I. CALL TO ORDER

II. APPROVAL OF MINUTES for the July 13, 2017 LPA Meeting.

III. PUBLIC HEARING ITEMS – Action by the LPA regarding the following items:

A. Proposed Amendments to the Pinellas County Future Land Use Map and Zoning Atlas:

1. **Q Z/LU-03-02-17 (Clay & Pam, LLC)**
   A request for zoning change from R-4, One, Two & Three Family Residential to M-1-CO, Light Manufacturing & Industry-Conditional Overlay and a land use change from Residential Medium to Employment with an conditional overlay limiting the use of the subject property to storing and processing vehicles for repair and restoration or disposal after collisions, the storage of inventory and materials necessary to effect that repair or restoration, as storage for vehicles utilized for law enforcement purposes, for vehicles removed from properties under contract, from vehicles removed from roadways after collision, restoration and outdoor storage of customer vehicles, trailers and vessels of all types and classes towed onto or delivered to the subject property for public/governmental purposes and on behalf of private parties generally on approximately 0.8 acre located 135 feet north of the northeast corner of the Florida Avenue and 9th Street intersection in Palm Harbor.

2. **Q Z/LU-13-09-17 (Mike’s Haines Road Holdings, LLC & Dale Mastry, LLC)**
   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 acre) on approximately 0.61 acre located at the southwest corner of 54th Avenue North and Haines Road North in Lealman.

IV. ADJOURNMENT

IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. WITHIN TWO (2) WORKING DAYS OF YOUR RECEIPT OF THIS NOTICE PLEASE CONTACT THE OFFICE OF HUMAN RIGHTS, 400 SOUTH FORT HARRISON AVENUE, SUITE 500, CLEARWATER, FLORIDA 33756. (727) 464-4880 (VOICE) (727) 464-4062 (V/TDD).

KEN BURKE, CLERK TO THE BOARD OF COUNTY COMMISSIONERS
By Norman Loy, Deputy Clerk
AGENDA ITEM II.

Approval of Minutes

Attached are the minutes for the July 13, 2017 meeting.

Attachment:
July 13, 2017 LPA Minutes

Required Action(s) by the LPA:
Review and Approval
Clearwater, Florida, July 13, 2017

The Pinellas County Local Planning Agency (LPA) (as established by Section 134-12 of the Pinellas County Land Development Code, as amended) met in regular session in the County Commission Assembly Room, Fifth Floor, Pinellas County Courthouse, 315 Court Street, Clearwater, Florida at 8:59 A.M. on this date with the following members present:

   Gerald Figurski, Vice-Chairman  
   Bill Bucolo  
   Steve Klar  
   Valerie Murray (Alternate)  
   Ronald Schultz  
   Paul Wikle

   Not Present:  
   Regina Kardash, Chairman  
   Susan Reiter  
   Clint Herbic (non-voting School Board Representative)

   Also Present:  
   Renea Vincent, Planning Department Director  
   Michael Schoderbock, Planning Department  
   Chelsea D. Hardy, Assistant County Attorney  
   David S. Sadowsky, Senior Assistant County Attorney  
   Other interested individuals  
   Jenny Masinovsky, Board Reporter, Deputy Clerk

Copies of all documents referred to in the minutes have been filed and made a part of the record.

CALL TO ORDER

Vice-Chairman Figurski called the meeting to order at 8:59 A.M. and reviewed the procedure for the public hearings; whereupon, he announced that today’s cases will be heard by the Board of County Commissioners (BCC) on August 15, and any documents to be reviewed by the BCC should be submitted to staff by August 1.
MINUTES OF JUNE 8, 2017 MEETING – APPROVED

Mr. Schultz moved, seconded by Mr. Wikle, that the minutes of the June 8, 2017 meeting be approved, and upon call for the vote, the motion carried unanimously.

PUBLIC HEARING ITEMS

Legal notice having been published for the items on the agenda, as evidenced by affidavit of publication filed with the Clerk, public hearing was held on the following items. All correspondence provided to the Clerk’s Office has been filed and made a part of the record. All persons planning to give testimony were duly sworn by the Deputy Clerk.

PROPOSED AMENDMENTS TO THE PINELLAS COUNTY FUTURE LAND USE MAP AND ZONING ATLAS

1. APPLICATION OF CHRIS COLEMAN AGENCY, INC. THROUGH NEIL A. VALK, REPRESENTATIVE, FOR A ZONING CHANGE FROM P-1, GENERAL PROFESSIONAL OFFICE, TO C-2, GENERAL RETAIL COMMERCIAL AND LIMITED SERVICES; AND A LAND USE CHANGE FROM RESIDENTIAL/OFFICE-GENERAL TO COMMERCIAL GENERAL (Z/LU-11-07-17) – RECOMMEND APPROVAL AS PER STAFF RECOMMENDATION

Public hearing was held on the application of Chris Coleman Agency, Inc. through Neil A. Valk for the above changes in zoning and land use designation (Z/LU-11-07-17), re approximately 0.74 acre located at 1255 Belcher Road in the unincorporated area of Dunedin.

Ms. Vincent introduced Planning Department Principal Planner Michael Schoderbock, noting that he was previously employed by the Pinellas Planning Council and the City of Safety Harbor; whereupon, Mr. Schoderbock referred to a PowerPoint presentation, the zoning and land use map, and aerial and ground-level photographs and pointed out the location of the subject property, described surrounding land uses, and provided historical background information regarding the application.

Mr. Schoderbock related that the applicant proposes to build a car wash facility; and that while Belcher Road is designated as a scenic corridor where commercial uses are typically not allowed, the request is acceptable because the subject property is located at a major intersection adjacent to other retail commercial uses, in what is considered a mixed-use node. He indicated that upon reviewing the impacts relating to infrastructure
and transportation, staff found the proposal consistent with the Pinellas County Comprehensive Plan and recommends approval of the application.

Upon the Vice-Chairman’s call for the applicant, Neil Valk, Crystal Beach, appeared and stated that he was present to answer any questions regarding the case; whereupon, responding to queries by the members and staff, Mr. Valk referred to a site plan and described the proposed facility, noting the accessibility, noise buffering, and plans to erect a six-foot privacy fence. He indicated that he has spoken with the mobile home park manager, who welcomed the proposal, and with the local residents.

No one appeared in response to the Vice-Chairman’s call for proponents or opponents to the application.

Thereupon, Mr. Schultz moved, seconded by Mr. Wikle, that the LPA recommend approval of the application to the BCC in accordance with the staff recommendation, and upon call for the vote, the motion carried unanimously.

2. APPLICATION OF DR. ELIZABETH F. BAIRD THROUGH GARY A. BOUCHER, P.E., REPRESENTATIVE, FOR A MODIFICATION OF A PREVIOUSLY APPROVED CONDITIONAL USE TO ALLOW A 1,612-SQUARE-FOOT EXPANSION OF THE EXISTING ANIMAL HOSPITAL, AND A VARIANCE TO ALLOW THE PROPOSED EXPANSION TO HAVE A 16-FOOT SIDE SETBACK FROM THE SOUTH PROPERTY LINE WHERE 25 FEET IS REQUIRED IN AN A-E, AGRICULTURAL ESTATE RESIDENTIAL ZONE (Z/LU-12-07-17) – RECOMMEND CONDITIONAL APPROVAL AS PER STAFF RECOMMENDATION

Public hearing was held on the application of Dr. Elizabeth F. Baird through Gary A. Boucher for the above conditional use and a variance (Z/LU-12-07-17), re approximately one acre located at 1412 Belcher Road in Palm Harbor.

Referring to a PowerPoint presentation, the zoning and land use map, aerial and ground-level photographs, and a site plan, Mr. Schoderbock pointed out the location of the subject property and discussed surrounding land uses, noting that the subject property is surrounded by County property on three sides; and that the nearest building, a single-family home, is situated 150 feet to the south and buffered by the County property.

Mr. Schoderbock provided background information, indicating that the applicant is requesting to add space to the existing animal hospital and boarding kennel for the sole purpose of utilizing a hydrotherapy unit; that previous expansion requests regarding the
subject property were granted, but never carried out; and that originally sized at five acres, the subject property was reduced due to the widening of Belcher Road and the need for associated drainage retention by the County, which created a hardship for the applicant.

