

Doing Things!

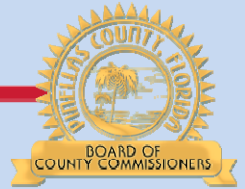
Case # Z\LU-13-9-17

Board of County Commissioners

November 28, 2017

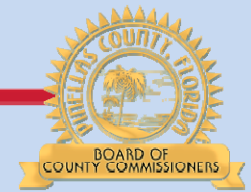
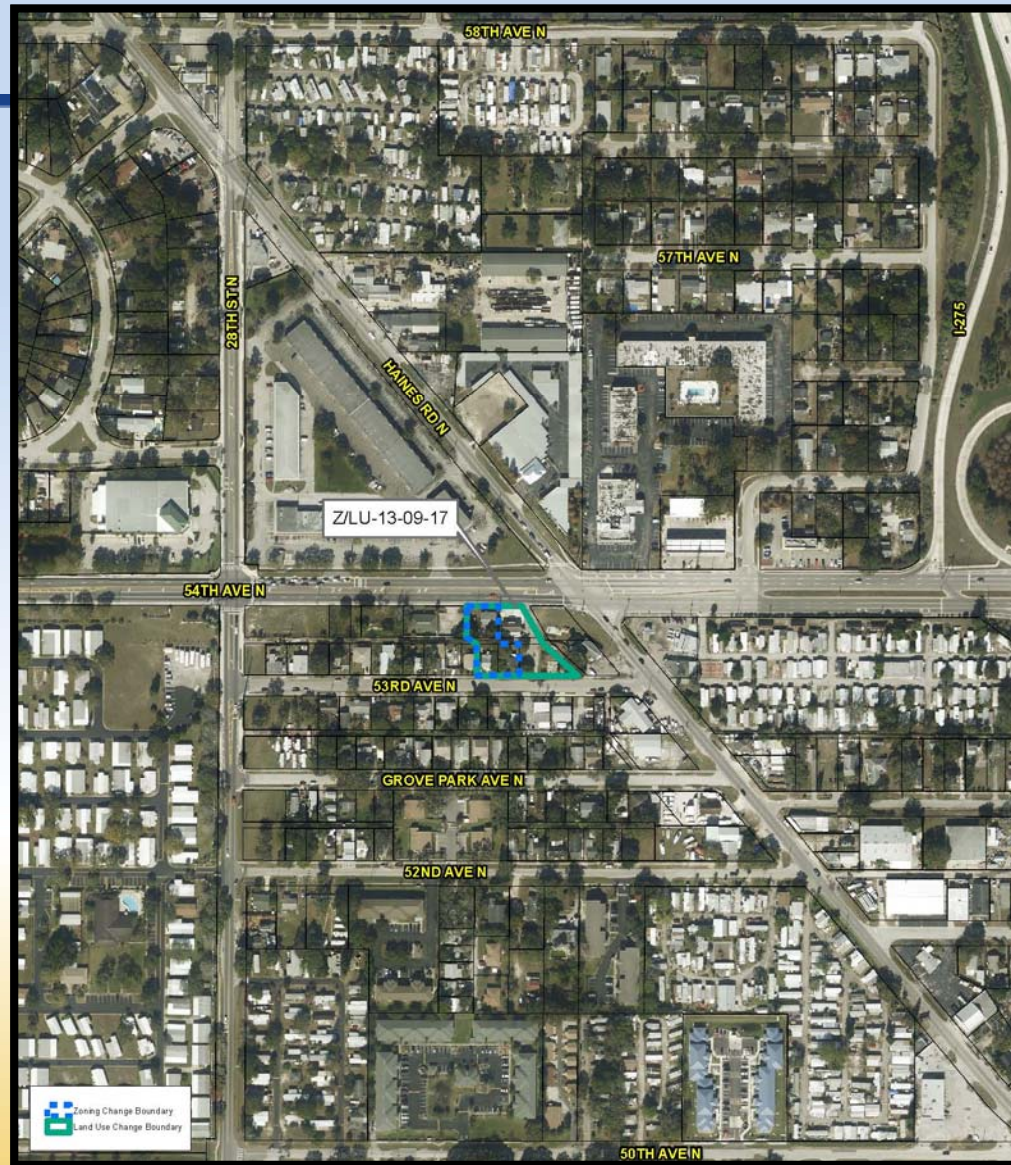


