



Housing & Community Development

Received

JUN 25 2021

Pinellas Planning
Council

June 23, 2021

Mr. Whit Blanton, FAICP, Executive Director
Pinellas County Planning Council/Forward Pinellas
310 Court Street, 2nd Floor
Clearwater, Florida 34756

Re: Case No(s): Z/LU-21-02, Z/LU-21-03 & FLU-21-01 (Tier 2 Amendments)

Dear Mr. Blanton,

On June 22, 2021, the Board of County Commissioners held a public hearing to consider the above referenced amendment(s) to the Future Land Use Map of Pinellas County. The Board took action to approve the amendment(s) and authorized transmittal to the Pinellas Planning Council for action to amend the Countywide Future Land Use Plan as necessary to maintain consistency with said Plan. We anticipate the amendments to be Tier 2 reviews. Attached for Council's review are the requested application forms, disclosure information, staff reports, maps, and legal descriptions. Also attached, in confirmation of Board action are adoption ordinances of the board order for those cases where no ordinance has yet been prepared.

Please schedule the attached amendment(s) at the earliest convenient time for review by the Council and notify us as to the hearing date. If you need additional information regarding our request, please feel free to call me at 727-5640.

Sincerely,

Glenn Bailey, AICP
Land Use & Zoning Manager
Pinellas County Housing & Community Development

Attachments
Application
Backup documents
Maps



Received

JUN 25 2021

Pinellas Planning Council

Return to:
 Forward Pinellas
 310 Court Street, 2nd Floor
 Clearwater, FL 33756
 Telephone: 727.464.8250
 Email: info@forwardpinellas.org

Countywide Plan Map Amendment Application

Local Government Contact Information

Requesting Local Government:	Pinellas County
Local Government Contact:	Glenn Bailey
Address:	440 Court Street, 4th Floor, Clearwater, 33756
Phone:	727-464-5640
E-Mail Address:	gbailey@pinellascounty.org
Local Government Case #:	FLU-21-01
Local Government Ordinance #:	not yet assigned

Property Owner Contact Information

Name(s):	Boulevard Park Properties, LLC
Address:	12110 Seminole Boulevard, Largo, FL 33778
Phone:	
E-Mail Address:	

Agent Contact Information (if applicable)

Name(s):	Mark Bentley
Address:	401 E Jackson Street, Tampa, FL 33602
Phone:	813-225-2500
E-Mail Address:	markb@jpfirm.com

Characteristics of the Subject Property

Site Address(s):	Western terminus of 20th Terrace SW, Largo, FL 33778
Total Acreage of the Amendment Area:	1.14
Existing Use(s):	Vacant
Proposed Use(s):	Townhomes
Parcel Identification #:	03-30-15-17838-000-0110 & 0160
Legal Description of the Amendment Area:	See attached
What is the adjacent roadway's Level of Service (LOS) grade?	C
Is the Amendment Area located in: [check all that apply]	<input type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Redevelopment Area <input type="checkbox"/> Scenic Noncommercial Corridor

Countywide Plan Map Information

Current Countywide Plan Map Category(ies):	Residential Low Medium
Proposed Countywide Plan Map Category(ies):	Residential High

Local Future Land Use Plan Map and Zoning Information

Current Local Future Land Use Plan Map Category(ies):	Residential Low
Current Local Zoning Designation(s):	C-2, General Commercial & Services
Proposed Local Future Land Use Plan Map Category(ies):	Residential High
Proposed Local Zoning Designation(s):	C-2, General Commercial & Services

Application Checklist

The following **MUST** be furnished with this application: (incomplete applications will not be accepted)

- _ A complete application form;
- _ an ordinance being considered by your governing body;
- _ a map or map series depicting the future land use categories of the subject property and surrounding area, and any other pertinent information. [Countywide Rules, 6.1.4.2];
- _ a local government staff report;
- _ an electronic copy of the GIS shape file(s) for the amendment area;
- ___ if applicable, a copy of the development agreement approved by the legislative body and executed by the property owner and any other private party(ies) to the agreement; and
- _ if applicable, the jurisdictional determination line for environmentally sensitive areas.

Additional requirements for Tier II and III amendments to the AC or MMC category:

- _ A pre-application meeting with Forward Pinellas staff;
- _ identification of the current or proposed FLUM categories and/or character districts within the AC or MMC category, their acreages, and their associated maximum densities/intensities;
- ___ a copy of the implementing regulations applicable to the AC or MMC category (e.g., special area plan, corridor plan, comprehensive policies, land development regulations);
- _ a written description of how each of the Planning and Urban Design Principles described in the Countywide Plan Strategies, Land Use Goal 16.0, are addressed within the AC or MMC category [Countywide Rules, 6.1.4.3];
- _ a transportation impact analysis [Countywide Rules, 6.5.3.1.2]; and
- _ for Tier III amendments, in addition to all of the above requirements, applicants must submit a justification narrative demonstrating that the proposed density/intensity standards are appropriate for the subject area despite not meeting the applicable locational requirements, due to changed conditions or other unique factors. [Countywide Rules, Section 6.1.4.4]

Local Action Dates

Date local ordinance was considered at public hearing and authorized by an affirmative vote of the governing body for transmittal of, and concurrence with, the local government future land use plan map amendment.