Mr. Schoderbock concluded that the proposal meets the standards for a conditional use with regard to traffic, parking, drainage, and distance from the nearest property; that the variance request is reasonable based on the best expansion location; and that staff recommends approval of the request, subject to the following conditions:

1. Full site plan review.

2. Site development shall maintain substantial conformance with the associated concept plan.

3. Appropriate licensure shall be maintained.

4. The proposed expansion shall not exceed 1,612 square feet.

5. All animals shall be boarded indoors only.

6. All kennel areas shall be soundproofed and professionally certified per STC rating in keeping with the Pinellas County Noise Ordinance.

7. All parking requirements shall be met.

8. The building setback from the south property line shall be 16 feet. All other required setbacks shall be met.

9. Any changes to the conditions listed shall require approval of the appropriate Board at a public hearing.

10. In the event any of the above conditions are not met or the conditional use becomes a nuisance, its approval may be rescinded.

Responding to queries by the members, Mr. Schoderbock and Ms. Vincent indicated that the County property to the south of the subject property is not a right-of-way; that the distance from the subject property to the residential property to the south is 80 feet and
150 feet to the house itself; and that soundproofing of the kennel areas is addressed in proposed Condition No. 6.

Upon the Vice-Chairman’s call for the applicant, Gary Boucher, Palm Harbor, provided information regarding the hospital and the County land to the south; whereupon, Robert L. Thomas, Palm Harbor, related that he is a hospital employee and discussed the hydrotherapy unit and its functions, noting that chlorine is the only chemical, used in a similar fashion as for swimming pools.

No one appeared in response to the Vice-Chairman’s call for proponents or opponents to the application.

Thereupon, Mr. Klar moved, seconded by Mr. Schultz, that the LPA recommend approval of the application to the BCC in accordance with the staff recommendation, and upon call for the vote, the motion carried unanimously.

LAND DEVELOPMENT CODE UPDATE TIMEFRAME DISCUSSION

Ms. Vincent indicated that discussion of the item has been postponed until further notice.

OTHER BUSINESS

Vice-Chairman Figurski announced that the August meeting of the Board, scheduled for August 10, has been cancelled, and brief discussion ensued.

ADJOURNMENT

There being no further business, Vice-Chairman Figurski adjourned the meeting at 9:23 A.M.

__________________________________
Chairman
Case No. Q Z/LU-03-02-17
Approximately 0.8 acre located 135 feet north of the northeast corner of the Florida Avenue and 9th Street intersection in Palm Harbor (a portion of parcel 01/28/15/88560/088/0300).

Zone change from: R-4, One, Two & Three Family Residential
        to:   M-1-CO, Light Manufacturing & Industry-Conditional Overlay

Land Use change from: Residential Medium
        to:   Employment

With a Conditional Overlay limiting the use of the subject property to storing and processing vehicles for repair and restoration or disposal after collisions, the storage of inventory and materials necessary to effect that repair or restoration, as storage for vehicles utilized for law enforcement purposes, for vehicles removed from properties under contract, from vehicles removed from roadways after collision, restoration and outdoor storage of customer vehicles, trailers and vessels of all types and classes towed onto or delivered to the subject property for public/governmental purposes and on behalf of private parties generally.
LOCAL PLANNING AGENCY (LPA) RECOMMENDATION to the
BOARD OF COUNTY COMMISSIONERS

Regarding: Case No. Z/LU-3-2-17

LPA Recommendation (from the February 8, 2017 hearing): On February 8, 2017, the LPA found the original request for the proposed land use and zoning amendments, without the addition of the conditional overlay, to be inconsistent with the Pinellas County Comprehensive Plan, and recommended Denial. (The vote was 5-0, to recommend denial of the request).

LPA Recommendation (from the September 14, 2017 hearing):

LPA Public Hearing: February 8, 2017 and September 14, 2017

PLANNING STAFF RECOMMENDATION:

- Staff recommends that the LPA find the proposed amendments to the Pinellas County Future Land Use Map (FLUM) and Zoning Atlas inconsistent with the Pinellas County Comprehensive Plan based on the findings in this report; and

- Staff further recommends that the LPA recommend denial of the proposed FLUM and Zoning Atlas amendments to the Pinellas County Board of County Commissioners.

CASE SUMMARY

APPLICANT’S NAME: Clay & Pam, LLC

DISCLOSURE: Specify Interest: Clayton A. Miller & Pamela D. Miller (50/50)

REPRESENTED BY: Jan T. Govan, Attorney at Law

<table>
<thead>
<tr>
<th>LAND USE CHANGE</th>
<th>ZONING CHANGE</th>
</tr>
</thead>
<tbody>
<tr>
<td>FROM: Residential Medium</td>
<td>R-4, One, Two &amp; Three Family Residential</td>
</tr>
<tr>
<td>TO: Employment</td>
<td>M-1-CO, Light Manufacturing &amp; Industry – Conditional Overlay</td>
</tr>
</tbody>
</table>

Conditional Overlay limiting the use of the subject property to the storage and processing of vehicles for repair and restoration or disposal after collisions, the storage of inventory and materials necessary to effect that repair or restoration, as storage for vehicles utilized for law enforcement purposes, for vehicles removed from properties under contract, from vehicles removed from roadways after collision, restoration and outdoor storage of customer vehicles, trailers and vessels of all types and classes towed onto or delivered to the subject property for public/governmental purposes and on behalf of private parties generally.
PROPERTY DESCRIPTION:

Approximately 0.8 acre located 135 feet north of the northeast corner of the Florida Avenue and 9th Street intersection in Palm Harbor (a portion of parcel 01/28/15/88560/088/0300).

PARCEL ID(S): a portion of 1/28/15/88560/088/0300

PROPOSED BCC HEARING DATE: October 17, 2017

CORRESPONDENCE RECEIVED TO DATE:

No correspondence received. (September 14, 2017 hearing)
Three letters received in opposition. (February 8, 2017 hearing)

PERSONS APPEARING AT THE LOCAL PLANNING AGENCY HEARING:

One person appeared in opposition (February 8, 2017 Hearing)

SURROUNDING ZONING AND LAND USE FACTS:

<table>
<thead>
<tr>
<th>Adjacent Properties</th>
<th>Land Use Category</th>
<th>Zoning Designation</th>
<th>Existing Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>Employment</td>
<td>M-1</td>
<td>Auto Repair Facility</td>
</tr>
<tr>
<td>East</td>
<td>Commercial General</td>
<td>C-3</td>
<td>Brewery</td>
</tr>
<tr>
<td>South</td>
<td>Activity Center-Neighborhood</td>
<td>OPH-D</td>
<td>Single Family, Duplex, Small Business</td>
</tr>
<tr>
<td>West</td>
<td>Residential Urban</td>
<td>R-4</td>
<td>Triplex</td>
</tr>
</tbody>
</table>

PLANNING REVIEW COMMITTEE:

The Planning Review Committee (PRC) reviewed the original application on January 9, 2017 and the revised request on August 14, 2017. The PRC Staff summary discussion and analysis follows:

PRC DISCUSSION AND ANALYSIS

BACKGROUND AND COMPATIBILITY WITH SURROUNDING LAND USES

This request is to amend the Pinellas County Future Land Use Map (FLUM) for an approximately 0.8-acre site located near downtown Palm Harbor from Residential Medium (RM) to Employment (E) and to rezone the site from R-4, One, Two or Three Family Residential, to M-1-CO, Light Manufacturing & Industry – Conditional Overlay, with the Conditional Overlay limiting the use of the subject site to the storage and processing of vehicles for repair and restoration or disposal after collisions, the storage of inventory and materials necessary to effect that repair or restoration, as storage for vehicles utilized for law enforcement purposes, for vehicles removed from properties under contract, from vehicles removed from roadways after collision, restoration and outdoor storage of customer vehicles, trailers and vessels of all types and classes towed onto or delivered to the subject property for public/governmental purposes and on behalf of private parties generally.
On February 8, 2017 the LPA held a public hearing and recommended denial unanimously on the same base land use and zoning amendments that are currently proposed. That initial request, however, did not include the Conditional Overlay and its associated use limitations that are a part of this updated application. While it addresses much of the concern over the wide range of potential uses that might become available without the Conditional Overlay, inclusion of the proposed use limitations has not changed staff’s overall recommendation of denial, as the underlying issues and concerns discussed below in this report in large part are still applicable.

