

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



Regarding: Case No. Z/LU-11-07-17

**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 Plan, and recommends Approval of the request (The vote was 6-0, in favor)

**LPA Public Hearing: July 13, 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:** Chris Coleman Agency, Inc.

**DISCLOSURE:** Chris Coleman, Chris Coleman Agency, Inc. (Seller)  
Neil A. Valk, Main Street Car Wash, Inc. (Buyer)

**REPRESENTED BY:** Neil A. Valk

	<b>LAND USE CHANGE</b>	<b>ZONING CHANGE</b>
<b>FROM:</b>	Residential/Office-General	P-1, General Professional Office
<b>TO:</b>	Commercial General	C-2, General Retail Commercial & Limited Services

**PROPERTY DESCRIPTION:**

Approximately 0.74 acre located at 1255 Belcher Road in the unincorporated area of Dunedin.

**PARCEL ID(S):** 30/28/16/00000/230/0200

**PROPOSED BCC HEARING DATE:** August 15, 2017

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

The representative appeared. No one appeared in favor or against.

**SURROUNDING ZONING AND LAND USE FACTS:**

	Land Use Category	Zoning Designation	Existing Use
<b>Subject Property:</b>	Residential/Office-General	P-1	Insurance Office
<b>Adjacent Properties:</b>			
<b>North</b>	Residential/Office-General	P-1	Mobile Home Park
<b>East</b>	Residential/Office-General	P-1	Mobile Home Park
<b>South</b>	Commercial General	C-2	Gas Station
<b>West</b>	Dunedin	Dunedin	Retail Commercial

**PLANNING REVIEW COMMITTEE:**

The Planning Review Committee (PRC) reviewed this application on June 12, 2017. The PRC Staff summary discussion and analysis follows:

**PRC DISCUSSION AND ANALYSIS**

**BACKGROUND AND COMPATIBILITY WITH SURROUNDING LAND USES**

The subject property consists of a 0.74-acre parcel located on the east side of Belcher Road approximately 220 feet north of SR-580 (street address: 1255 Belcher Road). It is designated Residential/Office-General (R/OG) on the Future Land Use Map (FLUM) and zoned P-1, General Professional Office. The existing structure on the property is currently home to an insurance office and was formerly a bank. The prospective buyer wishes to develop a car wash facility on the property, which will require changes to the FLUM and Zoning Atlas. A FLUM amendment to Commercial General (CG) and a Zoning Atlas change 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.

A gas station is adjacent to the subject property to the south and a mobile home park is to the north and east. Belcher Road is to the west, beyond which is retail commercial within the City of Dunedin. The gas station is CG on the FLUM and is zoned C-2, identical to those designations requested for the subject property. The retail commercial development pattern is prevalent along SR-580. The portion of the mobile home park adjacent to the subject property is R/OG on the FLUM and P-1 on the Atlas. These designations were established in 1984 at the request of the mobile home park’s owner at the time, who envisioned redeveloping the property as an office park. The subject property for the current request was once part of the mobile home park but was the only portion of it developed with an office use. As the P-1 district does not allow residential uses, the portion of the existing mobile home park within that designation is nonconforming.

It should be noted that Belcher Road is a designated Scenic Non-Commercial Corridor (SNCC). Nonresidential uses are generally not preferred along SNCCs unless they are near major intersections.

With SR-580 close by to the south, this case fits that description. A Dollar General store exists directly to the west on the opposite side of Belcher Road within the City of Dunedin. If approved, this request would allow commercial uses on the east side of Belcher Road about the same distance from SR-580 as those that already exist on the west side. Residential uses become prevalent as Belcher Road travels north.

**TRANSPORTATION AND INFRASTRUCTURE IMPACTS**

Comparing the current development potential of the subject property with the potential use associated with the requested CG FLUM category, the proposal could generate approximately 330 additional average daily vehicle trips on Belcher Road. In this location, the roadway is operating at a peak hour level of service (LOS) B with a volume to capacity (V/C) ratio of 0.57, and it is not considered constrained. The change in average daily trips is not expected to significantly impact the operational characteristics of Belcher Road. The subject property is, however, within a half mile of a roadway classified as Deficient (US Highway 19). 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 service area. A privately-owned wastewater treatment utility services the site. The proposal could increase demands on potable water supplies and wastewater treatment facilities by approximately 1,523 gallons per day, respectively. In reference to solid waste, the proposal could increase the amount of solid waste generated by approximately 23 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 near a major road intersection, acceptable infrastructure impacts and consistency with the Pinellas County Comprehensive Plan.

**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.

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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)