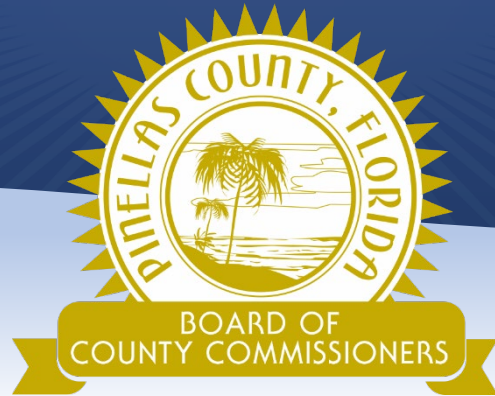


# Board of County Commissioners

Case #s FLU-22-02 & ZON-22-02

June 21, 2022



**Our Vision:**  
To Be the Standard for  
Public Service in America.

# Request

## Subject Property

The west 0.13-acre portion of a 0.37-acre parcel at 3205 US Alternate 19 in Crystal Beach

## Future Land Use Map (FLUM) Amendment

**From:** RU (Residential Urban)

**To:** R/OG (Residential/Office General)

## Zoning Atlas Amendment

**From:** R-4, One, Two & Three Family Residential

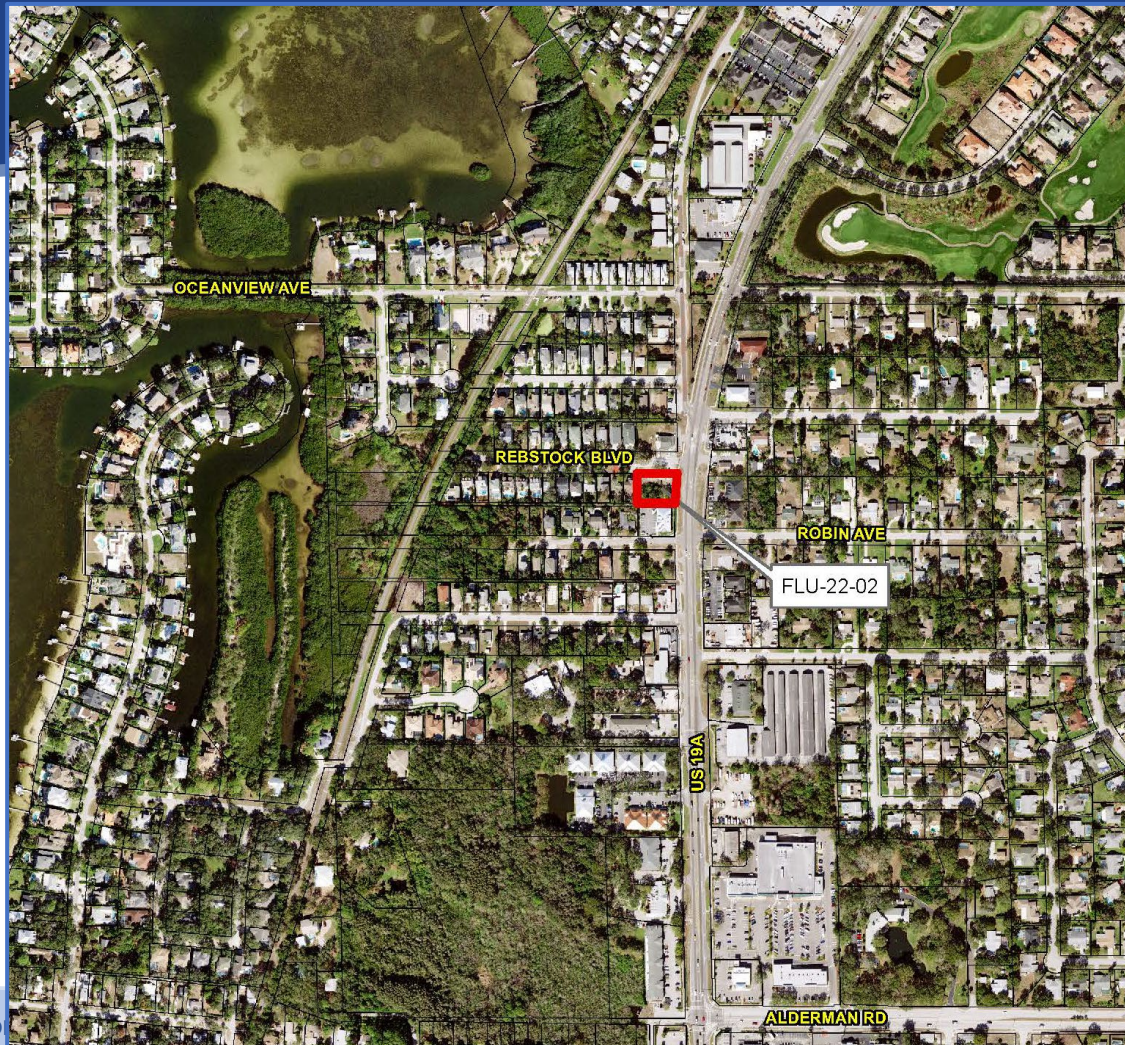
**To:** C-2, General Commercial & Services