The amendment area is a portion of a larger two-acre parcel that extends to the north and east. The applicants also own the property to the north of the subject parcel, which contains an auto collision repair business. The amendment area has been utilized for vehicle storage and as a staging area for the auto repair facility. Such activity is not permitted by the existing R-4 zoning district; however, the requested M-1-CO district would permit such uses, which the applicants wish to continue. The R-4 district by right allows only single family residences, duplexes, and triplexes and their customary accessory uses. The amendment area is located adjacent to the Old Palm Harbor-Downtown (OPH-D) West Sub District to the south and residential uses to the west. It serves as a buffer from the auto repair business to the north.

The amendment area has been designated Residential Medium on the FLUM since the early 1980s as a means of providing a transition between the more intensive industrial use to the north and the less intensive FLUM designations to the south and west. It is staff’s opinion that this request should be denied because industrial uses are generally incompatible with the adjacent OPH-D district and the residential uses to the west on the opposite side of the 9th Street right-of-way. This was the case in 2004 when staff recommended denial for a similar request from the same applicants to amend the subject site to Industrial Limited (since renamed Employment). The Board of County Commissioners agreed and subsequently denied that request unanimously. It should be noted, however, that the Conditional Overlay is a recently-developed option that was not available at the time. The Conditional Overlay as proposed would provide assurance as to what uses could occur within the amendment area.

It is also important to note that much of the surrounding area has changed over time from what was once an industrial pocket to other less intensive uses. This is evidenced by changes in zoning and land use on several parcels to the north of the auto repair facility, which is the last remaining property on the west side of Alternate US-19 in the general area used for industrial purposes. Several years ago, the applicant’s industrial property and another 16.4 acres to the north represented an area that was planned for and contained industrial uses. Today, the 16.4 acres have been redeveloped into residential townhomes, parking for nearby recreational facilities, and a regional stormwater treatment facility. The applicants’ proposal to officially expand their industrial use southward toward existing residential and small-scale office uses is contrary to the development trend and community planning initiatives that have been occurring in this area for well over a decade.

**TRANSPORTATION AND INFRASTRUCTURE IMPACTS**

Comparing the current development potential of the subject area with the potential uses associated with the proposed Employment FLUM designation, the Employment category could generate approximately 46 additional average daily trips on Alternate US-19. This facility is operating at a peak hour level of service (LOS) F with a volume to capacity (V/C) ratio of 1.18. While the 46 potential additional trips would have limited impacts on the surrounding traffic circulation system, Alternate US-19 is considered a Deficient Road. Because of this, any site development would be subject to mobility mitigation requirements that could be applied during site plan review.
Approval of the request will not negatively impact the County’s ability to provide solid waste, potable water and sanitary sewer services. The subject property is located within the Pinellas County Water and Sewer Demand Service Area. Amending the subject property to Employment could decrease potable water and wastewater demand by approximately 1,129 and 629 gallons per day, respectively. With respect to solid waste disposal, approval of the amendment could increase the amount of solid waste generated by approximately 24.34 tons per year.

SUMMARY

Staff is of the opinion that the proposed land use and zoning amendments are inappropriate based on incompatibility with the surrounding properties to the south and west. The general area has been transitioning away from industrial-type uses over time. In 2004, the Board denied unanimously a similar request, minus the Conditional Overlay. Should the current request be approved, it is recommended that height restrictions be put in place to prevent high stacking of materials and that the outdoor storage of vehicles other than those being temporarily queued for the repair and restoration business be disallowed. Heavy industrial uses such as salvage yards and junkyards are not allowed in the M-1 zoning district. Official establishment of the desired uses within the amendment area and the change of use from vacant to industrial would require site plan review.

It should be noted that other options still exist for utilizing the amendment area for purposes other than those proposed. For example, it could be used for stormwater retention or the applicants have the option to request a special exception to allow overflow parking on the site, which could in turn free up other portions of the overall property for the staging of vehicles for processing.

IMPLEMENTATION OF THE PINELLAS COUNTY COMPREHENSIVE PLAN

Staff finds that the proposed amendments are inconsistent with the following adopted objectives and policies of the Pinellas County Comprehensive Plan:

FUTURE LAND USE AND QUALITY COMMUNITIES ELEMENT

GOAL ONE: THE PATTERN OF LAND USE IN PINELLAS COUNTY SHALL PROVIDE A VARIETY OF URBAN ENVIRONMENTS TO MEET THE NEEDS OF A DIVERSE POPULATION AND THE LOCAL ECONOMY, CONSERVE AND LIMIT DEMANDS ON NATURAL AND ECONOMIC RESOURCES TO ENSURE SUSTAINABLE BUILT AND NATURAL ENVIRONMENTS, BE IN THE OVERALL PUBLIC INTEREST, AND EFFECTIVELY SERVE THE COMMUNITY AND ENVIRONMENTAL NEEDS OF THE POPULATION.

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.

Objective 1.17: Pinellas County shall preserve and seek to enhance established community values, a community’s unique identity, and their social support structure, and will make decisions that are in concert with a community’s established vision for their future.

Policy 1.17.2: Consistent with the purpose and intent of the Comprehensive Plan, Section 134-82(c) of the Land Development Code, Pinellas County shall make decisions, both unincorporated and countywide, that do not detract from the established community
identity and social support structure but, instead, serve to preserve and enhance that identity and structure.

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.

Attachment (Maps)
Z/LU-3-2-17
Current Land Use & Zoning Map

Zoning
From: R-4, One, Two, Three Family Residential
To: M-1-CO, Light Manufacturing & Industry Conditional Overlay

Land Use
From: RM, Residential Medium
To: E, Employment

Conditional Overlay limiting the use to the storage and processing of vehicles (see staff report for further details).

PORTION OF PARCEL 01/28/15/88560/088/0300
Prepared by: Pinellas County Planning Department
Date: 07/20/2017

1 inch = 0.06 miles
SUBJECT PROPERTY

AMENDMENT AREA

Z/LU-3-2-17
Aerial Map

PORTION OF PARCEL 01/28/15/88560/088/0300
Prepared by: Pinellas County Planning Department

Zoning
From: R-4, One, Two, Three Family Residential
To: M-1-CO, Light Manufacturing & Industry Conditional Overlay

Land Use
From: RM, Residential Medium
To: E, Employment

Conditional Overlay limiting the use to the storage and processing of vehicles (see staff report for further details).

Date: 07/20/2017
1 inch = 0.06 miles
Z/LU-3-2-17
Municipal Map

Zoning From: R-4, One, Two, Three Family Residential
To: M-1-CO, Light Manufacturing & Industry Conditional Overlay
From: RM, Residential Medium
To: E, Employment

Conditional Overlay limiting the use to the storage and processing of vehicles (see staff report for further details).

PORTION OF PARCEL 01/28/15/88560/088/0300
Prepared by: Pinellas County Planning Department
Date: 07/20/2017

1 inch = 0.06 miles
Proposed Land Use & Zoning Map

Z/LU-3-2-17

PORTION OF PARCEL 01/28/15/88560/088/0300

Prepared by: Pinellas County Planning Department

Date: 07/20/2017

1 inch = 0.06 miles

Zoning
From: R-4, One, Two, Three Family Residential
To: M-1-CO, Light Manufacturing & Industry Conditional Overlay
From: RM, Residential Medium
To: E, Employment

Conditional Overlay limiting the use to the storage and processing of vehicles (see staff report for further details).
Impact Assessment and Background Data for Staff Report

Amendment to the Pinellas County Future Land Use Map
and Pinellas County Zoning Atlas Map

Z/LU: 03-02-17

Location: Located 135 feet north of the northeast corner of Florida Avenue and 9th Street intersection in Palm Harbor.

