



Pinellas County

Staff Report

File #: 22-0899A, Version: 1

Subject:

Case No. FLU-22-02 (Six Expanded Enterprises, LLC)

A request for a change of Land Use from Residential Urban to Residential/Office General on the west 0.13-acre portion of a 0.37-acre parcel located at 3205 U.S. Alternate 19 North in Crystal Beach. (Companion to Item No. 41)

Recommended Action:

Based upon evidence and findings contained in the staff report and attachments, Case No. FLU-22-02 is recommended for approval:

An Ordinance approving the application of Six Expanded Enterprises, LLC for a Land Use change from Residential Urban to Residential/Office General on the west 0.13-acre portion of a 0.37-acre parcel located at 3205 U.S. Alternate 19 North in Crystal Beach.

- The applicant is seeking a Land Use change on a 0.13-acre portion of an overall 0.37-acre vacant parcel.
- The request would consolidate the entire parcel under one Land Use designation of the Pinellas County Future Land Use Map.
- The future use of the property is undetermined.
- The applicant is also seeking a zoning change under a separate case number.
- The Local Planning Agency unanimously recommended approval of the request; vote five - zero. No one appeared in favor or in opposition.
- No correspondence has been received.

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 Land Use amendment area consists of the west 0.13-acre portion of a 0.37-acre parcel located at 3205 US Alternate 19 in Crystal Beach, which is on the west side of US Alternate 19 approximately 0.35 mile north of Alderman Road. The overall property is vacant of structures and has historically been used as an unimproved parking area. The applicant has not proposed any specific future uses with this request.

The amendment area is currently designated as RU on the FLUM, which allows residential uses up to 7.5 dwelling units per acre and ancillary nonresidential uses limited to a 0.40 floor area ratio (FAR).

The remaining 0.24-acre area is designated as R/OG and, thus, the entire property would have the same future land use designation. Adjacent properties that front US Alternate 19 to the north and south, as well as properties to the east are also designated as R/OG.

The proposed change would consolidate the entire parcel under a single Land Use designation, similar to the adjacent properties that front US Alternate 19 to the north and south. Importantly, concurrently with this Land Use change application, the applicant is also pursuing a zoning change amendment from R-4, One, Two & Three Family Residential to C-2, General Commercial and Services over the same 0.13-acre amendment area (Case # ZLU-22-02). If both requests are approved, the zoning and land use would be compatible and consistent.

The subject property is located along the US Alternate 19 corridor in an area where mixed-use Land Use designations and uses are common along the roadway. There are other properties designated R/OG in the vicinity, as well as Residential/Office Retail (R/OR). The depth of these mixed-use designations off the roadway ranges from about 100 feet to 275 feet. This proposal would place the R/OG designation on the subject property at a depth of 140 feet. There is a Moose Lodge to the north across Rebstock Boulevard, a veterinary clinic to the south, an office complex to the east across US Alternate 19, and a single-family home to the west. Other nearby uses along US Alternate 19 include educational facilities, salons, RV/boat storage, mini storage, retail, and restaurants.

The subject property has a low flood risk. It is not within the Coastal High Hazard Area (CHHA) or the Coastal Storm Area (CSA).

The subject property is within the boundaries of the Crystal Beach Community Overlay as recognized by the Pinellas County Comprehensive Plan. The proposed amendment is consistent with the Overlay policy that describes the commercial land uses along US Alternate 19 as appropriate and compatible with the residential areas of Crystal Beach. The Overlay describes the commercial businesses as an asset to Crystal Beach residents, and it is the intent to retain this pattern of residential and commercial development in the Community.

Staff is of the opinion that the proposed R/OG designation within the amendment area is appropriate when considering its location within a parcel that fronts the US Alternate 19 commercial corridor and the similar depth of the adjacent non-residential uses. It is also consistent with the Pinellas County Comprehensive Plan and the Crystal Beach Community Overlay. The amendment will provide one (1) consistent Land Use designation across the entirety of the overall subject parcel which should help encourage reinvestment on the property.

Background Information:

The LPA recommended approval of the request during its May 12, 2022, public hearing; vote Five (5) - Zero (0).

Surrounding property owners were notified by mail as required by Code. A sign advertising the public hearings was posted on the subject site.

Fiscal Impact:

N/A

Staff Member Responsible:

Carol Stricklin, Director, Housing and Community Development

Partners:

N/A

Attachments:

LPA Report

Case Maps

Resolution

Response Question to #13

Certification of Ownership

Public Notification Map

Power Point Presentation

Site Plan

Survey

Legal Ad

Legal Ad Map