the surrounding uses and is consistent with the Pinellas County Comprehensive Plan.

SURROUNDING ZONING AND LAND USE FACTS:

	Land Use Category	Zoning District	Existing Use
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Subject Property:	Residential Urban	RM	Vacant
Adjacent Properties:			
North	Residential Urban	R-4	Single-Family Homes
East	Commercial General	C-2	Vacant
South	Water	R-4	Parking Lot
West	Residential Urban	RM	Vacant

IMPLEMENTATION OF THE PINELLAS COUNTY COMPREHENSIVE PLAN

Staff finds that the proposed amendment is consistent with the following adopted objectives and policies of the Pinellas County Comprehensive Plan:

FUTURE LAND USE AND QUALITY COMMUNITIES ELEMENT

GOAL ONE: The pattern of land use in Pinellas County shall provide a variety of urban environments to meet the needs of a diverse population and the local economy, conserve and limit demands on natural and economic resources to ensure sustainable built and natural environments, be in the overall public interest, and effectively serve the community and environmental needs of the population.

Objective 1.2 Establish development regulations that respond to the challenges of a mature urban county with established communities that are experiencing infill development and redevelopment activity.

Policy 1.2.2 The Local Planning Agency (LPA) of the Board shall ensure that zoning provisions within the Land Development Code are in conformance with the density, intensity and other relevant standards contained within the Future Land Use and Quality Communities Element.

Policy 1.2.3 Plan designations on the Future Land Use Map shall be compatible with the natural environment, support facilities and services, and the land uses in the surrounding area.

Policy 1.2.5 The Board shall implement land development regulations that are compatible with the density, intensity and other relevant standards of those land use categories defined in the Future Land Use and Quality Communities Element.

Objective 1.24: The Board of County Commissioners will utilize a Community Overlay to define and recognize Crystal Beach as a cohesive community and as a means to identify and support the local vision, community character and natural environment.

Policy 1.24.7: Commercial land uses within Crystal Beach along Alternate U.S. Highway 19 are appropriate and compatible with the residential areas of Crystal Beach. Commercial businesses along this state highway are an asset to

Crystal Beach residents, and it is the intent to retain this pattern of residential and commercial development in the Community.

COUNTY DEVELOPMENT REGULATIONS

Approval of this request does not ensure that the site can meet County development regulations, including concurrency management regulations, which apply at the time of site plan review.

PROPOSED BCC HEARING DATE: November 12, 2019

CORRESPONDENCE RECEIVED TO DATE: One letter received in opposition.

PERSONS APPEARING AT THE LOCAL PLANNING AGENCY HEARING: No one appeared in favor or in opposition.

ATTACHMENTS: (Maps)