



LOCAL PLANNING AGENCY (LPA) STAFF REPORT

Case Number: FLU-24-01

LPA Public Hearing: May 8, 2024

Applicant: Jose E. Pagan Guzman

Representative: Angel Rivera, A & B Engineering Consultants, P.A.

Subject Property: Approximately 0.15 acre located at 2520 55th Avenue North in Lealman

Parcel ID(s): 35-30-16-74340-009-0030



REQUEST:

A Future Land Use (FLUM) amendment from Residential Low (RL) to Commercial General (CG) on approximately 0.15 acre located in the Lealman community.

LOCAL PLANNING AGENCY (LPA) RECOMMENDATION:

The LPA finds the proposed Future Land Use Map amendment consistent with the Pinellas County Comprehensive Plan and recommends approval by the Board of County Commissioners.

Development Review Committee (DRC) RECOMMENDATION:

- **Staff recommends** that the LPA find the proposed Future Land Use Map amendment **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 Map amendment to the Pinellas County Board of County Commissioners.
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SUMMARY REPORT

The Development Review Committee (DRC) reviewed this application on April 8, 2024. The DRC Staff summary discussion and analysis follows:

The subject property is approximately 0.15 acres, located at 2520 55th Avenue North in Lealman. The property is designated Residential Low (RL) on the Future Land Use Map (FLUM), and it is zoned R-4, One, Two, & Three Family Residential. It currently contains a single-family home. The RL land use category is intended primarily for low density residential uses with some limited institutional and nonresidential uses. The applicant wishes to have the ability to convert the existing single-family residence into an office for the business operations that are located on the adjacent property to the east. While the RL category allows for some limited nonresidential use, the property would be better suited to a nonresidential land use category, given the applicant's intent for future use.

Importantly, concurrently with this FLUM change application, the applicant is also pursuing a Zoning Atlas amendment from R-4, One, Two, & Three Family Residential, to C-2, General Commercial and Services (with a corresponding Variance regarding the lot size of the subject property). (Case # ZON-24-01). The R-4 district allows detached single-family, two-family, and three-family dwelling development. A zoning amendment to C-2 is therefore proposed, which would allow a range of uses (e.g., general office, retail commercial, commercial/ business services, etc.). A change to C-2 would make the existing single-family home nonconforming, but it would be allowed to continue as a home until it is either abandoned or when the property is developed with a primary office use.

Effective May 2nd, 2024, a large portion of this area including the contiguous parcel that occupies the applicant's existing business operations will be in the Lealman Form Based Code (L-FBC) District, which is designated on the District Map as Neighborhood Park (NP). The Neighborhood Park district encourages a mix of uses such as retail commercial and other office-based uses. Notably, the subject property does not fall within the L-FBC area, but the applicant's contiguous parcel does.

Compatibility with Surrounding Uses and Future Land Use Map Designations

The subject property is located approximately 651 feet east of Haines Road and 590 feet west of I-275. The surrounding area contains a variety of uses that consist of a mix of retail, commercial/business services, and residential uses within the parcel's vicinity. Across 54th Avenue to the south of the subject parcel is a mobile home park, and retail commercial. 54th Avenue is an arterial roadway with a combination of commercial, office, and residential uses in its vicinity. To the west of the subject property is a single-family residence which is nonconforming with their C-2 commercial zoning district. Single-family homes are also to the north of the subject property. The subject property is not within the Coastal Storm Area and has a low flood risk.

While the subject property is located along the boundary of an established single-family neighborhood directly to the north, the subject property is within a block of CG parcels surrounded along the east, west and south sides that are also located on 55th Avenue. The subject parcel is the last one on the block to retain a residential land use designation. The proposed CG land use can be considered an appropriate transition in addition to the

implementation of the Lealman Form-Based Code that would allow a variety of non-residential uses.

Conclusion

The DRC staff is of the opinion that the proposed FLUM amendment is appropriate for the subject property and is compatible with the surrounding development pattern. Additional impacts to infrastructure are not anticipated. The DRC also finds the amendment consistent with the Pinellas County Comprehensive Plan (see specifically cited goal, objectives, policies, and strategies listed below).

SURROUNDING LAND USE AND ZONING FACTS:

	Land Use Category	Zoning District	Existing Use
Subject Property:	One, Two, and Three-Family Residential	R-4	Single-Family Residence
Adjacent Properties:			
North	Residential Low	R-4	Single-Family Residence
South	Commercial General	C-2	Towing Yard
East	Commercial General	C-2	Towing Yard
West	Commercial General	C-2	Single-Family Residence

IMPLEMENTATION OF THE PINELLAS COUNTY COMPREHENSIVE PLAN

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

FUTURE LAND USE ELEMENT

- Goal 1: Provide a variety of land use character areas to meet the needs of a diverse population and support thriving, resilient, quality communities.
- Objective 1.1 Establish Land Use Categories that respond to the unique challenges of infill and (re)development within Unincorporated Pinellas County. Page 5
- Objective 1.2 Maintain a Land Development Code that responds to the unique challenges of infill and (re)development within Unincorporated Pinellas County.
- Policy 1.2.2 Consider creative regulatory solutions to support (re)development.

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: June 11, 2024, at 9:30 a.m.

CORRESPONDENCE RECEIVED TO DATE: One letter received in opposition.

PERSONS APPEARING AT THE LOCAL PLANNING AGENCY HEARING: One person appeared in opposition.

ATTACHMENTS: (Maps, Impacts Analyses)