

## LOCAL PLANNING AGENCY (LPA) STAFF REPORT



**Case Number:** Z/LU-13-07-19

**LPA Public Hearing:** July 11, 2019

**Applicant:** Richard K. & Monica R. Schneider

**Representative:** Same as above

**Subject Property:** Approximately 0.39 acre located at 8095 46<sup>th</sup> Avenue North in Lealman

**PARCEL ID(S):** 01/31/15/99126/000/0190



### REQUEST:

A Future Land Use Map (FLUM) amendment from Residential Urban (RU) to Residential/Office General (R/OG) and a Zoning Atlas amendment from R-4 (One, Two & Three Family Residential) to GO (General Office) on approximately 0.39 acre located at 8095 46<sup>th</sup> Avenue North in Lealman. The request would allow for general offices.

### 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 Development Review Committee (DRC) reviewed this application on June 10, 2019. The PRC Staff summary discussion and analysis follows:

The subject property consists of one parcel totaling 0.39 acre on the north side of 46<sup>th</sup> Avenue North, just north of its intersection with County Road 16 in the west Lealman area. It is not located within the Lealman Community Redevelopment Area (CRA). The property contains a single

family home that was built in 1938. It is designated Residential Urban (RU) on the Future Land Use Map (FLUM) and zoned R-4, One, Two & Three Family Residential. The applicants wish to utilize the existing home as an office for their small business, which will require changes to the FLUM and Zoning Atlas. They are proposing a FLUM amendment to Residential/Office General (R/OG) and a zoning change to GO, General Office. These are the same designations that exist on the adjacent property to the east. The requested GO zoning allows a variety of office uses. The requested R/OG land use would limit the maximum developable floor area ratio to .050. The applicants have stated that there will be no storage of products or commercial vehicles on site, nor will there be customers. It is intended to provide a control center for phones and filing.

**Surrounding Uses**

A pool contractor’s office occupies the adjacent property to the east, a duplex and triplex are to the north, a mobile home park is to the south across 46<sup>th</sup> Avenue North and a single family home is to the west, beyond which is an apartment complex and an area with marine and auto repair businesses. The Park Street corridor that has a mix of commercial uses is 0.18 mile to the west.

**Transportation and Infrastructure Impacts**

Comparing the current development potential of the subject property with the potential use associated with the requested R/OG FLUM designation, the proposal could generate approximately 128 additional average daily vehicle trips on 46<sup>th</sup> Avenue North. The change in average daily trips is not expected to significantly impact the operational characteristics of the surrounding roadway network.

The subject property is within the County’s wastewater treatment and the City of St. Petersburg’s potable water supply service areas, respectively. The proposal could increase demands on potable water supplies and wastewater treatment facilities by approximately 579 and 657 gallons per day, respectively. In reference to solid waste, the proposal could increase the amount of solid waste generated by approximately 21 tons per year.

**Conclusion**

The requested FLUM and zoning amendments to R/OG and GO are compatible with the surrounding land uses and development pattern. The proposed allowable maximum intensity could increase, but only minimal impacts to infrastructure are expected. The proposal is consistent with the Pinellas county Comprehensive Plan and is appropriate for this location.

**SURROUNDING ZONING AND LAND USE FACTS:**

	<b>Land Use Category</b>	<b>Zoning District</b>	<b>Existing Use</b>
<b>Subject Property:</b>	Residential Urban	R-4	Single-Family Home
<b>Adjacent Properties:</b>			
<b>North</b>	Residential Urban	R-4	Duplex/Triplex
<b>East</b>	Residential/Office General	GO	Office Building
<b>South</b>	Residential Urban	RMH	Mobile Home Park
<b>West</b>	Residential Urban	R-4	Single-Family Home

## **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:** August 20, 2019

**CORRESPONDENCE RECEIVED TO DATE:** No correspondence received.

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

**ATTACHMENTS: (Maps)**