June 22, 2021

If the local government chooses to submit a development agreement in support of this application, provide the date the agreement was approved at a public hearing by the legislative body. Any development agreement submitted as part of an application for Countywide Plan Map amendment may become a condition of approval of the amendment and will be subject to the provisions of Section 6.1.6 of the Countywide Rules.

N/A

Disclosure of Interest Statement

Do any other persons have any ownership interest in the subject property?	Yes
If so, provide the name and address of the person(s):	Stephen McConihay
If so, is the interest contingent or absolute?	absolute
If so, what specific interest is held?	manager
Does a contract exist for the sale of the subject property?	No
If so, is the contract contingent or absolute?	
If so, provide the names of all parties to the contract:	
Are there any options to purchase the subject property?	No
If so, provide the names of all parties to the option:	
Please provide any other pertinent information which the applicant may wish to submit pertaining to the requested plan map amendment:	



Pinellas County

Staff Report

File #: 21-1040A, **Version:** 1

Agenda Date: 6/22/2021

Subject:

Case No. FLU-21-01 (Boulevard Park Properties, LLC)

A request for a land use change from Residential Low to Residential High on approximately 1.14 acres located at the western terminus of 20th Terrace South West, in unincorporated Largo.

Recommended Action:

Based upon evidence and findings contained in the staff report and attachments, Case No. FLU-21-01 is recommended for approval:

An Ordinance approving the application of Boulevard Park Properties, LLC for a land use change from Residential Low (RL) to Residential High (RH) on approximately 1.14 acres located at the western terminus of 20th Terrace South West in unincorporated Largo.

- The applicant is seeking a land use change on a 1.14-acre vacant site.
- The applicant is proposing to develop single-family attached (townhomes). Up to 34 residential units are possible under the requested land use category, however the final number of units would be based on site plan review. Up to six (6) units could be built under the current designation.
- The C-2 zoning district, which is not proposed for amendment, allows single-family attached as a Type Two (2) Use which requires application to the Board of Adjustment and Appeals.
- The Local Planning Agency (LPA) unanimously recommended approval of the request; vote Seven (7)- Zero (0). Two (2) people appeared in opposition, citing potential impacts to an existing drainage issue on their property to the north.
 - The property to the north is in the City of Largo. Staff contacted City of Largo engineering staff and they have agreed to reach out to those property owners.
- 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 subject property consists of two (2) vacant parcels totaling approximately 1.14 acres located at the western terminus of 20th Terrace SW, approximately 330 feet west of Seminole Boulevard (Alt US 19). The property is designated RL on the Future Land Use Map (FLUM), which allows up to Five (5) residential units per acre. The applicants wish to develop the site as a single-family attached (townhome) residential subdivision at a higher density than what is currently allowed. They are

proposing a FLUM amendment to RH, which allows up to 30 residential units per acre. The proposed RH category would allow up to 34 residential units on the property based on its acreage. By comparison, the existing RL category would allow up to six (6) residential units. The subject property is zoned C-2, General Commercial & Services, which, when paired with a residential land use designation, allows certain residential and residential equivalent uses. Townhome development specifically will require Type-2 Use approval from the Board of Adjustment and Appeals at a separate public hearing. Development criteria such as the specific number of units, stormwater, access, and parking will be addressed at that time.

The subject property is adjacent to a variety of residential uses. The property to the north is a 1,096-unit mobile home park, south and west is a 260-unit apartment complex, and two (2) single-family homes are to the east. The parcels to the north, south and west are all in the City of Largo. The land use designation is RL on the properties to the east and the zoning is C-2. Further east, fronting Seminole Boulevard, the properties are commercial uses. Much of the surrounding area is in the City of Largo's "Largo Mall Activity Center" which has been planned around a community and regional shopping center (Largo Mall). The area is planned to serve uses and development characteristics that are high density residential in nature; and served by a complete range of urban services including mass transit and recreation/open space facilities.

Comparing the current development potential of the subject property with the potential use associated with the requested RH FLUM designation, the proposal could generate approximately 162 additional average daily vehicle trips on the surrounding roads. The nearest level of service (LOS) regulated roadway is Seminole Boulevard (Alt US 19) to the east. In this location, Seminole Boulevard is operating at a peak hour LOS C with a volume to capacity (V/C) ratio of 0.583. Seminole Boulevard is not considered deficient. The change in average daily trips is not expected to significantly impact the operational characteristics of area roadways.

Staff is of the opinion that the proposed RH land use category is appropriate based on the subject property's proximity to locations with similar densities, general compatibility with the surrounding area, anticipated limited impacts to infrastructure, consistency with the Pinellas County Comprehensive Plan, and consistency with the Countywide Plan.

Background Information:

The LPA recommended approval of the request during its May 13, 2021 public hearing; vote seven (7) - Zero (0).

Surrounding property owners within 400 feet of the subject site were notified by mail. 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

Impact Assessment

Traffic Analysis

Legal and Sketch Map

Public Notification Map

Power Point Presentation

Legal Ad

Legal Ad Map



LOCAL PLANNING AGENCY (LPA) STAFF REPORT

Case Number: FLU-21-01

LPA Public Hearing: May 13, 2021

Applicant: Boulevard Park Properties, LLC

Representative: Mark Bentley

Subject Property: Approximately 1.14 acres located at the western terminus of 20th Terrace SW, in unincorporated Largo.