**Existing Use:** Vacant

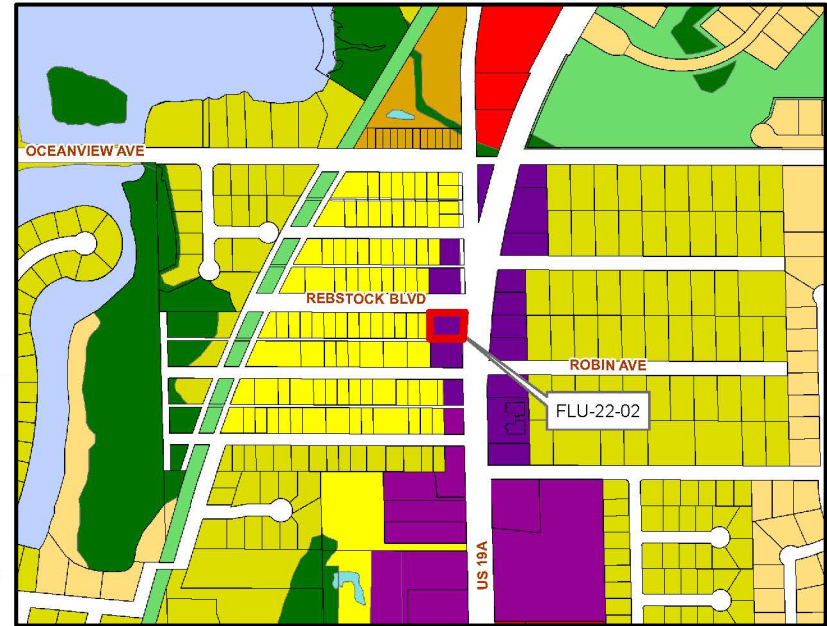
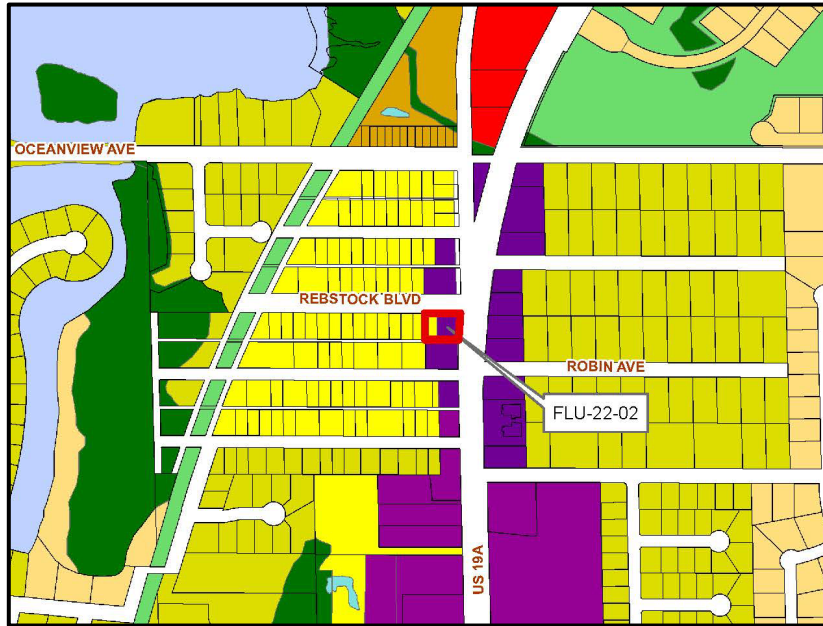
**Proposed Use:** Undetermined



