

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



Regarding: Case No. Z/LU-13-09-17

LPA Recommendation: The LPA finds that the proposed amendments to the Pinellas County Future Land Use Map and Zoning Atlas are consistent with the Pinellas County Comprehensive, and recommends Approval of the request (The vote was 4-1, in favor)

LPA Public Hearing: October 12, 2017

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: Mike's Haines Road Holdings, LLC & Dale Mastry, LLC

DISCLOSURE: Mike Haines Road Holdings, LLC - Michael Dale Mastry (50%) & Lawrence R. Mastry (50%) and Dale Mastry, LLC - Michael D. Mastry (100%)

REPRESENTED BY: R. Donald Mastry

	LAND USE CHANGE	ZONING CHANGE
FROM:	Residential Low Medium	R-4, One, Two & Three Family Residential
TO:	Commercial General (0.61 acre)	C-2, General Retail Commercial & Limited Services (0.31 acre)

PROPERTY DESCRIPTION: Approximately 0.61 acre located at the southwest corner of 54th Avenue North and Haines Road North in Lealman.

PARCEL ID(S): 02/31/16/33930/001/0620, 0090, 0590, 0140 & 0120

PROPOSED BCC HEARING DATE: November 28, 2017

CORRESPONDENCE RECEIVED TO DATE:

No correspondence received.

PERSONS APPEARING AT THE LOCAL PLANNING AGENCY HEARING:

No one appeared in favor or opposition.

SURROUNDING ZONING AND LAND USE FACTS:

	Land Use Category	Zoning Designation	Existing Use
Subject Properties:	Residential Low Medium	C-2 & R-4	Retail Commercial, Residential, & vacant
Adjacent Properties:			
North	Commercial General	C-2	Retail Commercial
East	Commercial General	C-2	Retail Commercial
South	Commercial General & Residential Low Medium	C-2 & R-4	Retail Commercial & Single Family Dwelling
West	Residential/Office General & Residential Low Medium	P-1 & R-4	Dentist & Single Family Dwelling

PLANNING REVIEW COMMITTEE:

The Planning Review Committee (PRC) reviewed this application on August 14, 2017. The PRC Staff summary discussion and analysis follows:

PRC DISCUSSION AND ANALYSIS

BACKGROUND AND COMPATIBILITY WITH SURROUNDING LAND USES

The subject site consists of five parcels totaling 0.61 acre generally located at the southwest corner of 54th Avenue North and Haines Road North. The western three parcels are designated Residential Low Medium (RLM) on the Future Land Use Map (FLUM) and zoned R-4, One, Two & Three Family Residential District. The eastern two parcels are designated Residential Low Medium (RLM) on the Future Land Use Map (FLUM) and zoned C-2, General Retail Commercial & Limited Services District. The existing structures on the parcels include two single-family homes, a duplex and a tavern. The owner wishes to combine these five parcels with two additional parcels to the east (FLUM of CG and zoning of C-2) for redevelopment of retail commercial, which will require changes to the FLUM and Zoning Atlas. It should be noted that the owner is also petitioning the County to vacate the alley that runs between these parcels. A FLUM amendment on all five parcels to Commercial General (CG) and a Zoning Atlas change on three of the parcels to C-2, General Retail Commercial & Limited Services are proposed. It should be noted that if approved, a broad range of uses allowed under these requested designations could be established.

An auto body shop, A/C contractor, single-family home and duplex are located to the south across 53rd Avenue North from the subject site; a single-family home and dentist office is adjacent to the west; an auto parts store is located to the north across 54th Avenue North; and retail commercial owned by the applicant is adjacent to the east. All four corners of this intersection are CG on the FLUM and zoned C-2, identical to those designations requested for the subject property. The retail commercial development pattern is prevalent along both 54th Avenue North and Haines Road North. This intersection is currently under construction and the right-of-way taking on the applicants' properties adjacent to these roads have created a hardship for redevelopment of the current CG properties at the

corner. The combination of these two parcels with the five requested for amendment will provide for a site appropriately sized for retail commercial development. Additionally, this site is located in the Lealman Community Redevelopment Area (CRA). One of the objectives of the CRA is to revitalize and support development along the major corridors in Lealman.

As mentioned earlier, the subject site sits at the intersection of 54th Avenue North and Haines Road North, both designated as major commercial corridors in the CRA, as indicated in the CRA objective below:

Lealman CRA Objective 10.5 Commercial Corridors: Represented Area corridors include four north-south and two east-west roadways. The north-south corridors include 49th Street, 34th Street, 28th Street and Haines Road. 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.

TRANSPORTATION AND INFRASTRUCTURE IMPACTS

Comparing the current development potential of the subject site with the potential uses associated with the requested CG FLUM category, the proposal could generate approximately 501 additional average daily vehicle trips on 54th Avenue North and Haines Road. In this location, 54th Avenue North is operating at a peak hour level of service (LOS) D with a volume to capacity (V/C) ratio of 0.80 and Haines Road is operating at a peak hour level of service (LOS) C with a volume to capacity (V/C) ratio of 0.82. Neither roadway is considered constrained. The change in average daily trips is not expected to significantly impact the operational characteristics of either roadway. There are currently roadway improvements taking place at the intersection where the subject site is located, and Haines Road is scheduled for enhancement. The subject site is, however, within a half mile of a roadway classified as Deficient (Interstate 275). Because of this, mobility mitigation may be required as determined during site plan review.

The subject property is within the County's potable water supply and sewer service areas. The proposal could increase demands on potable water supplies by approximately 729 gallons per day and wastewater treatment facilities by approximately 1,200 gallons per day, respectively. In reference to solid waste, the proposal could increase the amount of solid waste generated by approximately 38 tons per year. These potential increases are not expected to significantly impact the provision of services.

SUMMARY

The proposed CG FLUM and C-2 zoning designations are appropriate based on their general compatibility with the surrounding development pattern, the subject property's location on a major road intersection, acceptable infrastructure impacts; consistency with the Pinellas County Comprehensive Plan and consistency with the Lealman CRA.

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.

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.

Attachment (Maps)