Parcel ID(s): 03-30-15-17838-000-0110 and 03-30-15-17838-000-0160



REQUEST:

Future Land Use Map amendment from Residential Low (RL) to Residential High (RH). The request would allow for residential development at a maximum density of 30.0 units per acre.

LOCAL PLANNING AGENCY (LPA) RECOMMENDATION:

The LPA finds that proposed Future Land Use Map amendment is consistent with the Pinellas County Comprehensive Plan and recommends approval. (The vote 7-0, in favor)

PLANNING STAFF RECOMMENDATION:

- **Staff recommends** that the LPA find the proposed Future Land Use Map (FLUM) amendment **consistent** with the Pinellas County Comprehensive Plan, based on this report.
- **Staff further recommends** that the LPA recommend **approval** of the proposed FLUM amendment to the Pinellas County Board of County Commissioners.

SUMMARY REPORT

The Development Review Committee (DRC) reviewed this application on April 12, 2021. The DRC Staff summary discussion and analysis follows:

The subject property consists of two vacant parcels totaling approximately 1.14 acres located at the western terminus of 20th Terrace SW, approximately 330 feet west of Seminole Boulevard (Alt US 19). The property is designated Residential Low (RL) on the Future Land Use Map (FLUM), which allows up to 5.0 residential units per acre, and it is zoned C-2, General Commercial & Services, which, when paired with a residential land use designation, allows residential and residential equivalent uses. The applicants wish to develop the site as a single-family attached (townhome) residential subdivision at a higher density than what is currently allowed. They are proposing a FLUM amendment to Residential High (RH), which allows up to 30.0 residential units per acre. The proposed RH category would allow up to 34 residential units on the property based on its acreage. The ultimate number and type of units built, however, would depend on site plan and platting requirements such as setbacks, internal accessways and stormwater facilities. By comparison, the existing RL category would allow up to six residential units.

Surrounding Uses

The subject property is adjacent to a variety of residential uses. The property to the north is a 1,096-unit mobile home park, south and west is a 260-unit apartment complex, and two single-family homes to the east. The parcels to the north, south and west are all in the City of Largo. The land use designation is RL on the properties to the east. Further east, fronting Seminole Blvd., the properties are commercial uses. Much of the surrounding area is in the City of Largo's "Largo Mall Activity Center" which has been planned around a community and regional shopping center (Largo Mall). The area is planned to serve uses and development characteristics that are high density residential in nature; and served by a complete range of urban services including mass transit and recreation/open space facilities.

Transportation and Infrastructure Impacts

Comparing the current development potential of the subject property with the potential use associated with the requested RH FLUM designation, the proposal could generate approximately 162 additional average daily vehicle trips on the surrounding roads. The nearest level of service (LOS) regulated roadway is Seminole Boulevard (Alt US 19) to the east. In this location, Seminole Blvd. is operating at a peak hour level of service (LOS) C with a volume to capacity (V/C) ratio of 0.583. Seminole Blvd. is not considered deficient. The change in average daily trips is not expected to significantly impact the operational characteristics of area roadways.

The subject property is within Pinellas County's wastewater treatment area and water supply service area. The proposal could increase demand on potable water supplies by 5,600 gallons per day and increase demand on wastewater treatment facilities by approximately 4,200 gallons per day. In reference to solid waste, the proposal could increase the amount of solid waste generated by approximately 46.5 tons per year.

Conclusion

Staff is of the opinion that the proposed RH land use category is appropriate based on the subject property's proximity to locations with the same or similar designations, general compatibility with the surrounding area, anticipated limited impacts to infrastructure, consistency with the Pinellas County Comprehensive Plan, and consistency with the Countywide Plan.

SURROUNDING ZONING AND LAND USE FACTS:

	Land Use Category	Zoning District	Existing Use
Subject Property:	Residential Low	C-2	Vacant
Adjacent Properties:			
North	Largo	Largo	Mobile Home Park
East	Residential Low	C-2	Single Family Homes
South	Largo	Largo	Apartments
West	Largo	Largo	Apartments