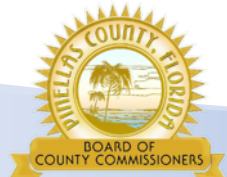
# Location



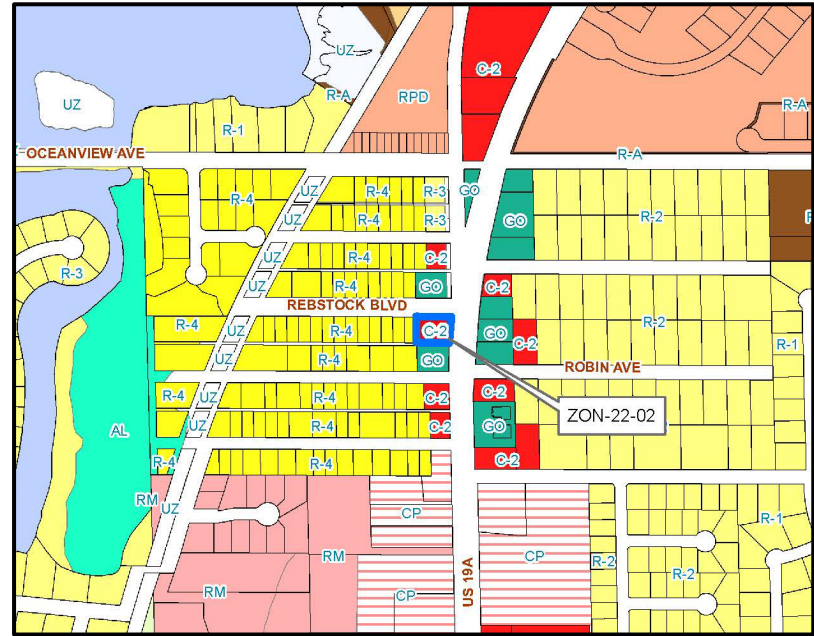
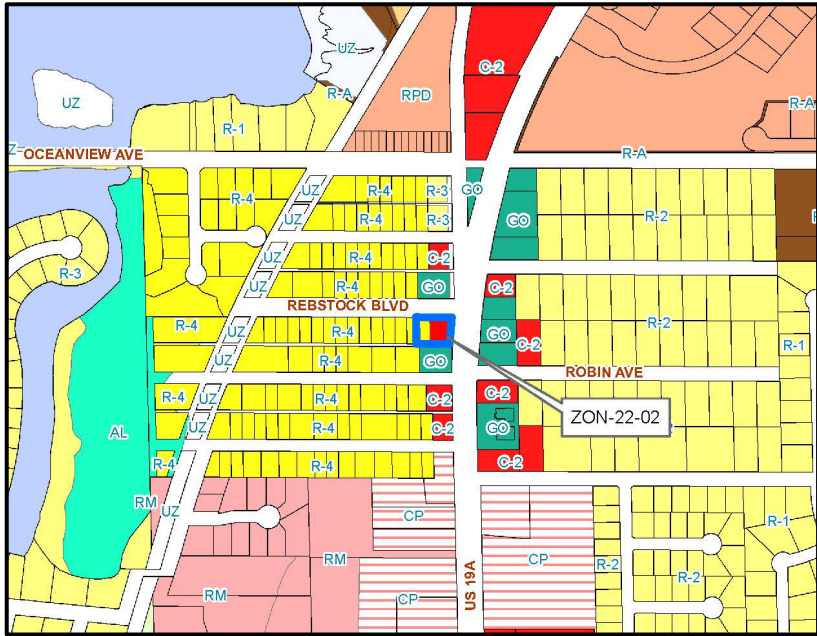
# Future Land Use Map (FLUM)