Request

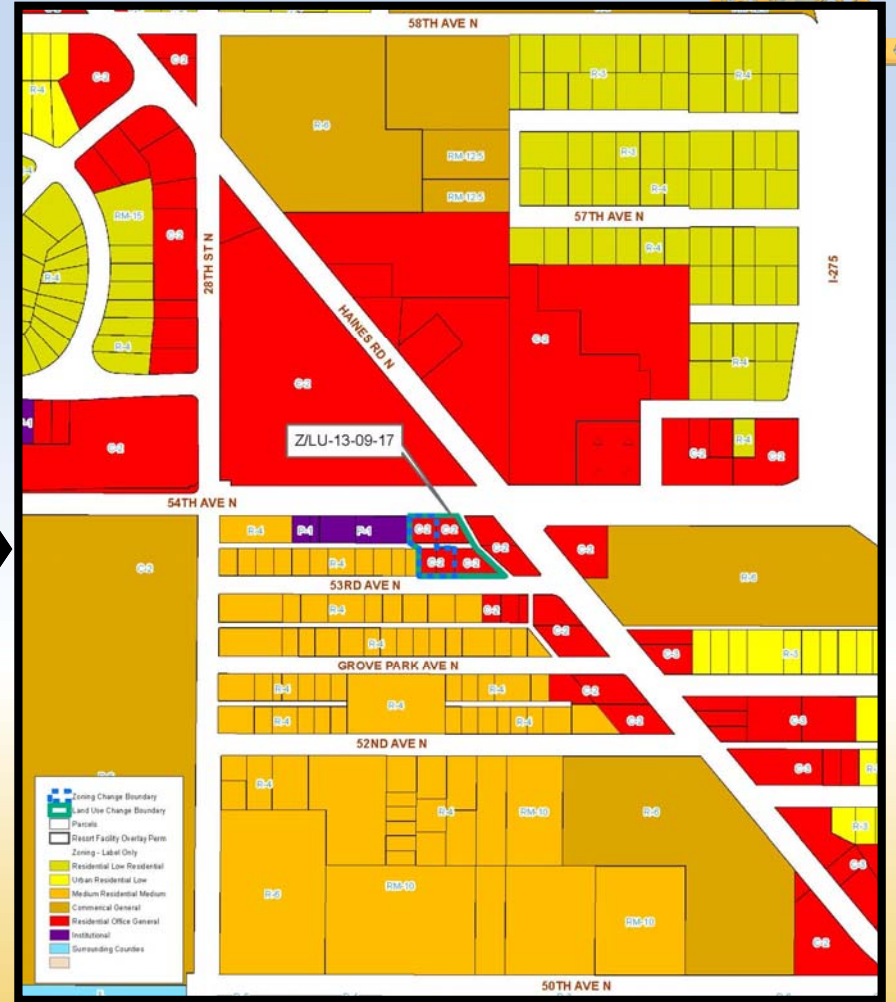
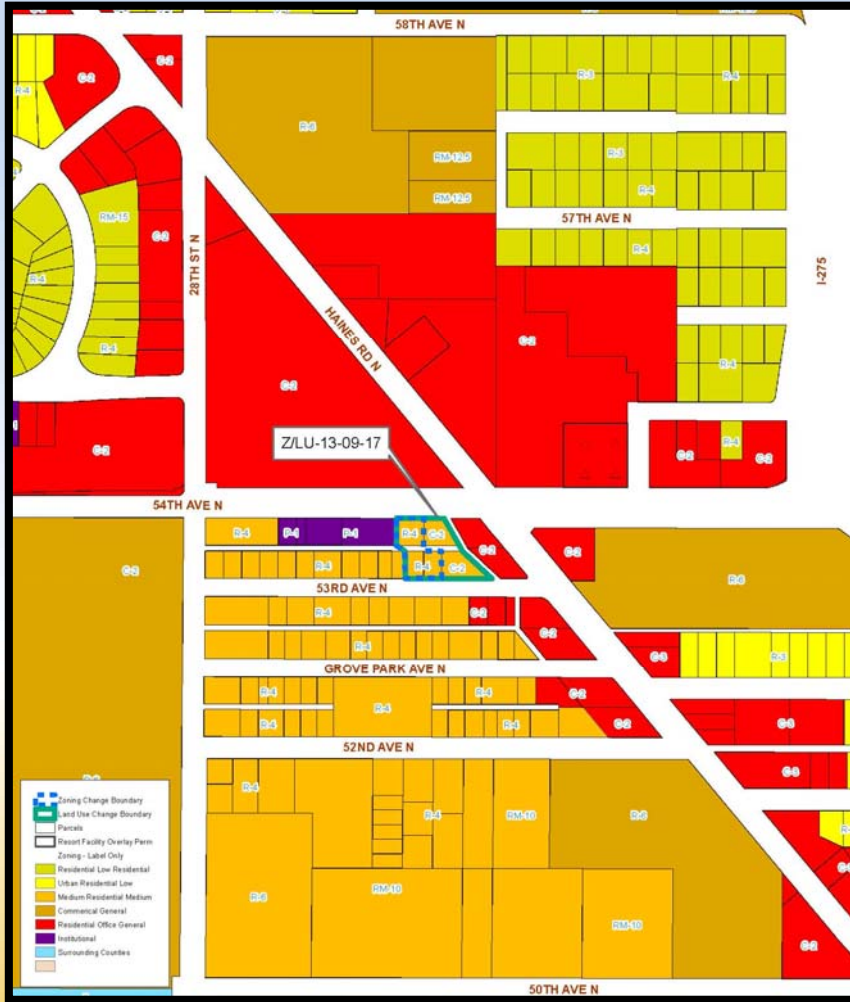


