

LOCAL PLANNING AGENCY (LPA) STAFF REPORT



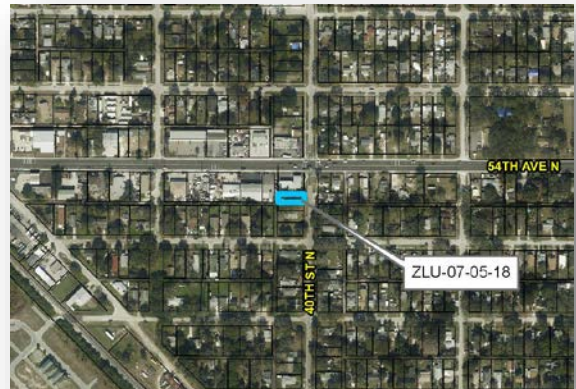
Case Number: Z/LU-07-05-18

LPA Public Hearing: May 9, 2018

Applicant: Tin Danh

Representative: Tony Bui

Subject Property: approximately 0.10 acre located on the west side of 40th Street North approximately 90 feet south of 54th Avenue North in Lealman



PARCEL ID(S): a portion of 03/31/16/510/48/041/0130

REQUEST:

Future Land Use Map (FLUM) amendment from Residential Urban to Commercial General and a Zoning Atlas amendment from R-4 (One, Two, and Three-Family Residential) to C-2 (General Retail Commercial & Limited Services) on approximately 0.10 acre located on the west side of 40th Street North approximately 90 feet south of 54th Avenue North in Lealman. The request would allow for the expansion of the adjacent commercial business to the north.

LOCAL PLANNING AGENCY (LPA) RECOMMENDATION:

The LPA finds that 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 6-0, in favor)

PLANNING STAFF RECOMMENDATION:

- **Staff recommends** that the LPA find the proposed 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 land use and zoning amendments to the Pinellas County Board of County Commissioners.

SUMMARY REPORT

The Planning Review Committee (PRC) reviewed this application on April 9, 2018. The PRC Staff summary discussion and analysis follows:

The subject property consists of the northern 0.10 acre of a parcel on the west side of 40th Street North approximately 90 feet south of 54th Avenue North. This parcel is currently vacant. It is designated Residential Urban (RU) on the Future Land Use Map (FLUM) and zoned R-4, One, Two, and Three-Family Residential. The property owner is looking to combine this 0.10 acre portion with the property to the north to expand his current auto repair business. This expansion will require changes to the FLUM and Zoning Atlas. They are proposing a FLUM amendment to Commercial General and a zoning change to C-2, General Retail Commercial & Limited Services for just the 0.10 acre portion. The rest of the property will retain the RU FLUM designation and R-4 zoning. The amendment of the 0.10 acre portion will coincide with the current southerly depth of the adjacent commercial designated parcels that front 54th Avenue North.

Commercial uses currently exist on two sides of the subject property, the aforementioned auto repair shop to the north and west. Single-family homes are located to the east, across 40th Street North and a duplex is located adjacent on the south. The property owner also owns the properties adjacent on the north, west and south.

The subject property is located within the Lealman Community Redevelopment Area (CRA), and the request is consistent with the CRA's objectives of redevelopment and revitalization. The subject property, if combined with the property to the north, is located on 54th Avenue North, which has been designated as one of the major commercial redevelopment corridors in Lealman. CRA Objective 10.5: *The east-west corridors are 54th Avenue and 58th Avenue but to a lesser extent. Implementing a holistic approach to improving the corridors is vital in efficiently moving traffic through the Area while also reducing private automobile dependency, providing the framework for new business investment and connecting the Area's internal street network to enhance the pedestrian experience.*

The proposed Commercial General FLUM and C-2 zoning designations are appropriate based on the subject property's proximity to other commercial uses and general compatibility with the surrounding area. Due to the small size of the amendment area, the proposal is not anticipated to cause significant infrastructure impacts. The request is consistent with the Pinellas County Comprehensive Plan and furthers the revitalization objectives of the Lealman CRA.

SURROUNDING ZONING AND LAND USE FACTS:

	Land Use Category	Zoning District	Existing Use
Subject Property:	Residential Urban	R-4	Vacant
Adjacent Properties:			
North	Commercial General	C-2	Auto Repair
East	Residential Urban	R-4	Single-Family Home
South	Residential Urban	R-4	Duplex
West	Commercial General	C-1	Auto Repair

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.

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 19, 2018

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)