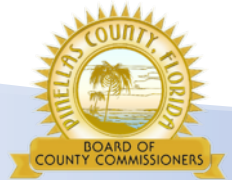
- Parcels
- Residential Suburban
- Residential Low
- Residential Urban
- Residential Medium
- Commerical General
- Employment
- Residential Office General
- Residential Office Retail
- Preservation
- Recreation Open Space
- Water
- Pinellas County



# Zoning Atlas



- Parcels
- AL
- C-2
- CP
- E-2
- GO
- P-C
- R-1
- R-2
- R-3
- R-4
- R-A
- R-R
- RBR
- RM
- RMH
- RPD
- UZ
- Zoning - Label Only
- Pinellas County



# Site Photos



**Looking SW at subject property and amendment area**

# Site Photos



**Moose Lodge to the north**



**Veterinarian to the south**

# Site Photos



**Looking east across US Alt-19**



**Looking south along US Alt-19**



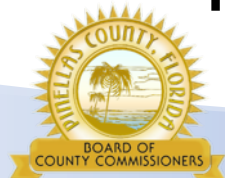
# Additional Information – Land Use

## Current RU Land Use

- **Allows residential, institutional, utilities, rec/open space**
- **7.5 residential units per acre maximum**
- **0.4 Floor Area Ratio (FAR) for nonresidential uses**

## Proposed R/OG Land Use

- **Same uses as RU + office, personal services, light R&D/manuf.**
- **15.0 residential units per acre maximum**
- **0.5 FAR for nonresidential uses**
- **Potential traffic impacts of 38 additional daily trips**



# Additional Information - Zoning

## Current R-4 Zoning

- **Allows single-family residential, duplexes, and triplexes**
- **Maximum building height of 35 feet; 6-ft setback to residential**
- **Potential nonresidential uses via Type-2 Use approval**

## Proposed C-2 Zoning

- **Allows residential, office, commercial, light R&D/manufacturing**
- **Maximum building height of 45 feet; 20-ft setback to residential**

# Additional Information

## Subject Property is within the Crystal Beach Community Overlay

- **Proposal meets the intent of the Overlay**
- **Supportive of commercial uses along US Alt-19**

## Flood Risk

- **Subject property has a low flood risk**
- **Not within the Coastal Storm Area**

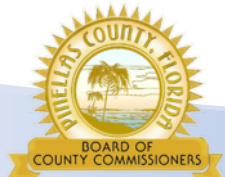
# Recommendation – Land Use (FLU-22-02)

## Proposed Land Use Amendment (RU to R/OG)

- **Within a parcel that fronts Alt US-19**
- **Would consolidate the entire parcel within one FLUM category**
- **Does not increase residential density in the CSA**
- **Consistent with the Crystal Beach Community Overlay**
- **Consistent with the Comprehensive Plan**

**Development Review Committee staff recommends Approval**

**Local Planning Agency – recommended Approval (5-0 vote)**



# Recommendation – Zoning (ZON-22-02)



## Proposed Zoning Amendment (R-4 to C-2)

- **Within a parcel that fronts Alt US-19**
- **Similar depth of nearby nonresidential zoning districts**
- **Would consolidate the entire parcel within one zoning district**
- **Consistent with the Crystal Beach Community Overlay**
- **Consistent with the Comprehensive Plan**

**Development Review Committee recommends Approval**

**Local Planning Agency – recommended Approval (5-0 vote)**

