

# LOCAL PLANNING AGENCY (LPA) RECOMMENDATION to the BOARD OF COUNTY COMMISSIONERS



Regarding: Case No. Z/LU-7-3-16

**LPA Recommendation:** The LPA finds the proposed Future Land Use Map and Zoning Atlas amendments are consistent with the Pinellas County Comprehensive Plan, and recommends approval of the proposed amendments. (The vote was 5-0, in favor)

**LPA Public Hearing: April 14, 2016**

## PLANNING STAFF RECOMMENDATION:

- **Staff recommends** that the LPA find that the proposed amendments to the Pinellas County Future Land Use Map (FLUM) and Zoning Atlas are consistent with the Pinellas County Comprehensive Plan based on the findings in this report; and
- **Staff further recommends** that the LPA recommend approval of the proposed FLUM and Zoning Atlas amendments to the Pinellas County Board of County Commissioners.

## CASE SUMMARY

**APPLICANT'S NAME:** Property Management Enterprises, LLC

**DISCLOSURE:** Gerald Snyder, Sole Owner

**REPRESENTED BY:** Sage Davis

	LAND USE CHANGE	ZONING CHANGE
<b>FROM:</b>	Residential Low	R-4, One, Two & Three Family Residential
<b>TO:</b>	Commercial General	C-2, General Retail Commercial & Limited Services

## PROPERTY DESCRIPTION:

Approximately 0.6 acre located northwest of the intersection of 54th Avenue North and Interstate-275 in Lealman.

**PARCEL ID(S):** 35/30/16/74340/009/0080, 0090, 0021, 0020, & 0010

**PROPOSED BCC HEARING DATE:** May 24, 2016

## CORRESPONDENCE RECEIVED TO DATE:

No correspondence received.

**PERSONS APPEARING AT THE LOCAL PLANNING AGENCY HEARING:**

No one appeared.

**SURROUNDING ZONING AND LAND USE FACTS:**

	Land Use Category	Zoning Designation	Existing Use
<b>Subject Property:</b>	Residential Low	R-4	4 Single Family Homes
<b>Adjacent Properties:</b>			
<b>North</b>	Residential Low	R-4	Single Family Homes
<b>East</b>	1-275	I-275	I-275
<b>South</b>	Residential Medium	R-6	Mobile Home Park
<b>West</b>	Commercial General & Residential Low	C-2 & R-4	Restaurant & Single Family Home

**STAFF DISCUSSION AND ANALYSIS**

**BACKGROUND AND COMPATIBILITY WITH SURROUNDING LAND USES**

The subject area consists of five parcels totaling approximately 0.6 acre on the northwest corner of the intersection of 54<sup>th</sup> Avenue N. and Interstate-275 in Lealman. It currently contains four single family homes (built in the 1940s) and is designated Residential Low (RL) on the Future Land Use Map (FLUM) and zoned R-4, One, Two & Three Family Residential. The applicant is proposing a FLUM amendment to Commercial General (CG) and a zoning change to C-2, General Retail Commercial and Limited Services. The proposed use is a drive-through restaurant fronting 54<sup>th</sup> Avenue N., which is permitted by the proposed CG and C-2 designations. The applicant is also considering a 10-bed assisted living facility (ALF) on the north side of the property with access to 55<sup>th</sup> Avenue N. if site constraints allow. This option will be explored further during site plan review following the land use and zoning amendments, if approved. The existing homes on the subject property all predate the Pinellas County zoning code. Some do not meet current setback standards and all of the lots in their current configurations are substandard either in terms of size, dimensions or both. Redevelopment of the site would provide the opportunity to eliminate these nonconformities.

The proposal is generally compatible with the area and consistent with the surrounding development pattern. A Waffle House restaurant lies immediately to the west. Retail commercial designations exist to the west along the north side of 54<sup>th</sup> Avenue N. all the way to the Haines Road intersection and beyond. An Interstate-275 exit ramp is adjacent to the east and a mobile home park lies to the south across 54<sup>th</sup> Avenue N. Single family homes are to the north across 55<sup>th</sup> Avenue N. While approval of this application could bring retail commercial uses closer to these homes, CG and C-2 designations identical to those proposed currently exist on both sides of 55<sup>th</sup> Avenue N. a short distance to the west.

The subject area's 0.6-acre makes up approximately 40 percent of a 1.5-acre contiguous block of land surrounded by I-275 to east, 54<sup>th</sup> Avenue N. to the south, 26<sup>th</sup> Street N. to the west, and 55<sup>th</sup> Avenue N. to the north. Approximately 0.8-acre of this block is already zoned C-2 and designated CG on the FLUM. Approval of the current application would leave a single 0.15-acre lot as the only residentially-designated property within the block. This lot contains a single-family home and exists on the north side of the block fronting 55<sup>th</sup> Avenue N. between the current subject area and the already existing CG/C-2 area. It should also be noted that the two lots to the west of this home also contain single family homes despite having commercial land use and zoning designations. None of these properties are homesteaded and may be considered for commercial redevelopment in the future.

## **TRANSPORTATION IMPACTS AND CONCURRENCY**

Approval of the proposed request has the potential to generate approximately 397 additional vehicle trips per day on the surrounding roadway network. These additional vehicle trips would not be expected to lower the level of service (LOS) grade of any of the impacted roadway facilities. However, of the 397 additional vehicle trips, approximately 150 trips per day would be projected to impact I-275 (the segment from Gandy Boulevard to 38<sup>th</sup> Avenue North), which is identified as a deficient roadway corridor in Chapter 150 of the County Land Development Regulations. Since the subject site is located within one-half mile of this section of I-275, which is operating at a deficient level of service, development of the site would be subject to Pinellas County's mobility management system requirements during site plan review.

The subject site is located within the Pinellas County Water Demand Planning Area and the South Cross Bayou Wastewater Reclamation Facility Service Area. Amending the subject site to CG could increase potable water and wastewater demand by approximately 1,500 gallons per day, respectively. With respect to solid waste disposal, approval of the amendment could increase the amount of solid waste generated by approximately 28.4 tons per year.

## **SUMMARY**

The proposed land use and zoning amendments are appropriate based on the existing uses and development pattern in the surrounding area. The subject site is adjacent to a restaurant with the same land use and zoning designations being requested. The subject area is not an ideal location for single family residential uses due to its proximity to a major road intersection and busy Interstate exit ramp. Redevelopment of the site will eliminate several substandard lots and nonconforming structures. The request will not detrimentally impact the adjacent roadway or other infrastructure-related services. For these reasons, staff supports this proposal.

## **IMPLEMENTATION OF THE PINELLAS COUNTY COMPREHENSIVE PLAN**

Staff finds that the proposed amendments are 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.**

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

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**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.

Attachment (Maps)