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

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

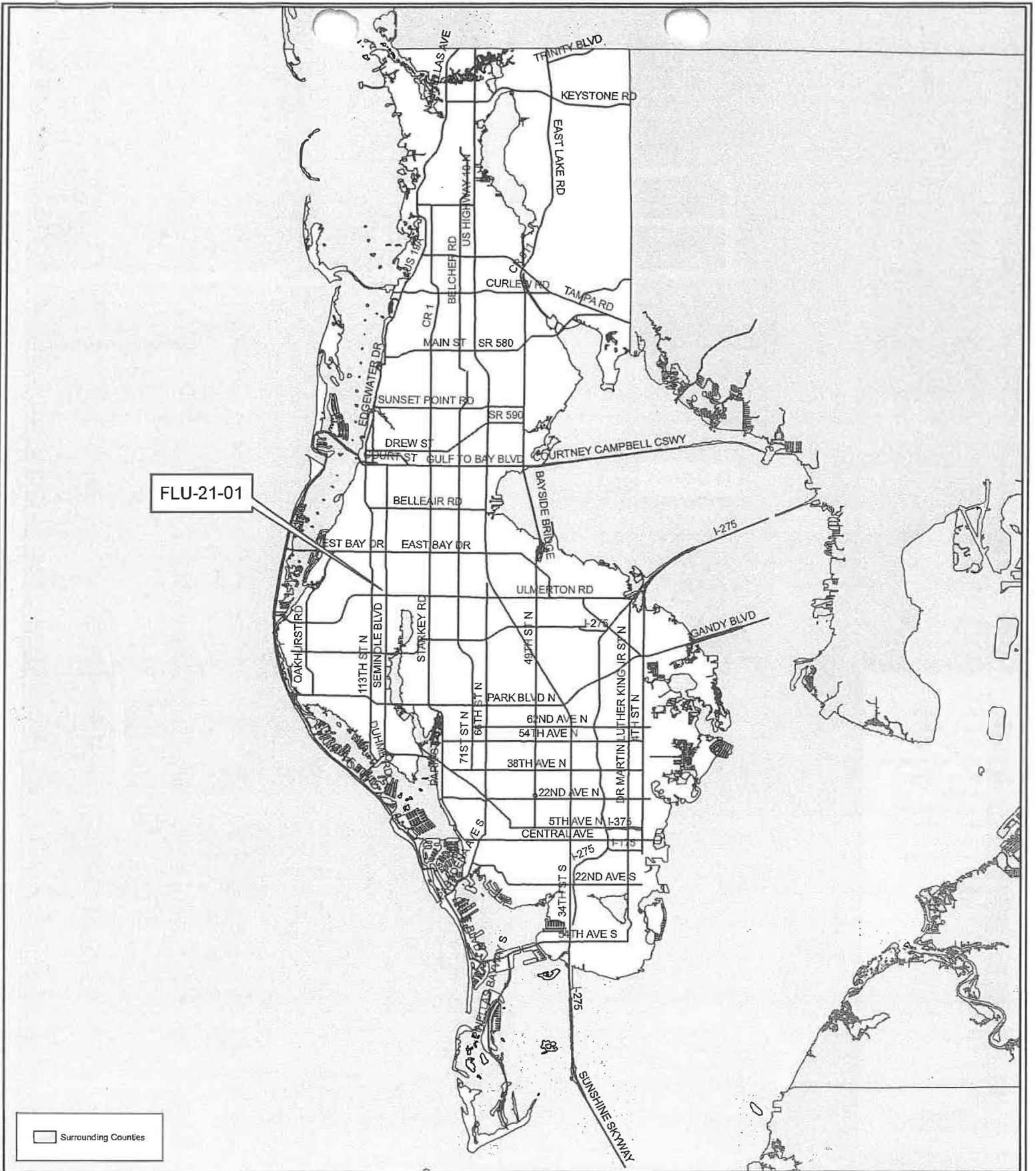
Approval of this request does not ensure that the site can meet County development regulations, including concurrency management regulations, which apply at the time of site plan review.

PROPOSED BCC HEARING DATE: June 22, 2021

CORRESPONDENCE RECEIVED TO DATE: No correspondence received.

PERSONS APPEARING AT THE LOCAL PLANNING AGENCY HEARING: Two persons appeared at the meeting in opposition due to concerns over stormwater and drainage.

ATTACHMENTS: (Maps)



