



LOCAL PLANNING AGENCY (LPA) STAFF REPORT

Case Number: Z/LU-21-02

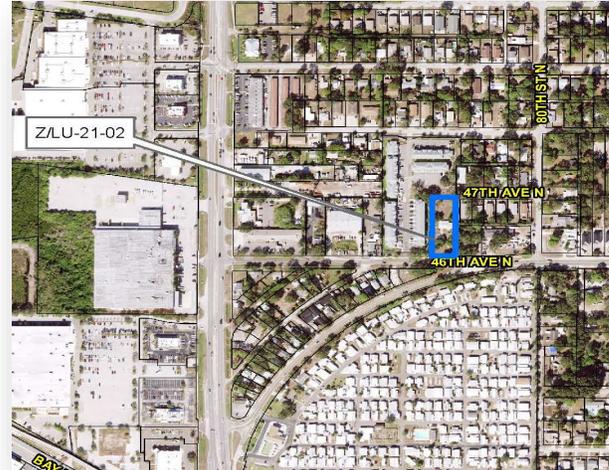
LPA Public Hearing: May 13, 2021

Applicant: Canada 2014, LLC

Representative: Todd Pressman

Subject Property: Approximately 0.69 acre located at 8119 46th Avenue North in west Lealman.

Parcel ID(s): 01/31/15/00000/130/4200



REQUEST:

Future Land Use Map amendment from Residential Urban (RU) to Commercial General (CG) and a Zoning Atlas amendment from R-4 (One, Two & Three Family Residential) to E-2 (Employment-2) on approximately 0.69 acre located at 8119 46th Avenue North. The request would allow for commercial and employment uses. A pool contractor business is proposed.

LOCAL PLANNING AGENCY (LPA) RECOMMENDATION:

The LPA finds that proposed Future Land Use Map and Zoning Atlas amendments are consistent with the Pinellas County Comprehensive Plan and recommends approval. (The vote 7-0, in favor)

PLANNING STAFF RECOMMENDATION:

- **Staff recommends** that the LPA find the proposed amendments to the Pinellas County Future Land Use Map (FLUM) and Zoning Atlas **consistent** with the Pinellas County Comprehensive Plan, based on this report.
- **Staff further recommends** that the LPA recommend **approval** of the proposed FLUM and Zoning Atlas amendments to the Pinellas County Board of County Commissioners.

SUMMARY REPORT

The Development Review Committee (DRC) reviewed this application on April 12, 2021. The DRC Staff summary discussion and analysis follows:

The subject property consists of one parcel totaling approximately 0.69 acre located at 8119 46th Avenue North in west Lealman. It is currently occupied by a vacant single-family home. It fronts the north side of

46th Avenue North, which is a collector roadway, and is approximately 0.15 mile east of Park Street, which is a minor arterial. The property is designated Residential Urban (RU) on the Future Land Use Map (FLUM), which allows up to 7.5 residential units per acre, and it is zoned R-4, One, Two & Three Family Residential, which allows single family detached homes, duplexes and triplexes. Per the case application, a pool contractor business is proposed, including an office, warehouse, and some screened outdoor storage. To facilitate these uses, A FLUM amendment to Commercial General (CG) is proposed, along with a zoning change to E-2, Employment-2. The E-2 district is being sought instead of a commercial district because it more fully allows for warehousing and outdoor storage uses.

Surrounding Uses

The surrounding area contains a mix of commercial, employment, office, and residential use types. The subject property is immediately adjacent to a 55-unit apartment complex to the north and west, an office and a vacant 17-foot wide County-owned parcel to the east, and a mobile home park and vacant County-owned land to the south across 46th Avenue North. Multiple CG and E-2 designated properties (the same designations being sought by this application) exist a short distance to the west on the opposite side of the apartment complex. Office-designated properties are adjacent to the east and a node of commercial and employment uses exist further to the east along both sides of 46th Avenue North. The office land use and zoning designations on the adjacent property to the east were approved by the Board of County Commissioners in 2019.

Transportation and Infrastructure Impacts

Comparing the current development potential of the subject property with the potential uses associated with the requested CG FLUM designation, the proposal could generate approximately 30 additional average daily vehicle trips on 46th Avenue North. In this location, 46th Avenue North is operating at a peak hour level of service (LOS) D with a volume to capacity (V/C) ratio of 0.593. Neither 46th Avenue North nor Park Street are considered deficient. The change in average daily trips is not expected to significantly impact the operational characteristics of area roadways.

The subject property is within Pinellas County's wastewater treatment area and the City of St. Petersburg's water supply service area. The proposal could decrease demand on potable water supplies by 503.4 gallons per day and decrease demand on wastewater treatment facilities by approximately 110.9 gallons per day. In reference to solid waste, the proposal could increase the amount of solid waste generated by approximately 49.6 tons per year.

Conclusion

Staff is of the opinion that the proposed CG FLUM category and E-2 zoning district are appropriate based on the subject property's proximity to locations with the same or similar designations, general compatibility with the surrounding area which contains a broad range of uses, anticipated limited impacts to infrastructure, and consistency with the Pinellas County Comprehensive Plan.

SURROUNDING ZONING AND LAND USE FACTS:

	Land Use Category	Zoning District	Existing Use
Subject Property:	Residential Urban	R-4	Single Family Residential
Adjacent Properties:			
North	Residential Low Medium	RM	Apartment Complex
East	Residential/Office General Residential Urban	GO & R-4	Office, Vacant & Triplex
South	Residential/Office General Residential Urban	R-4 & RMH	Vacant & Mobile Home Park
West	Residential Low Medium	RM	Apartment Complex

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

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 22, 2021

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)