Parcel Number: portion of 01/28/15/88560/088/0300

Prepared by: RAB Date: 01/09/17

Proposed Amendment From:

Future Land Use Designation(s): RM acres 0.8

Zoning Designation(s): R-4 acres 0.8

Proposed Amendment To:

Future Land Use Designation(s): E acres 0.8

Zoning Designation(s): M-1-CO acres 0.8

Development Agreement? No ☒ Yes ☐ New ☐ Amended ☐

Affordable Housing Density Bonus? No ☒ Yes ☐ How many units:
**INFRASTRUCTURE IMPACTS**

**SOLID WASTE IMPACT ASSESSMENT**

<table>
<thead>
<tr>
<th>LAND USE DESIGNATIONS</th>
<th>SOLID WASTE Total Tons/Year *</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>EXISTING</strong></td>
<td></td>
</tr>
<tr>
<td>Residential Medium</td>
<td>0.8 acres x 12.5 upa = 10 units</td>
</tr>
<tr>
<td></td>
<td>10 units x 1.66 tons/unit/year (residential factor) = 16.6 tons/year</td>
</tr>
<tr>
<td><strong>PROPOSED</strong></td>
<td></td>
</tr>
<tr>
<td>Employment</td>
<td>0.8 acres x 43,560 sq. ft = 34,848 sq. ft</td>
</tr>
<tr>
<td></td>
<td>34,848 sq. ft x .50 FAR = 17,424 sq. ft</td>
</tr>
<tr>
<td></td>
<td>17,424 sq. ft x 4.7 lbs/sf (Lt manufacturing factor) = 81,893 lbs/sf</td>
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<tr>
<td></td>
<td>81,893 lbs./sq. ft x 2,000 lbs./ton = 40.94 tons/year</td>
</tr>
</tbody>
</table>

**NET DIFFERENCE** + 24.34 tons/year

* (Non Residential) Gross Floor Area x Solid Waste Disposal Rate / 2,000 lbs = Total Tons per Year
* (Residential) Units x Annual Per Capita Rate = Total Tons per Year

Note: Based upon Solid Waste Disposal Rate determined by DUS Consultants for the Solid Waste Authority of Palm Beach County.

**POTABLE WATER AND SANITARY SEWER IMPACT ASSESSMENT**

<table>
<thead>
<tr>
<th>LAND USE DESIGNATIONS</th>
<th>POTABLE WATER GPD *</th>
<th>WASTEWATER GPD*</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>EXISTING</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Residential Medium</td>
<td>0.8 acres x 12.5 upa = 10 units</td>
<td></td>
</tr>
<tr>
<td></td>
<td>10 x 200 per unit (residential factor) = 2,000 GPD</td>
<td></td>
</tr>
<tr>
<td></td>
<td>0.8 acres x 12.5 upa = 10 units</td>
<td></td>
</tr>
<tr>
<td></td>
<td>10 x 150 per unit (residential factor) = 1,500 GPD</td>
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<tr>
<td><strong>PROPOSED</strong></td>
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<td></td>
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<td></td>
</tr>
<tr>
<td></td>
<td>17,424 sq. ft x 0.05/sq. ft (manufacturing factor) = 871 GPD</td>
<td></td>
</tr>
<tr>
<td></td>
<td>0.8 acres x 43,560 sq. ft = 34,848 sq. ft</td>
<td></td>
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<tr>
<td></td>
<td>34,848 sq. ft x .50 FAR = 17,424 sq. ft</td>
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<tr>
<td></td>
<td>17,424 sq. ft x 0.05/sq. ft (manufacturing factor) = 871 GPD</td>
<td></td>
</tr>
</tbody>
</table>

**NET DIFFERENCE** -1,129 GPD -629 GPD

* (Non Residential) Gross Floor Area x Consumption Rate = GPD
* (Residential) Number of Units x Consumption Rate = GPD

**TRANSPORTATION AND ROADWAY IMPACTS**

<table>
<thead>
<tr>
<th><strong>YES or NO</strong></th>
<th><strong>COMMENTS</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Is the proposed amendment located within one half mile of a concurrency corridor (i.e., constrained, congestion containment, and/or long term concurrency management corridor)?</td>
<td>☑ Yes</td>
</tr>
</tbody>
</table>
## ENVIRONMENTAL AND SITE CONDITIONS

<table>
<thead>
<tr>
<th>YES or NO</th>
<th>COMMENTS</th>
</tr>
</thead>
</table>
| **Identify any onsite soils. Are any classified as "very limited" or "subject to subsidence?"** | □ Yes  
                      □ No  
                      The site contains Astatula Soils and Urban Land. |
| **Are there any threatened, endangered or listed habitats or species onsite (including species of special concern)?** | □ Yes  
                      □ No  |
| **Identify onsite vegetation; does the site contain any significant native vegetative communities (e.g., sandhill).** | □ Yes  
                      □ No  |
| **Is the site located within the wellhead protection zone and/or aquifer recharge area?** | □ Yes  
                      □ No  |
| **Identify the watershed in which the site is located.** | □ Yes  
                      □ No  
                      The subject area is located within the Coastal Zone Basin. |
| **Is the site located within the 25 year floodplain?** | □ Yes  
                      □ No  |
| **Is the site located within the 100 year floodplain?** | □ Yes  
                      □ No  |
| **Does the site contain, or is it adjacent to any wetlands, rivers, creeks, lakes, marshes, Tampa Bay or the Gulf of Mexico, etc.** | □ Yes  
                      □ No  |

*The standard categories of soil classifications (i.e., severe, very severe etc.) have been replaced by Building Site Development Limitations (i.e., somewhat limited, very limited etc.)*

## PUBLIC SAFETY

<table>
<thead>
<tr>
<th>YES or NO</th>
<th>COMMENTS</th>
</tr>
</thead>
</table>
| **Is the site located with the coastal storm area?** | □ Yes  
                      □ No  |
| **Is the site located within a hurricane evacuation zone. If so, identify the zone.** | □ Yes  
                      □ No  
                      B  |
| **Identify the Fire District serving the proposed development.** | □ Yes  
                      □ No  
                      The subject site is located within the Palm Harbor Fire District. |
<table>
<thead>
<tr>
<th>Question</th>
<th>YES or NO</th>
<th>COMMENTS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Will approval of this amendment affect the provision of affordable housing; if so, explain the positive/negative impacts.</td>
<td>[ ] Yes</td>
<td>[ ] No</td>
</tr>
<tr>
<td>Has the applicant sought/been issued an affordable housing finding by the Department of Community Development?</td>
<td>[ ] Yes</td>
<td>[ ] No</td>
</tr>
<tr>
<td>Will the approval of the amendment result in the displacement of mobile home residents?</td>
<td>[ ] Yes</td>
<td>[ ] No</td>
</tr>
<tr>
<td>Will the approval of the amendment result in the elimination of a water-dependent land use such as a marina or boat ramp? If so, identify how many ramps/lanes or slips will be eliminated.</td>
<td>[ ] Yes</td>
<td>[ ] No</td>
</tr>
<tr>
<td>Would the amendment affect beach/waterfront accessibility?</td>
<td>[ ] Yes</td>
<td>[ ] No</td>
</tr>
<tr>
<td>Is the amendment located within a County redevelopment/revitalization area; if so, is the amendment consistent with the community revitalization plan, vision, etc.</td>
<td>[ ] Yes</td>
<td>[ ] No</td>
</tr>
<tr>
<td>Would the amendment have a significant impact on an adjacent local government?</td>
<td>[ ] Yes</td>
<td>[ ] No</td>
</tr>
<tr>
<td>Is the amendment located within a designated brownfield area?</td>
<td>[ ] Yes</td>
<td>[ ] No</td>
</tr>
</tbody>
</table>

**Has the property been the subject of a previous amendment proposal within the last 12 months?**
- Yes [ ] No [x]

**Is the property within 200 feet of a property under same owner that has been amended within the past 12 months?**
- Yes [ ] No [x]

