



Pinellas County

Staff Report

File #: 17-1828A, **Version:** 1

Subject:

Q Z/LU-13-09-17 (Mike's Haines Road Holdings, LLC & Dale Mastry)

A request for zoning change from R-4, One, Two & Three Family Residential to C-2, General Retail Commercial & Limited Services (0.31 acre) and a land use change from Residential Low Medium to Commercial General (0.61) on approximately 0.61 acre located near the southwest corner of 54th Avenue North and Haines Road North in Lealman.

Recommended Action:

Adoption of Case No. Q Z/LU-13-09-17 (Mike's Haines Road Holdings, LLC & Dale Mastry, LLC.) approving:

- 1) An ordinance changing the land use from Residential Low Medium to Commercial General (CG), and
- 2) A resolution changing the zoning from R-4, One, Two & Three Family Residential to C-2, General Retail Commercial & Limited Services.

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 subject site consists of five parcels totaling 0.61 acre generally located at the southwest corner of 54th Avenue North and Haines Road North. The western three parcels are designated Residential Low Medium (RLM) on the Future Land Use Map (FLUM) and zoned R-4, One, Two & Three Family Residential District. The eastern two parcels are designated Residential Low Medium (RLM) on the Future Land Use Map (FLUM) and zoned C-2, General Retail Commercial & Limited Services District. The existing structures on the parcels include two single-family homes, a duplex and a tavern. The applicant wishes to combine these five parcels with two additional parcels to the east (FLUM of CG and zoning of C-2) for redevelopment of retail commercial, which will require changes to the FLUM and Zoning Atlas. Additionally, the owner is petitioning the County to vacate the alley that runs between these parcels. It should be noted that if approved, a broad range of uses allowed under these requested designations could be established. No specific use is being proposed at this time.

An auto body shop, A/C contractor, single-family home and duplex are located to the south across 53rd Avenue North from the subject site; a single-family home and dentist office is adjacent to the west; an auto parts store is located to the north across 54th Avenue North; and retail commercial

owned by the applicant is adjacent to the east. All four corners of this intersection are CG on the FLUM and zoned C- 2. The retail commercial development pattern is prevalent along both 54th Avenue North and Haines Road North. This intersection is currently under construction and the right-of-way taking on the applicants' properties adjacent to these roads has created a hardship for redevelopment of the existing CG properties at the corner. The combination of these two parcels with the five requested for amendment will provide for a site appropriately sized for retail commercial development. Additionally, this site is located in the Lealman Community Redevelopment Area (CRA). One of the objectives of the CRA is to revitalize and support development along the major corridors in Lealman.

The proposed CG FLUM and C-2 zoning designations are appropriate based on their general compatibility with the surrounding development pattern, the subject site's location near a major road intersection, acceptable infrastructure impacts and consistency with the Pinellas County Comprehensive Plan and the Lealman CRA.

Background Information:

The Local Planning Agency (LPA) recommended approval of the request during its October 12, 2017 public hearing (Vote 4-1).

Fiscal Impact:

N/A

Staff Member Responsible:

Renea Vincent, Director, Planning

Partners:

N/A

Attachments:

LPA Report
Case Maps
Impact Assessment
Traffic Analysis
Resolution
Ordinance
Legal Ad
Ad Map