FLU-21-01
Location Map

Land Use

From: Residential Low
To: Residential High



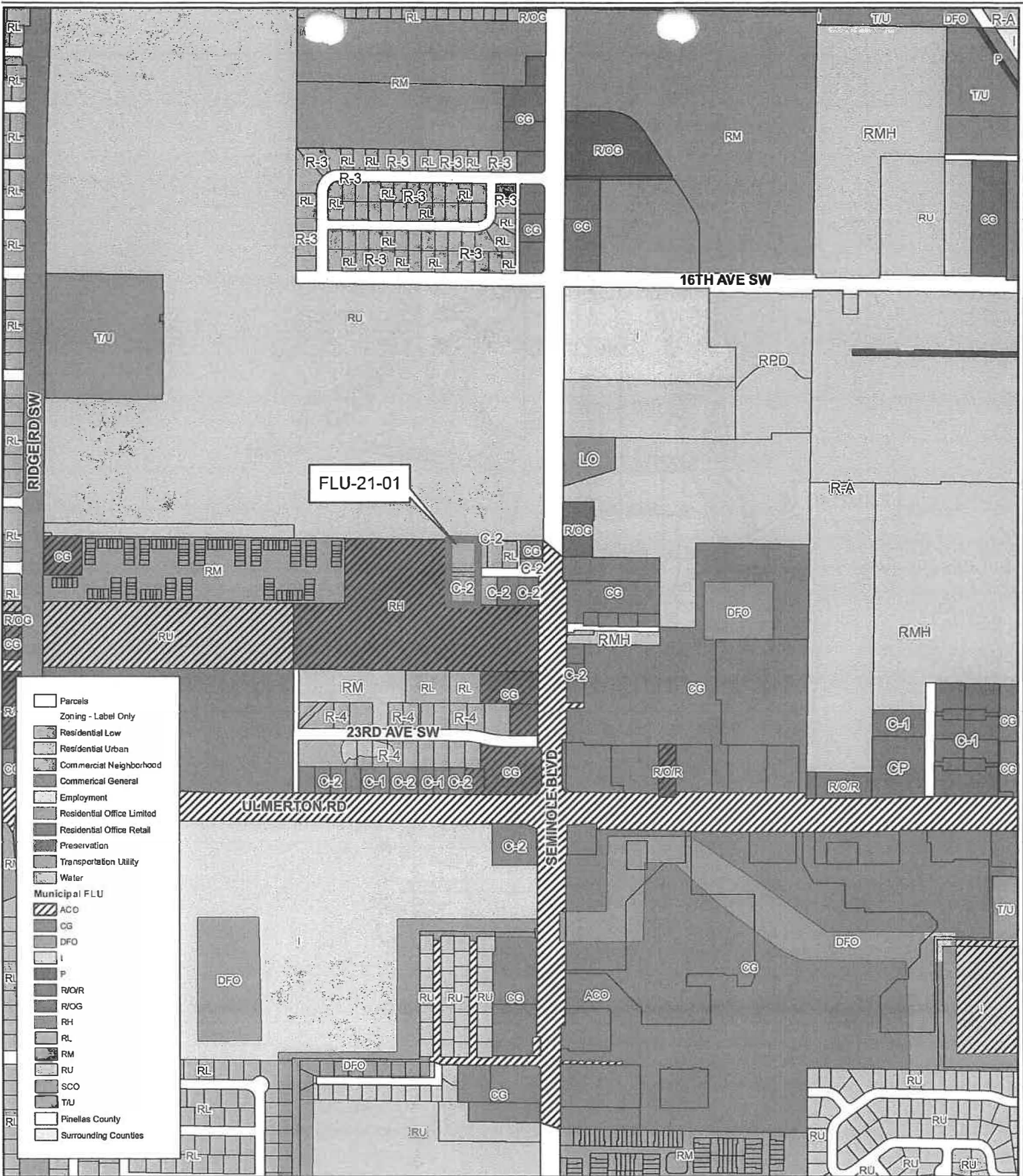
03/30/15/17838/000/0110, 0160

Prepared by: Pinellas County Planning Department



Date: 3/29/2021

1 inch = 4.5 miles



- Parcels
- Zoning - Label Only
- Residential Low
- Residential Urban
- Commercial Neighborhood
- Commercial General
- Employment
- Residential Office Limited
- Residential Office Retail
- Preservation
- Transportation Utility
- Water
- Municipal FLU**
- ACO
- CG
- DFO
- I
- P
- R/O/R
- R/O/G
- RH
- RL
- RM
- RU
- S/C/O
- T/U
- Pinellas County
- Surrounding Counties