**ATTACH THE FOLLOWING:**
- Location Map
- Future Land Use Map with zoning designations
- Aerial
PINELLAS COUNTY PLANNING DEPARTMENT
TRAFFIC ANALYSIS FOR A PROPOSED LAND USE CHANGE

LU#: Z/LU-03-02-17
Jurisdiction: Pinellas County

Revised: 01/09/2017
Signoff:

SITE DATA

Parcel Size: 2
Proposed for Amendment: 0.8

Current Land Use Designation: Residential
Parcel Size: 2
Proposed for Amendment: 0.8

<table>
<thead>
<tr>
<th>Potential Use</th>
<th>acre(s)</th>
<th>UPA</th>
<th>Units</th>
<th>sf/1,000</th>
<th>x(tgr)</th>
<th>cap.</th>
<th>Proj. trips</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential-</td>
<td>0.8</td>
<td>12.50</td>
<td>10</td>
<td>N/A</td>
<td>6.6</td>
<td>100</td>
<td>66</td>
</tr>
<tr>
<td>Multifamily</td>
<td></td>
<td></td>
<td></td>
<td></td>
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Proposed Land Use Designation: Employment

<table>
<thead>
<tr>
<th>Potential Use</th>
<th>acre(s)</th>
<th>FAR</th>
<th>Units</th>
<th>sf/1,000</th>
<th>x(tgr)</th>
<th>cap.</th>
<th>Proj. trips</th>
</tr>
</thead>
<tbody>
<tr>
<td>General Industrial</td>
<td>0.8</td>
<td>0.50</td>
<td>N/A</td>
<td>17.420</td>
<td>7.0</td>
<td>0.92</td>
<td>112</td>
</tr>
<tr>
<td>(1)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
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</tbody>
</table>

Potential Additional Daily Trips: 46

ROADWAY IMPACT DATA - Trip Distribution

<table>
<thead>
<tr>
<th>Road(s)</th>
<th>2016 PH</th>
<th>Traffic Vol. (AADT)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>% Distribution</td>
<td>2016</td>
</tr>
<tr>
<td>Alt. US 19 Tampa Rd to Alderman Rd</td>
<td>Existing</td>
<td>2,100</td>
</tr>
<tr>
<td>Alt. US 19 Tampa Rd to Alderman Rd</td>
<td>Proposed</td>
<td>2,146</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Alt. US 19 Tampa Rd to Alderman Rd</td>
<td>F</td>
<td>1.18</td>
<td>F</td>
<td>F</td>
<td>F</td>
<td>F</td>
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</table>

<table>
<thead>
<tr>
<th>Road(s)</th>
<th>Ln Cfg</th>
<th>Planned</th>
<th>Const.</th>
<th>Future</th>
<th>CMS</th>
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</thead>
<tbody>
<tr>
<td>Tampa Rd to Alderman Rd</td>
<td>2D</td>
<td>None</td>
<td>None</td>
<td>2D</td>
<td>Con</td>
</tr>
</tbody>
</table>

ABBREVIATIONS/NOTES

AADT = Average Annual Daily Trips
AC = Acres
CAP = Capture Rate (i.e., % new trips)
CCC = Congestion Containment Corridor
CFG = Configuration
CMS = Concurrency Management System
CON = Constrained County Corridor
Const. = Construction
D/U = Divided/undivided
E = Enhanced
FAR = Floor Area Ratio
FDOT = Florida Department of Transportation
DEF= Deficient State Road
V/CR = Volume-to-Capacity Ratio
MDC = Mitigating Improvement Scheduled
PH = Peak Hour
SF = Square Feet
TGR = Trip Generation Rate
UTS = Units (dwelling)

2035 traffic volumes from MPO, adjusted FDOT Regional Transportation Analysis model output
Average daily level of service based on Generalized Daily LOS Volume Tables from FDOT 2010 LOS Manual
CORRESPONDENCE RECEIVED AT THE FEBRUARY 8, 2017 MEETING
Pinellas County Planning & Department  
Zoning Division  
Development Review Services Department  
440 Court Street, 4th Floor  
Clearwater, Fl. 33756

Dear sir or Madam,

I am writing I’m objection to the above styled application for land use change.

My company, Mobile Auto Glass Repair, LLC, (Mobile) owns 2 Parcels directly adjacent to the subject property and abuts the current R-4 subsection of the applicants property. These would be parcels 01-28-15-88560-088-1300, and 01-28-15-88560-088-1200, also know respectively as 931 and 925 Florida Avenue, Palm Harbor. 931 is zoned single family and currently occupied. 925 is zone General Office and is also in use.

My concern is for the quiet enjoyment for the current and future occupants of the residents of 931 Florida Ave. This is a 888 square foot, 2 bedroom dwelling that was purchased as residential rental property and every intention is to keep it as such. The concern is that the applicants main business, an automobile body shop, is by nature a noisy business. Currently the noise from the business has not encroached upon either of the parcels that we own. This is because the current R-4 designation has served as a natural buffer for the resident of 931 Florida Ave. The concern is that if the zoning changes that this area could become an active part of the existing business and cause considerable noise and light pollution. (Note that the existing business starts work some days before dawn and past dusk in the winter.) These conditions would find the situation untenable for residents of this building, causing it to be un-rentable. In turn devaluing our property. This action the applicant is asking for, if granted, could be considered a form of inverse condemnation of our properties. Please refer to the Bert J. Harris Jr. Property Protection Act of 1995.

The State of Florida in 1995 enacted the Bert J. Harris Jr. Private Property Protection Act that created a new cause of action for aggrieved property owners. If property owners could demonstrate that a governmental action "inordinately burdens" their property, they would be entitled to some form of compensation.

I therefore ask to be heard at all public forums in which the above numbered application is to be discussed.

Thank you in advance for your consideration.

Todd Palmer  
Managing Member  
Mobile Auto Glass Repair, LLC
Regarding Z/LU-3-2-17

From: lisamariebaird@aol.com [mailto:lismariebaird@aol.com]
Sent: Thursday, February 02, 2017 6:45 PM
To: Bailey, Glenn <gbailey@co.pinellas.fl.us>
Subject: Proposed Land Use Change In Palm Harbor

I will be out of town for work on February 8, 2017 during the hearing on the proposed zoning change from R-4 to M-1 for the parcel at the corner of Florida Ave. and 9th Street in our neighborhood in Palm Harbor.

This is a residential area, and all of the newly built homes are single-family new construction (including a house at the corner of Michigan Avenue and 9th Street that only recently was built). Changing the Zoning for this parcel when the rest of the neighborhood is residential (and improving in the quality of its residential housing), is contrary to the character of the neighborhood and should not be permitted.

The parcel in question also appears to connect up to a parcel on Georgia Avenue (one block over from our house on Michigan Avenue) so I am concerned that the variance will spread if it is permitted this one time.

Thank you in advance for considering these views.

Lisa Baird
915 Michigan Ave.
Palm Harbor, FL 34683
(727) 786-6904

Sent from AOL Mobile Mail
Date: January 30, 2017  
Sent: Via same day Email  
zoning@pinellascounty.org  

Pinellas County Planning & Development  
Zoning Division  
440 Court St.  
Clearwater, Fl 22756  
Ref: Case No.: Z/LU-3-2-17  

Zoning Officials;  

We own property at 818 Nebraska Ave and have some immediate concerns regarding this request and how it will affect our current property value. 

It is apparent that removing the R-4 carve out of the M-1 Light Manufacturing plot will result in the elimination of any current assumed buffer provided by the current R-4 Zoning inside this M-1 Plot. If this R-4 Zoning is removed then the only buffer available to the adjoining properties is the current South and West unkempt “Green Area “, an old wooden baton fence and what appears to be an abandoned 9th St. extension to the North of Florida Ave. that is currently a mess to say the least. 

We would also add that this current R-4 zoning inside the current M-1 Plot may have been initially placed by the County to provide such a required “Buffer” between M-1 Plot and the R-4 properties to the West and South of this M-1 Plot. Removing the R-4 zoning from inside the M-1 Plot will only diminish property values that border to the West and South of this current M-1 Plot. That being said we are absolutely against the re-zoning agenda placed before us in the notice we received via US Mail on January 19, 2017. 