- Subject Area
 - Approximately 0.61 acre
 - Five parcels in Lealman just southwest of 54th Avenue N. and Haines Road
- FLUM Amendment (0.61 acres)
 - From: Residential Low Medium (RLM)
 - To: Commercial General (CG)
- Zoning Atlas Amendment (0.31 acres)
 - From: R-4, One, Two & Three Family Residential
 - To: C-2, General Retail Commercial & Limited Services
- Existing Uses: Residential, Tavern & Vacant
- Proposed Use: Retail Commercial

Location

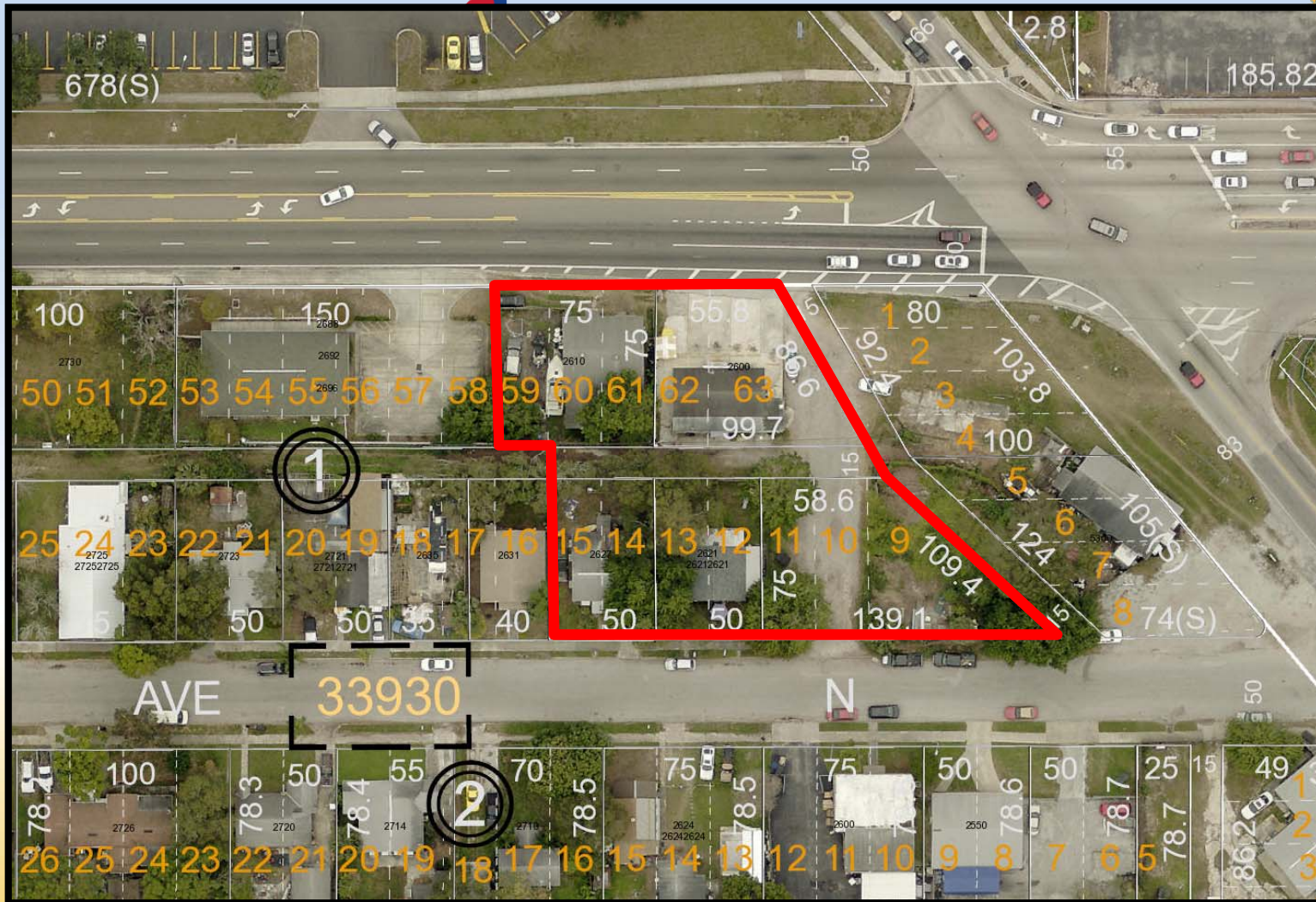


Zoning/FLU



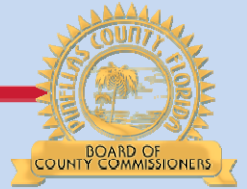
Our Vision: To Be the Standard for Public Service in America

Aerial

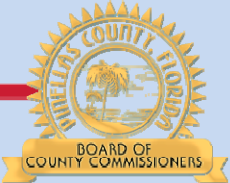


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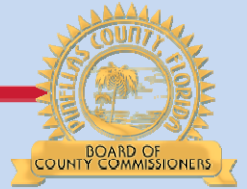
Site Photos



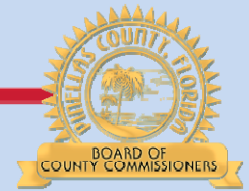
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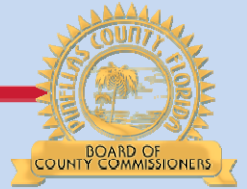
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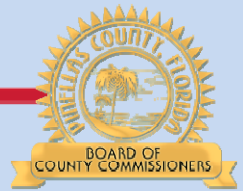
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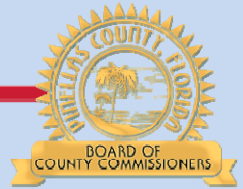


Additional Information



- Combination of parcels
 - Five parcels part of amendment and two parcels the applicant owns adjacent to the east
 - Concurrent vacation of alley between these seven parcels
- Lealman Community Redevelopment Area (CRA)
 - Both 54th Avenue N. and Haines Road are recognized CRA commercial corridors
- Construction at intersection has created a hardship for redevelopment of corner parcels
- Transportation and other infrastructure impacts would be within acceptable limits

Recommendation



- Proposed amendments are appropriate
 - Adjacent to other retail commercial uses
 - On a major road intersection
 - Acceptable infrastructure impacts
 - Consistent with the Comprehensive Plan
 - Consistent with the Lealman Community Redevelopment Area
- Staff recommends approval of the future land use and zoning amendments
- Local Planning Agency
 - Recommended Approval (4-1 vote)
- Next Steps
 - Forward Pinellas & the Countywide Planning Authority

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*The Planning Review Committee (PRC) met and discussed this case on August 14, 2017