FLU-21-01
Current Future
Land Use

Land Use
 From: Residential Low
 To: Residential High



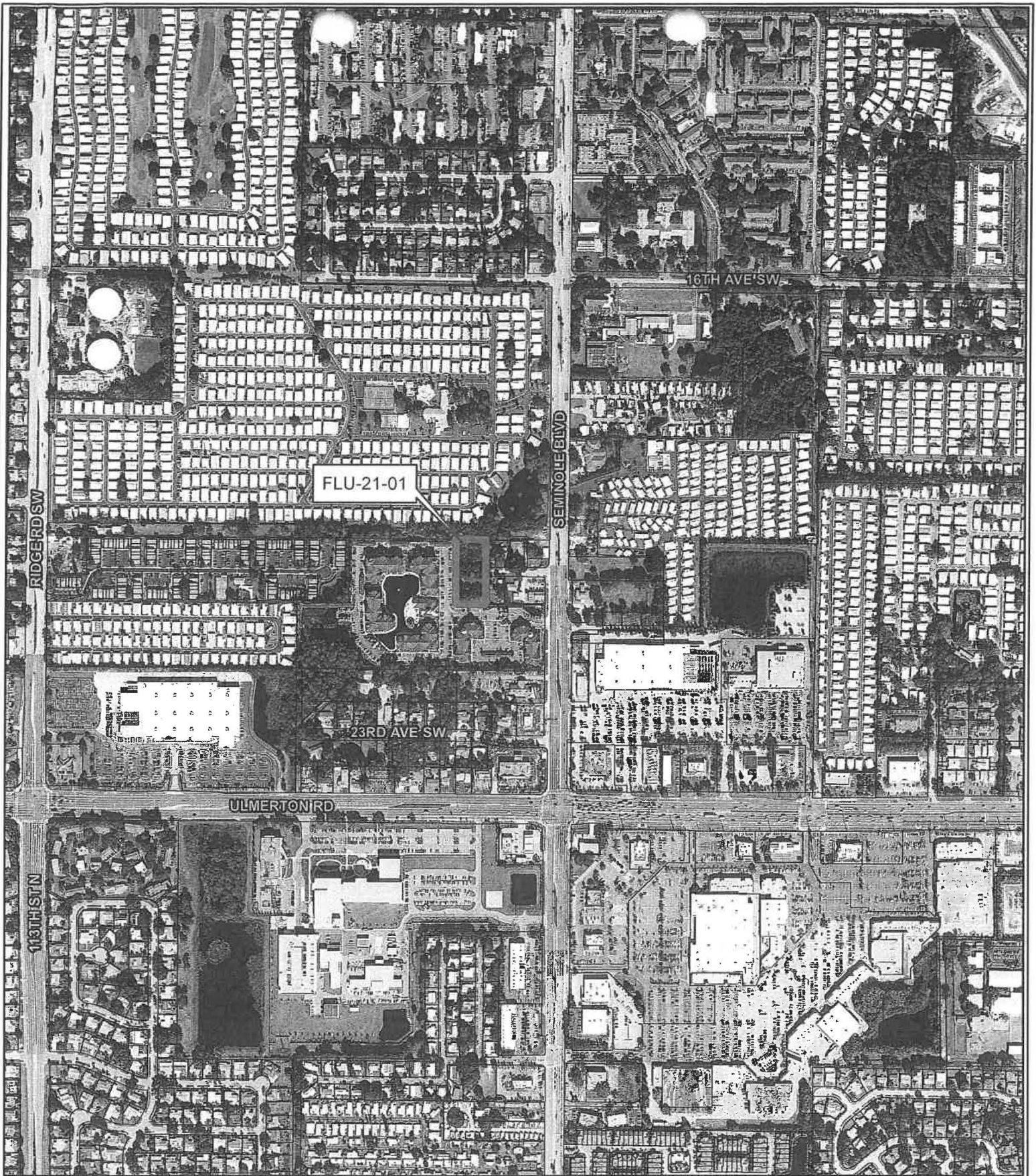
03/30/15/17838/000/0110, 0160

Prepared by: Pinellas County Planning Department



Date: 3/29/2021

1 inch = 0.12 miles



FLU-21-01

Aerial Map

Land Use

From: Residential Low

To: Residential High



**Housing &
Community