In addition to our objection stated above, consideration of the following may be worthy of mention when the zoning staff is preparing their research for the upcoming Board of County Commissioners Meeting on March 21, 2017. 

1. Regardless and in this areas current state, a well maintained “Green Area Buffer” should be considered to the West and South of the M-1 Plot (See attached Google Earth File).  
   a. In addition to the Green Area, a +8’-0” Tall Decorative Masonry Wall should be built around the entire West and South perimeter property line.  
      i. This wall would be similar to the present wall to the North where the Townhomes are presently located.

2. The abandoned 9th Street extension to the North of Florida Ave appears to impact and “Green Area” separation between the current R-4 properties and this M-1 Plot. This abandoned 9th St. Extension is currently being used as a drive access to apartments on the West and East side of this make shift drive isle and it is a mess.
3. What is the intent surrounding this removal of the R-4 zoning in the already plotted M-1 zoning?
4. If a building were to be built, what Type of Building is proposed?
   a. Building should have certain material applications as to not appear to be a manufacturing facility.
   b. There should be a height restriction in that only a one story structure may be built.
   c. What kind of work is being done in the building?
      i. No noise contributing manufacturing
      ii. No Paint Booth Structure should be allowed in this area:
         1. Request that no Auto Painting be performed in this area, contributing toxic CVO's into the environment. These toxic fumes are apparent when walking the trail already, needless to mention more of a nuisance when originating from what may result with this requested R-4 zoning revision.
   d. What are the hours of operation?
      i. No work should be conducted after 5:00 PM or on Saturday, Sunday or Federal Holidays.

We appreciate you support in considering our objections to the re-zoning of the current R-4 portion of the current M-1 Daly Collision Plot.

Enclosures:
Google Earth Photo with comments
Pinellas County Letter dated January 19, 2017

Regards,

John and Christine Marrone
572 Ryan's Woods Lane
Palm Harbor, FL 34683
602 918 1119

Property at:
Vacant Lot
818 Nebraska Ave, Palm Harbor FL 34683
AGENDA ITEM III. A. 2.

Case No. Q Z/LU-13-09-17
Approximately 0.61 acre located near the southwest corner of 54th Avenue North and Haines Road North in Lealman.

Zone change from: R-4, One, Two & Three Family Residential
to: C-2, General Retail Commercial & Limited Services (0.31 acre)

Land Use change from: Residential Low Medium
to: Commercial General (0.61 acre)
LOCAL PLANNING AGENCY (LPA) RECOMMENDATION to the
BOARD OF COUNTY COMMISSIONERS

Regarding: Case No. Z/LU-13-09-17

LPA Recommendation:

LPA Public Hearing: September 14, 2017

PLANNING STAFF RECOMMENDATION:

- **Staff recommends** that the LPA find that the proposed amendments to the Pinellas County Future Land Use Map (FLUM) and Zoning Atlas are consistent with the Pinellas County Comprehensive Plan based on the findings in this report; and

- **Staff further recommends** that the LPA recommend approval of the proposed FLUM and Zoning Atlas amendments to the Pinellas County Board of County Commissioners.

CASE SUMMARY

**APPLICANT’S NAME**: Mike’s Haines Road Holdings, LLC & Dale Mastry, LLC

**DISCLOSURE**: Mike Haines Road Holdings, LLC - Michael Dale Mastry (50%) & Lawrence R. Mastry (50%) and Dale Mastry, LLC - Michael D. Mastry (100%)

**REPRESENTED BY**: R. Donald Mastry

<table>
<thead>
<tr>
<th>LAND USE CHANGE</th>
<th>ZONING CHANGE</th>
</tr>
</thead>
<tbody>
<tr>
<td>FROM: Residential Low Medium</td>
<td>R-4, One, Two &amp; Three Family Residential</td>
</tr>
<tr>
<td>TO:  Commercial General (0.61 acre)</td>
<td>C-2, General Retail Commercial &amp; Limited Services (0.31 acre)</td>
</tr>
</tbody>
</table>

**PROPERTY DESCRIPTION**: Approximately 0.61 acre located at the southwest corner of 54th Avenue North and Haines Road North in Lealman.

**PARCEL ID(S)**: 02/31/16/33930/001/0620, 0090, 0590, 0140 & 0120

**PROPOSED BCC HEARING DATE**: October 17, 2017

**CORRESPONDENCE RECEIVED TO DATE**: No correspondence received.

**PERSONS APPEARING AT THE LOCAL PLANNING AGENCY HEARING**:

(Type in correspondence)
SURROUNDING ZONING AND LAND USE FACTS:

<table>
<thead>
<tr>
<th>Subject Properties:</th>
<th>Land Use Category</th>
<th>Zoning Designation</th>
<th>Existing Use</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Residential Low Medium</td>
<td>C-2 &amp; R-4</td>
<td>Retail Commercial, Residential, &amp; vacant</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Adjacent Properties:</th>
<th>Land Use Category</th>
<th>Zoning Designation</th>
<th>Existing Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>Commercial General</td>
<td>C-2</td>
<td>Retail Commercial</td>
</tr>
<tr>
<td>East</td>
<td>Commercial General</td>
<td>C-2</td>
<td>Retail Commercial</td>
</tr>
<tr>
<td>South</td>
<td>Commercial General &amp;</td>
<td>C-2 &amp; R-4</td>
<td>Retail Commercial &amp; Single Family Dwelling</td>
</tr>
<tr>
<td></td>
<td>Residential Low Medium</td>
<td></td>
<td></td>
</tr>
<tr>
<td>West</td>
<td>Residential/Office General &amp;</td>
<td>P-1 &amp; R-4</td>
<td>Dentist &amp; Single Family Dwelling</td>
</tr>
<tr>
<td></td>
<td>Residential Low Medium</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

PLANNING REVIEW COMMITTEE:

The Planning Review Committee (PRC) reviewed this application on August 14, 2017. The PRC Staff summary discussion and analysis follows:

PRC DISCUSSION AND ANALYSIS

BACKGROUND AND COMPATIBILITY WITH SURROUNDING LAND USES

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 owner 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. It should be noted that the owner is also petitioning the County to vacate the alley that runs between these parcels. A FLUM amendment on all five parcels to Commercial General (CG) and a Zoning Atlas change on three of the parcels to C-2, General Retail Commercial & Limited Services are proposed. It should be noted that if approved, a broad range of uses allowed under these requested designations could be established.

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, identical to those designations requested for the subject property. 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 have created a hardship for redevelopment of the current 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.
As mentioned earlier, the subject site sits at the intersection of 54th Avenue North and Haines Road North, both designated as major commercial corridors in the CRA, as indicated in the CRA objective below:

**Lealman CRA Objective 10.5 Commercial Corridors**: Represented Area corridors include four north-south and two east-west roadways. The north-south corridors include 49th Street, 34th Street, 28th Street and Haines Road. The east-west corridors are 54th Avenue and 58th Avenue but to a lesser extent. Implementing a holistic approach to improving the corridors is vital in efficiently moving traffic through the Area while also reducing private automobile dependency, providing the framework for new business investment and connecting the Area’s internal street network to enhance the pedestrian experience.

**TRANSPORTATION AND INFRASTRUCTURE IMPACTS**

Comparing the current development potential of the subject site with the potential uses associated with the requested CG FLUM category, the proposal could generate approximately 501 additional average daily vehicle trips on 54th Avenue North and Haines Road. In this location, 54th Avenue North is operating at a peak hour level of service (LOS) D with a volume to capacity (V/C) ratio of 0.80 and Haines Road is operating at a peak hour level of service (LOS) C with a volume to capacity (V/C) ratio of 0.82. Neither roadway is considered constrained. The change in average daily trips is not expected to significantly impact the operational characteristics of either roadway. There are currently roadway improvements taking place at the intersection where the subject site is located, and Haines Road is scheduled for enhancement. The subject site is, however, within a half mile of a roadway classified as Deficient (Interstate 275). Because of this, mobility mitigation may be required as determined during site plan review.

