

LOCAL PLANNING AGENCY (LPA) STAFF REPORT



Case Number: Z/LU-12-07-19

LPA Public Hearing: July 11, 2019

Applicant: Paradise Multiplex LLC

Representative: Steven M. Kawohl

Subject Property: Approximately 0.84 acre located at 6280 150th Avenue North in unincorporated Largo.

PARCEL ID: 05/30/16/70920/200/0105



REQUEST:

Future Land Use Map (FLUM) amendment from Commercial Neighborhood to Commercial General and a Zoning Atlas amendment from E-2 (Employment-2) to C-2 (General Commercial and Services) on approximately 0.84 acre located at 6280 150th Avenue North in unincorporated Largo. The request would make the zoning consistent with the FLUM and allow for additional commercial development.

LOCAL PLANNING AGENCY (LPA) RECOMMENDATION

The LPA finds that the proposed Future Land Use Map and Zoning Atlas amendments are consistent with the Pinellas County Comprehensive Plan and recommends approval of the proposed amendments (The vote was 6-0, in favor).

PLANNING STAFF RECOMMENDATION:

- **Staff recommends** that the LPA find the proposed future land use and zoning amendments **CONSISTENT** with the Pinellas County Comprehensive Plan, based on this report.
- **Staff further recommends** that the LPA recommend **APPROVAL** of the proposed future land use and zoning amendments to the Pinellas County Board of County Commissioners.

SUMMARY REPORT

The Development Review Committee (DRC) reviewed this application on June 10, 2019. The DRC Staff summary discussion and analysis follows:

The subject property consists of a 0.84-acre parcel located at 6280 150th Avenue North in the unincorporated Largo area. The property is designated Commercial Neighborhood (CN) on the Future Land Use Map (FLUM) and is zoned E-2, Employment-2 and is currently developed with multi-tenant auto-oriented and warehouse uses. The CN future land use category and E-2 zoning district are generally not compatible with each other. The applicant wishes to redevelop the site with retail commercial uses. This will require changes to the FLUM and Zoning Atlas. A FLUM amendment to Commercial General (CG) and a zoning change to C-2, General Commercial and Services are proposed. The requested C-2 zoning permits more of a variety of commercial uses than the E-2 zoning. The requested CG land use would increase maximum developable floor area ratio from 0.30 to 0.55. In addition, the property is designated Retail & Services on the Countywide Plan Map, which both the CN and proposed CG are consistent with.

The subject property is in an area that contains a variety of land uses and zoning districts. A gas station/convenience store is adjacent to the subject property to the east, a mix of single-family and multifamily residences are to the south and west and a gas station/convenience store and a small industrial area is across 150th Ave. N. to the north.

Comparing the current development potential of the 0.84-acre CN FLUM designation with the potential development with the requested CG FLUM designation, the proposal could generate approximately 424 additional average daily vehicle trips on the adjacent roadway network. In this location there are no deficient roadways and all adjacent roadways are operating at acceptable levels of service (LOS). The change in average daily trips is not expected to significantly impact the operational characteristics of the surrounding roadway network.

The subject property is within the County's potable water supply service area and City of Largo's wastewater treatment service area. The proposal could increase demands on potable water supplies and wastewater treatment facilities by approximately 3,799 gallons per day, respectively. In reference to solid waste, the proposal could increase the amount of solid waste generated by approximately 45 tons per year. However, the site is currently developed with multiple uses already and the actual impacts should be minimal.

In summary, the requested FLUM and zoning amendments to CG and C-2 are compatible with the surrounding land uses and development pattern. The proposed allowable maximum intensity could increase, however, only minimal impacts to infrastructure are expected. The proposal is consistent with the Pinellas County Comprehensive Plan and is appropriate for this location.

SURROUNDING ZONING AND LAND USE FACTS:

	Land Use Category	Zoning District	Existing Use
Subject Property:	Commercial Neighborhood	E-2	Auto Repair, Office
Adjacent Properties:			
North	Commercial Neighborhood	C-1	Gas Station
East	City of Largo	City of Largo	Gas Station
South	Residential Low	R-4	Duplex
West	Commercial Neighborhood	E-2	House

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

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 1.2.5 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: August 20, 2019

CORRESPONDENCE RECEIVED TO DATE: Correspondence received from the City of Largo.

PERSONS APPEARING AT THE LOCAL PLANNING AGENCY HEARING: No one appeared in opposition or in favor.

ATTACHMENTS: (Maps)