



Pinellas County

Staff Report

File #: 19-1903A, **Version:** 1

Subject:

Case No. Q Z/LU-22-10-19 (Alderman Crossings, LLC)

A request for a zoning change from RM, Multi-Family Residential to C-2, General Commercial and Services and a land use change from Residential Urban to Commercial General on approximately 0.22 acre located on the west side of Alternate U.S. Highway 19, 180 feet north of Crystal Beach Avenue in Crystal Beach (a portion of parcels 35/27/15/00000/310/0100 and 35/27/15/19872/081/0150).

Recommended Action:

Based upon evidence and findings contained in the staff report and attachments, Case No. (Q) Z/LU-22-10-19 is recommended for approval:

1. An Ordinance approving the application of Alderman Crossings, LLC for a change in land use from Residential Urban to Commercial General, and
 2. A Resolution approving a change in zoning from RM, Multi-Family Residential to C-2, General Commercial and Services, regarding approximately 0.22 acre located on the west side of Alternate U.S. Highway 19, 180 feet north of Crystal Beach.
- The applicants are seeking a zoning and land use change on 0.22 acre of land that is currently vacant. If granted, the amendments will allow for general commercial use.
 - The applicants are proposing to develop retail commercial uses fronting Alternate U.S. Highway 19.
 - The Local Planning Agency unanimously recommended approval of the request (vote 6-0).

Strategic Plan:

Foster Continual Economic Growth and Vitality

4.3 Catalyze redevelopment through planning and regulatory programs

Deliver First Class Services to the Public and our Customers

5.2 Be responsible stewards of the public's resources

Summary:

The amendment area consists of a 0.22-acre portion of two parcels on the west side of Alternate U.S. Highway 19 approximately 180 feet north of Crystal Beach Avenue. Both parcels are currently vacant and under common ownership. The amendment area is designated Residential Urban (RU) on the Future Land Use Map (FLUM) and zoned RM, Multi-Family Residential. The applicant wishes to combine this 0.22-acre portion with the eastern parcel, which is zoned C-2 and has a CG land use, in order to develop the site with a commercial use which will require changes to the FLUM and Zoning Atlas. These are the same designations that exist to the north and south along the Alternate US-19 corridor. The remainder of the western parcel will retain the RU designation and RM zoning, which is

proposed to be developed with residential homes.

Directly north of the amendment area is a single-family home, separated by an unimproved alley, to the south is parking for a restaurant that fronts Alternate US-19, and adjacent to the east and west are the areas owned by the applicant.

The subject site is located within the Crystal Beach Community Overlay as recognized by the Pinellas County Comprehensive Plan. The request is consistent with the Overlay's objective and policies regarding commercial land uses being appropriate along Alternate U.S. Highway 19.

In general, the requested FLUM and zoning amendments are compatible with the surrounding land uses and development pattern. The proposal is consistent with the Pinellas County Comprehensive Plan and is appropriate for this location.

Background Information:

The Local Planning Agency (LPA) unanimously recommended approval of all components of the request during its October 10, 2019 public hearing (Vote 6-0).

Surrounding property owners within 400 feet of the subject property were notified by mail. A sign advertising the public hearings was also posted on the subject property.

Fiscal Impact:

N/A

Staff Member Responsible:

Renea Vincent, Director, Planning

Partners:

N/A

Attachments:

LPA Report
Case maps
Resolution
Ordinance
Traffic Analysis
Impact Assessment
Concept Plan, Site Plan & Boundary Survey
Correspondence
Power Point Presentation
Map of Radius Search
Legal Ad
Ad Map