The subject property is within the County’s potable water supply and sewer service areas. The proposal could increase demands on potable water supplies by approximately 729 gallons per day and wastewater treatment facilities by approximately 1,200 gallons per day, respectively. In reference to solid waste, the proposal could increase the amount of solid waste generated by approximately 38 tons per year. These potential increases are not expected to significantly impact the provision of services.

**SUMMARY**

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

**IMPLEMENTATION OF THE PINELLAS COUNTY COMPREHENSIVE PLAN**

Staff finds that the proposed amendments are consistent with the following adopted objectives and policies of the Pinellas County Comprehensive Plan:

**FUTURE LAND USE AND QUALITY COMMUNITIES ELEMENT**

**GOAL ONE**: THE PATTERN OF LAND USE IN PINELLAS COUNTY SHALL PROVIDE A VARIETY OF URBAN ENVIRONMENTS TO MEET THE NEEDS OF A DIVERSE POPULATION AND THE LOCAL ECONOMY, CONSERVE AND LIMIT DEMANDS ON NATURAL AND ECONOMIC RESOURCES TO ENSURE SUSTAINABLE BUILT AND NATURAL ENVIRONMENTS, BE IN THE
OVERALL PUBLIC INTEREST, AND EFFECTIVELY SERVE THE COMMUNITY AND ENVIRONMENTAL NEEDS OF THE POPULATION.

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.

Attachment (Maps)
Z/LU-13-09-17

CURRENT FUTURE
LAND USE & ZONING

Zoning  From:  R-4, One, Two & Three Family Residential
To:  C-2, General Retail Commercial & Limited Services (0.31 acre).

Land Use  From:  RLM, Residential Low Medium
To:  CG, Commercial General (0.61 acre)

02/31/16/33930/001/0620, 0590, 0090, 0140, & 120
Prepared by: Pinellas County Planning Department
Date: 06/29/2017

1 inch = 0.06 miles
Z/LU-13-09-17

From: R-4, One, Two & Three Family Residential
To: C-2, General Retail Commercial & Limited Services (0.31 acre).

From: LRM, Residential Low Medium
To: CG, Commercial General (0.61 acre)

Prepared by: Pinellas County Planning Department
Date: 06/29/2017

1 inch = 0.06 miles
Z/LU-13-09-17

MUNICIPAL MAP

Zoning
From: R-4, One, Two & Three Family Residential
To: C-2, General Retail Commercial & Limited Services (0.31 acre).

Land Use
From: RLM, Residential Low Medium
To: CG, Commercial General (0.61 acre)

Prepared by: Pinellas County Planning Department
Date: 06/29/2017

1 inch = 0.06 miles
Impact Assessment and Background Data for Staff Report

Amendment to the Pinellas County Future Land Use Map and Pinellas County Zoning Atlas Map

Z/LU: 13-09-17

Site Location: N/A

Street Address: Approximately 0.61 acre located at the southwest corner of 54th Avenue North and Haines Road North in Lealman.

Parcel Number: 02/31/16/33930/001/0620, 0090, 0590, 0140 & 0120

Prepared by: MDS Date: 08/21/17

Proposed Amendment From:
Future Land Use Designation(s): RLM acres 0.61

Zoning Designation(s): R-4 acres 0.31

Proposed Amendment To:
Future Land Use Designation(s): CG acres 0.61

Zoning Designation(s): C-2 acres 0.31

Development Agreement? No Yes New Amended

Affordable Housing Density Bonus? No Yes How many units:
### INFRASTRUCTURE IMPACTS

#### SOLID WASTE IMPACT ASSESSMENT

<table>
<thead>
<tr>
<th>LAND USE DESIGNATIONS</th>
<th>SOLID WASTE</th>
<th>SOLID WASTE</th>
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</thead>
<tbody>
<tr>
<td></td>
<td>Total Tons/Year *</td>
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<tr>
<td><strong>EXISTING</strong></td>
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</tr>
<tr>
<td>Residential Low Medium</td>
<td>0.61 acres x 10.0 dwelling units per acre= 6 single family units</td>
<td>6 x 1.66 tons/unit/year (residential factor) = 9.96 tons/year</td>
</tr>
<tr>
<td><strong>PROPOSED</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Commercial General</td>
<td>Proposed Retail Commercial</td>
<td>(9,300.06 x 10.2)/2,000 (Retail Store factor)= 47.43 tons/year</td>
</tr>
<tr>
<td><strong>NET DIFFERENCE</strong></td>
<td></td>
<td>+37.5 tons/year</td>
</tr>
</tbody>
</table>

* (Non Residential) Gross Floor Area x Solid Waste Disposal Rate / 2,000 lbs = Total Tons per Year
* (Residential) Units x Annual Per Capita Rate = Total Tons per Year

Note: Based upon Solid Waste Disposal Rate determined by DUS Consultants for the Solid Waste Authority of Palm Beach County.

#### POTABLE WATER AND SANITARY SEWER IMPACT ASSESSMENT

<table>
<thead>
<tr>
<th>LAND USE DESIGNATIONS</th>
<th>POTABLE WATER GPD *</th>
<th>WASTEWATER GPD*</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>EXISTING</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Residential Low Medium</td>
<td>0.61 acres x 10.0 dwelling units per acre= 6 single family units</td>
<td>0.61 acres x 10.0 dwelling units per acre= 6 single family units</td>
</tr>
<tr>
<td></td>
<td>6 x 266 per unit (residential factor) = 1,596 GPD</td>
<td>6 x 187.5 per unit (residential factor) = 1,125 GPD</td>
</tr>
<tr>
<td><strong>PROPOSED</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Commercial General</td>
<td>Proposed Retail Commercial</td>
<td>Proposed Retail Commercial</td>
</tr>
<tr>
<td></td>
<td>9,300.06 x 0.25 (commercial rate) = 2,325 GPD</td>
<td>9,300.06 x 0.25 (commercial rate) = 2,325 GPD</td>
</tr>
<tr>
<td><strong>NET DIFFERENCE</strong></td>
<td>+729 GPD</td>
<td>+1,200 GPD</td>
</tr>
</tbody>
</table>

* (Non Residential) Gross Floor Area x Consumption Rate = GPD
* (Residential) Number of Units x Consumption Rate = GPD

NOTE: GPD = Gallons per Day

#### TRANSPORTATION AND ROADWAY IMPACTS

<table>
<thead>
<tr>
<th>YES or NO</th>
<th>COMMENTS</th>
</tr>
</thead>
<tbody>
<tr>
<td>☑ Yes</td>
<td>Interstate 275</td>
</tr>
<tr>
<td>☐ No</td>
<td></td>
</tr>
</tbody>
</table>

Is the proposed amendment located within one half mile of a deficient facility (i.e., a road operating at peak hour level of service E or F, and/or a volume-to-capacity (v/c) ratio of 0.9 or higher with no mitigating improvements scheduled within three years)?
**ENVIRONMENTAL AND SITE CONDITIONS**

<table>
<thead>
<tr>
<th>YES or NO</th>
<th>COMMENTS</th>
</tr>
</thead>
<tbody>
<tr>
<td>☐ Yes ☒ No</td>
<td>Myakka soils and Urban land</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>YES or NO</th>
<th>COMMENTS</th>
</tr>
</thead>
<tbody>
<tr>
<td>☒ Yes ☐ No</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>YES or NO</th>
<th>COMMENTS</th>
</tr>
</thead>
<tbody>
<tr>
<td>☒ Yes ☐ No</td>
<td>The subject area is located within the Sawgrass Lake Drainage Basin.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>YES or NO</th>
<th>COMMENTS</th>
</tr>
</thead>
<tbody>
<tr>
<td>☐ Yes ☒ No</td>
<td></td>
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</tbody>
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<tbody>
<tr>
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<td></td>
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<tr>
<th>YES or NO</th>
<th>COMMENTS</th>
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</thead>
<tbody>
<tr>
<td>☒ Yes ☐ No</td>
<td></td>
</tr>
</tbody>
</table>

*The standard categories of soil classifications (i.e., severe, very severe etc.) have been replaced by Building Site Development Limitations (i.e., somewhat limited, very limited etc.)*