Development**

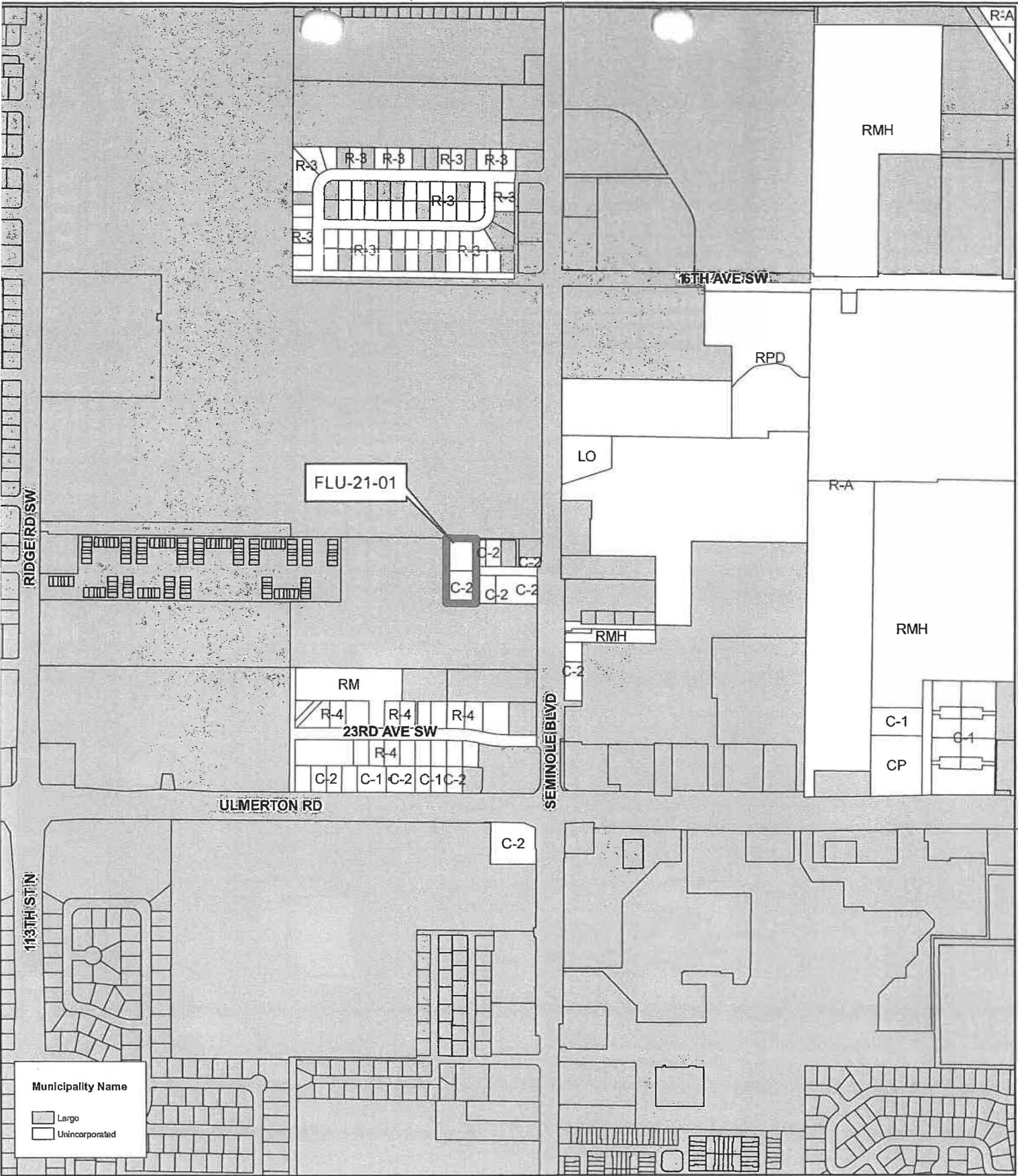
03/30/15/17838/000/0110, 0160

Prepared by: Pinellas County Planning Department



Date: 3/29/2021

1 inch = 0.12 miles



Municipality Name
 [Shaded Box] Largo
 [White Box] Unincorporated

FLU-21-01
Municipal Map

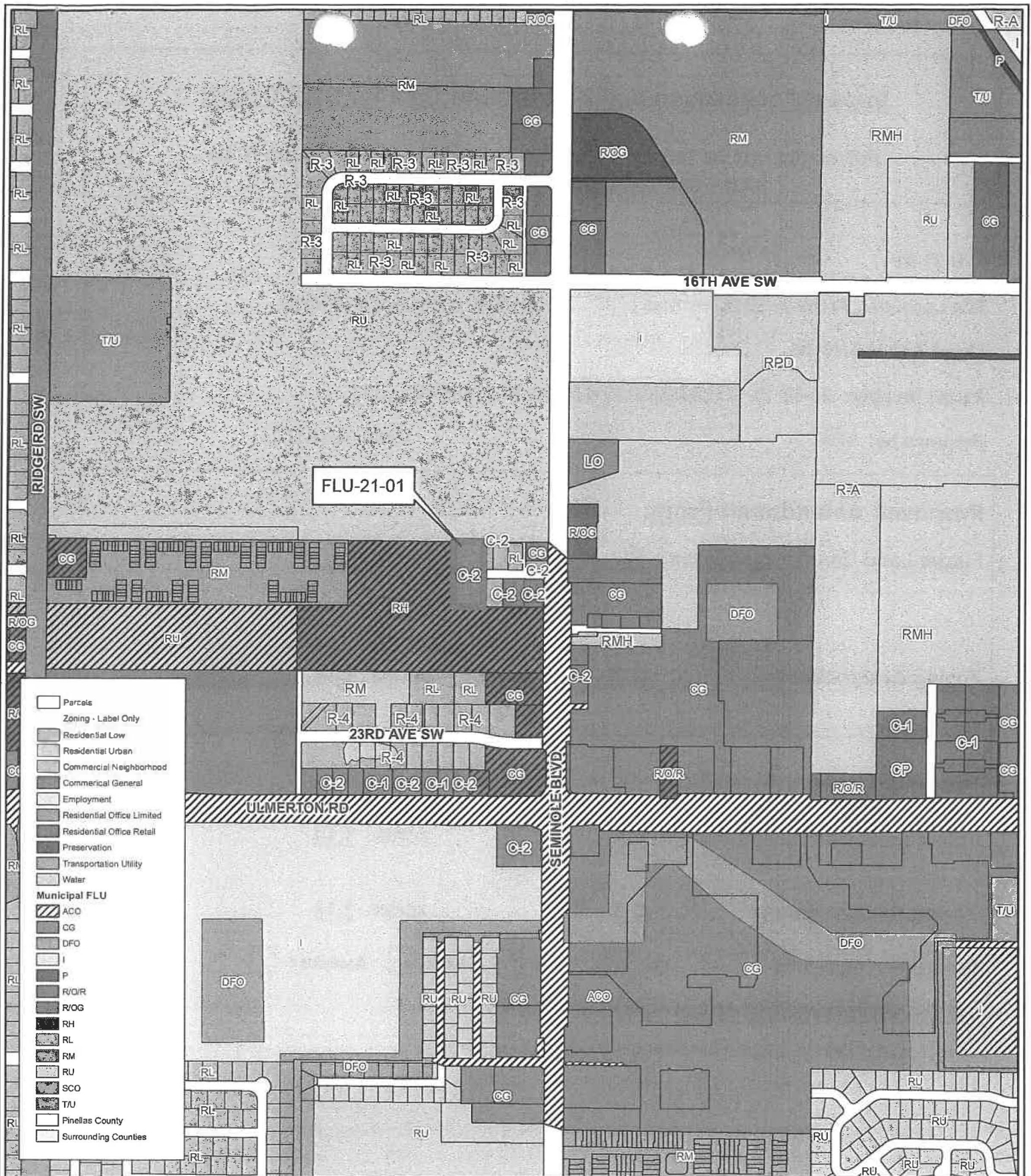
Land Use
 From: Residential Low
 To: Residential High