**PUBLIC SAFETY**

<table>
<thead>
<tr>
<th>YES or NO</th>
<th>COMMENTS</th>
</tr>
</thead>
<tbody>
<tr>
<td>☐ Yes ☒ No</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>YES or NO</th>
<th>COMMENTS</th>
</tr>
</thead>
<tbody>
<tr>
<td>☒ Yes ☐ No</td>
<td>The subject site is located within the Lealman Fire District.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>YES or NO</th>
<th>COMMENTS</th>
</tr>
</thead>
<tbody>
<tr>
<td>☒ Yes ☐ No</td>
<td></td>
</tr>
</tbody>
</table>
### COMMUNITY IMPACTS

<table>
<thead>
<tr>
<th>YES or NO</th>
<th>COMMENTS</th>
</tr>
</thead>
<tbody>
<tr>
<td>□ Yes</td>
<td></td>
</tr>
<tr>
<td>✔ No</td>
<td></td>
</tr>
</tbody>
</table>

**Will approval of this amendment affect the provision of affordable housing; if so, explain the positive/negative impacts.**

<table>
<thead>
<tr>
<th>YES or NO</th>
<th>COMMENTS</th>
</tr>
</thead>
<tbody>
<tr>
<td>□ Yes</td>
<td></td>
</tr>
<tr>
<td>✔ No</td>
<td></td>
</tr>
</tbody>
</table>

**Has the applicant sought/been issued an affordable housing finding by the Department of Community Development?**

<table>
<thead>
<tr>
<th>YES or NO</th>
<th>COMMENTS</th>
</tr>
</thead>
<tbody>
<tr>
<td>□ Yes</td>
<td></td>
</tr>
<tr>
<td>✔ No</td>
<td></td>
</tr>
</tbody>
</table>

**Will the approval of the amendment result in the displacement of mobile home residents?**

<table>
<thead>
<tr>
<th>YES or NO</th>
<th>COMMENTS</th>
</tr>
</thead>
<tbody>
<tr>
<td>□ Yes</td>
<td></td>
</tr>
<tr>
<td>✔ No</td>
<td></td>
</tr>
</tbody>
</table>

**Will the approval of the amendment result in the elimination of a water-dependent land use such as a marina or boat ramp? If so, identify how many ramps/lanes or slips will be eliminated.**

<table>
<thead>
<tr>
<th>YES or NO</th>
<th>COMMENTS</th>
</tr>
</thead>
<tbody>
<tr>
<td>□ Yes</td>
<td></td>
</tr>
<tr>
<td>✔ No</td>
<td></td>
</tr>
</tbody>
</table>

**Would the amendment affect beach/waterfront accessibility?**

<table>
<thead>
<tr>
<th>YES or NO</th>
<th>COMMENTS</th>
</tr>
</thead>
<tbody>
<tr>
<td>□ Yes</td>
<td></td>
</tr>
<tr>
<td>✔ No</td>
<td></td>
</tr>
</tbody>
</table>

**Is the amendment located within a County redevelopment/revitalization area; if so, is the amendment consistent with the community revitalization plan, vision, etc.**

<table>
<thead>
<tr>
<th>YES or NO</th>
<th>COMMENTS</th>
</tr>
</thead>
<tbody>
<tr>
<td>✔ Yes</td>
<td>Lealman Community Redevelopment Area</td>
</tr>
<tr>
<td>□ No</td>
<td></td>
</tr>
</tbody>
</table>

**Would the amendment have a significant impact on an adjacent local government?**

<table>
<thead>
<tr>
<th>YES or NO</th>
<th>COMMENTS</th>
</tr>
</thead>
<tbody>
<tr>
<td>□ Yes</td>
<td></td>
</tr>
<tr>
<td>✔ No</td>
<td></td>
</tr>
</tbody>
</table>

**Is the amendment located within a designated brownfield area?**

<table>
<thead>
<tr>
<th>YES or NO</th>
<th>COMMENTS</th>
</tr>
</thead>
<tbody>
<tr>
<td>✔ Yes</td>
<td>Lealman Community Redevelopment Area</td>
</tr>
<tr>
<td>□ No</td>
<td></td>
</tr>
</tbody>
</table>

**Will the proposed amendment affect public school facilities?**

<table>
<thead>
<tr>
<th>YES or NO</th>
<th>COMMENTS</th>
</tr>
</thead>
<tbody>
<tr>
<td>□ Yes</td>
<td></td>
</tr>
<tr>
<td>✔ No</td>
<td></td>
</tr>
</tbody>
</table>

---

**Has the property been the subject of a previous amendment proposal within the last 12 months?**

<table>
<thead>
<tr>
<th>YES or NO</th>
<th>COMMENTS</th>
</tr>
</thead>
<tbody>
<tr>
<td>□ Yes</td>
<td></td>
</tr>
<tr>
<td>✔ No</td>
<td></td>
</tr>
</tbody>
</table>

**Is the property within 200 feet of a property under same owner that has been amended within the past 12 months?**

<table>
<thead>
<tr>
<th>YES or NO</th>
<th>COMMENTS</th>
</tr>
</thead>
<tbody>
<tr>
<td>□ Yes</td>
<td></td>
</tr>
<tr>
<td>✔ No</td>
<td></td>
</tr>
</tbody>
</table>

**ATTACH THE FOLLOWING:**

- Location Map
- Future Land Use Map with zoning designations
- Aerial
**SITE DATA**

<table>
<thead>
<tr>
<th>Current Land Use Designation: Residential Low Medium</th>
<th>Proposed Land Use Designation: Commercial General</th>
</tr>
</thead>
<tbody>
<tr>
<td>Potential Use</td>
<td>Proposed for Amendment: 0.61</td>
</tr>
<tr>
<td>acre(s)</td>
<td>FAR</td>
</tr>
<tr>
<td>(1) Single Family</td>
<td>0.61</td>
</tr>
<tr>
<td>Total</td>
<td>58</td>
</tr>
<tr>
<td>Proposed Land Use Designation: Commercial General</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td>Road(s)</td>
<td>LOS</td>
</tr>
<tr>
<td>-----------------</td>
<td>-------</td>
</tr>
<tr>
<td>(1) 54th Ave N</td>
<td>D</td>
</tr>
<tr>
<td>US 19 to Haines Rd</td>
<td></td>
</tr>
<tr>
<td>(2) Haines Rd</td>
<td>C</td>
</tr>
<tr>
<td>Dr MLK Jr St N to 54th Ave N</td>
<td></td>
</tr>
<tr>
<td>Road(s)</td>
<td>Extg</td>
</tr>
<tr>
<td>-----------------</td>
<td>--------</td>
</tr>
<tr>
<td>(1) 54th Ave N</td>
<td>US 19 to Haines Rd</td>
</tr>
<tr>
<td>(2) Haines Rd</td>
<td>Dr MLK Jr St N to 54th Ave N</td>
</tr>
</tbody>
</table>

**ABBREVIATIONS/NOTES**

- AADT = Average Annual Daily Trips
- AC = Acres
- CAP = Capture Rate (i.e., % new trips)
- CCC = Congestion Containment Corridor
- CFG = Configuration
- CON = Constrained County Corridor
- Const. = Construction
- D/U = Divided/undivided
- E = Enhanced
- FAR = Floor Area Ratio
- FDOT = Florida Department of Transportation
- DEF = Deficient Road
- MMS = Mobility Management System
- MIS = Mitigating Improvement Scheduled
- MPO = Metropolitan Planning Organization
- LTCM = Long Term Concurrency Management Corridor
- Ln. = Lanes
- LOS = Level of Service
- N/A = Not applicable
- PC = Partially controlled access
- PH = Peak Hour
- SF = Square Feet
- TGR = Trip Generation Rate
- UPA = Units Per Acre
- UTS = Units (dwelling)
- V/CR = Volume-to-Capacity Ratio

2044 traffic volumes from MPO, adjusted FDOT Regional Transportation Analysis model output
Average daily level of service based on Generalized Daily LOS Volume Tables from FDOT 2016 LOS Manual

*ZLU-13-09-17_Traffic Analysis.xlsx*