03/30/15/17838/000/0110, 0160
 Prepared by: Pinellas County Planning Department

NORTH (with arrow pointing up)
 Date: 3/29/2021

1 inch = 0.12 miles



FLU-21-01

Proposed Future Land Use

Land Use

From: Residential Low

To: Residential High



Housing & Community Development

03/30/15/17838/000/0110, 0160

Prepared by: Pinellas County Planning Department



Date: 3/29/2021

1 inch = 0.12 miles

Impact Assessment and Background Data for Staff Report

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

FLU-21-01

Site Location: At the western terminus of 20th Terrace SW, unincorporated Largo

Street Address: None

Parcel Number: 30-30-15-17838-000-0110 & 03-30-15-17838-000-0160

Prepared by: MDS

Date: 04/16/2021

Proposed Amendment From:

Future Land Use Designation(s): RL **acres:** 1.14

Zoning Designation(s): C-2 **acres:** 1.14

Proposed Amendment To:

Future Land Use Designation(s): RH **acres:** 1.14

Zoning Designation(s): C-2 **acres:** 1.14

Development Agreement? No Yes New Amended

Affordable Housing Density Bonus? No Yes



INFRASTRUCTURE IMPACTS

SOLID WASTE IMPACT ASSESSMENT

LAND USE DESIGNATIONS	SOLID WASTE Total Tons/Year *
EXISTING	
Residential Low	(6 units x 1.66) (Residential factor) = 9.96 tons/year
PROPOSED	
Residential High	(34 units x 1.66) (Residential factor) = 56.44 tons/year
NET DIFFERENCE	+46.5 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

LAND USE DESIGNATIONS	POTABLE WATER GPD *	WASTEWATER GPD*
EXISTING		
Residential Low	6 units x 200 (Multifamily rate) = 1,200 GPD	6 units x 150 (Multifamily rate) = 900 GPD
PROPOSED		
Residential High	34 units x 200 (Multifamily rate) = 6,800 GPD	34 units x 150 (Multifamily rate) = 5,100 GPD
NET DIFFERENCE	+5,600 GPD	+4,200 GPD

* (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

	YES or NO	COMMENTS
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)?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Is the amendment located along a scenic/non-commercial corridor?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

ENVIRONMENTAL AND SITE CONDITIONS

	YES or NO	COMMENTS
Identify any onsite soils. Are any classified as "very limited" or "subject to subsidence?"	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Myakka soils and Urban land
Are there any threatened, endangered or listed habitats or species onsite (including species of special concern)?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Identify onsite vegetation; does the site contain any significant native vegetative communities (e.g., sandhill).	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Is the site located within the wellhead protection zone and/or aquifer recharge area?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Identify the watershed in which the site is located.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	The subject area is located within the Starkey Road Drainage Basin
Is the site located within the 25 year floodplain?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Is the site located within the 100 year floodplain?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	The northern half of the site is located within the 100-year floodplain. FEMA Flood Zone X.
Does the site contain, or is it adjacent to any wetlands, rivers, creeks, lakes, marshes, Tampa Bay or the Gulf of Mexico, etc.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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

	YES or NO	COMMENTS
Is the site located with the coastal storm area?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Is the site located within a hurricane evacuation zone. If so, identify the zone.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Non-Evacuation Zone

Identify the Fire District serving the proposed development.		The subject site is located within Largo Fire District.
--	--	---

COMMUNITY IMPACTS

	YES or NO	COMMENTS
Will approval of this amendment affect the provision of affordable housing; if so, explain the positive/negative impacts.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Has the applicant sought/been issued an affordable housing finding by Community Development?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Will the approval of the amendment result in the displacement of mobile home residents?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
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.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Would the amendment affect beach/waterfront accessibility?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Is the amendment located within a County redevelopment/revitalization area; if so, is the amendment consistent with the community revitalization plan, vision, etc.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Would the amendment have a significant impact on an adjacent local government?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Site is adjacent to City of Largo
Is the amendment located within a designated brownfield area?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Will the proposed amendment affect public school facilities?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

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

Yes No

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

Yes No

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#: FLU-21-01

Jurisdiction: Pinellas County

Revised:

Received: 4/16/2021

Signoff: MDS

SITE DATA

Parcel Size: 1.14
Proposed for Amendment: 1.14

Current Land Use Designation: Residential Low

Potential Use	acre(s)	(upa)	Units	x(tgr)	cap.	Proj. trips
(1) Townhomes	1.14	5.00	6	5.8	1.00	35
Total						35

Proposed Land Use Designation: Residential High

Potential Use	acre(s)	(upa)	Units	x(tgr)	cap.	Proj. trips
(1) Townhomes	1.14	30.00	34	5.80	1.00	197
Total						197

Potential Additional Daily Trips: 162

ROADWAY IMPACT DATA - Trip Distribution

Road(s)	% Distribution			Traffic Vol. (AADT)		
	2019	2040		2019	2040	
(1) Alt US 19/Seminole Blvd	162	162	existing	33,666	36,700	
Ulmerton Rd to East Bay Dr	100.00	100.00	proposed	33,828	36,862	
Road(s)	LOS	V/CR	extg.	w/ chg.	future	w/ chg.
(1) Alt US 19/Seminole Blvd	C	0.583	C	C	B	B
Ulmerton Rd to East Bay Dr						

Road(s)	Extg	Planned	Const.	Future
	Ln Cfg	Improv.	Year	Ln Cfg
(1) Alt US 19/Seminole Blvd	6D	None	None	6D

ABBREVIATIONS/NOTES

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

2040 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 2019 LOS Manual