

## LOCAL PLANNING AGENCY (LPA) STAFF REPORT



**Case Number:** Z/LU-17-07-18

**LPA Public Hearing:** July 12, 2108

**Applicant:** Berati 2, LLC

**Representative:** Ronald Morgan

**Subject Property:** Approximately 2.7 acres located approximately 380 west of US Highway 19 N and 495 feet south of Central Avenue in unincorporated Largo.

**PARCEL ID(S):** a portion of parcel 30/29/15/55044/000/0024



### REQUEST:

Future Land Use Map (FLUM) amendment from Residential Low Medium to Commercial General (east 1.5 acres) and a Zoning Atlas amendment from C-2 (General Retail Commercial & Limited Services) to R-1 (Single Family Residential, 9,500 sq. ft. minimum) (west 1.2 acres), with a Development Agreement limiting the west 1.2 acres to single family homes, limiting the east 1.5 acres to the indoor, outdoor, and/or covered storage of automobiles, recreational vehicles, and/or boats, establishing buffering and screening along the west and south property lines, and requiring shielded/directional lighting. The request would allow for single family homes on the west 1.2 acres of the amendment area and for the storage (outdoor, indoor, or covered) of automobiles, recreational vehicles and boats on the east 1.5 acres, subject to buffering and lighting requirements.

### LOCAL PLANNING AGENCY (LPA) RECOMMENDATION:

The LPA finds that the proposed amendments to the Pinellas County Future Land Use Map and Zoning Atlas, with the associated Development Agreement, are consistent with the Pinellas County Comprehensive Plan, and recommends approval of the request. (The vote was 4-2, in favor)

### PLANNING STAFF RECOMMENDATION:

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

## **SUMMARY REPORT**

The Planning Review Committee (PRC) reviewed this application on June 11, 2018. The PRC Staff summary discussion and analysis follows:

The subject area consists of the west 2.7-acre portion of a larger 4-acre parcel located on the west side of US Highway 19 North approximately 495 feet south of Central Avenue in unincorporated Largo. The subject area itself is vacant, however a small structure exists on the east side of the overall property that has been utilized in association with commercial purposes. The subject area is designated Residential Low Medium (RLM) on the Future Land Use Map (FLUM) and is zoned C-2, General Retail & Limited Services. The portion of the overall property that is east of the subject area adjacent to US-19 is designated Commercial General (CG) on the FLUM. The entire parcel is zoned C-2, and it appears to have been so since the 1960s. The current FLUM configuration has been in place since the early 1980s. It should be noted that the RLM land use category and C-2 zoning district are inconsistent, making development of the subject area problematic.

The applicant has utilized the Commercial General portion of the overall parcel adjacent to US-19 for vehicle parking/storage and would like to do the same within a portion of the subject area. A FLUM amendment will be required to allow for this as RLM does not permit vehicle parking/storage as a primary use. In order to facilitate the desired vehicle storage use and being cognizant of the need to maintain separation and buffer areas from the residential uses to the west and south, the applicant is proposing the following:

1. A FLUM amendment to CG for the east 1.5 acres (east portion) of the subject area (the middle of the overall parcel);
2. A zoning amendment to R-1 (Single Family Residential, 9,500 sq. ft. lot minimum) for the west 1.2 acres (west portion) of the subject area, and;
3. A Development Agreement covering the entire subject area that will limit the use of the west portion to single family homes and limit the use of the east portion to the indoor, outdoor and/or covered storage of automobiles, recreational vehicles and/or boats. The Development Agreement will also establish buffering and screening along the west and south property lines and require shielded/directional lighting to address potential light trespass on adjacent residential properties.

### **Related Case**

The LPA heard a related case (Z/LU-01-01-18) on February 8, 2018 that only included the east 1.5-acre portion of the subject area of this current case and involved a Conditional Overlay instead of a Development Agreement. The proposed Conditional Overlay limited the uses on the east portion to vehicle storage in a similar fashion as the current Development Agreement request, but did not involve the west 1.2-acre portion, nor did it include enhanced buffering or directional lighting as a Conditional Overlay cannot specifically address those items to the extent a Development Agreement can.

During the February 8, 2018 public hearing, the LPA recommended that the applicant draft a Development Agreement in order to address buffering and lighting concerns and continued the case to a future meeting. The applicant decided not to pursue a Development Agreement at that time and the case went back before the LPA on March 8, 2018 unchanged. During that hearing the LPA recommended that the case be denied by the Board of County Commissioners. Following the LPA's recommendation and before the case was heard by the Board, the applicant withdrew the request in order to change their proposal to include the full 2.7 acres and draft the Development Agreement being considered today.

### Surrounding Uses

The US-19 corridor in the general area is primarily a mix of commercial and office uses with a depth off the roadway typically being 400 to 500 feet. Residential uses are generally found beyond this corridor depth. Commercial designations and uses are to the east, northeast and southeast of the subject area, a mobile home park is to the south and larger lot single family development is to the west and northwest. The adjacent property to the north was amended to CG on the FLUM in 2003, however the potential uses were heavily restricted via a Development Agreement. If approved, this current request would establish a CG land use depth similar to the adjacent property to the north.

### Transportation and Infrastructure Impacts

Comparing the current development potential of the subject area with the potential use associated with the requested CG FLUM designation on the east portion, the proposal could generate approximately 337 additional average daily vehicle trips on US-19 North. In this location, the roadway is operating at a peak hour level of service (LOS) D with a volume to capacity (V/C) ratio of 0.737, and it is not considered constrained. The change in average daily trips is not expected to significantly impact the operational characteristics of US-19 North. Importantly, the numbers above reflect the potential trips associated with the full range of potential uses allowed under the CG category. The use restrictions associated with the Development Agreement will result in numbers that are significantly less.

The subject property is within the County's potable water supply area and the City of Largo's wastewater treatment service area. The proposal could decrease demands on potable water supplies and wastewater treatment facilities by approximately 2,030 and 853 gallons per day, respectively. In reference to solid waste, the proposal could increase the amount of solid waste generated by approximately 204 tons per year. Like with traffic, the solid waste impacts will likely be less due to the Development Agreement.

### Conclusion

The proposed land use and zoning changes and Development Agreement are appropriate for the subject area. The C-2 zoning district has existed on the site for decades, and the amendments will eliminate an inconsistency between land use and zoning. The proposed Development Agreement will provide assurances as to what uses can be established and where. The proposed vehicle storage on the east portion is generally a quiet use that generates little traffic and poses limited overall impacts, and the west portion will be limited to single family residential dwellings on lots with minimum sizes of 9,800 square feet. In addition, enhanced buffering and lighting requirements will ensure that impacts on adjacent residential uses are addressed.

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### **SURROUNDING ZONING AND LAND USE FACTS:**

	<b>Land Use Category</b>	<b>Zoning District</b>	<b>Existing Use</b>
<b>Subject Property:</b>	Residential Low Medium	C-2	vacant
<b>Adjacent Properties:</b>			
<b>North</b>	Commercial General, Residential Low Medium	C-2	boat sales, single family home
<b>East</b>	Commercial General	C-2	RV storage
<b>South</b>	Residential Urban	R-6	mobile home park
<b>West</b>	Largo	Largo	single family home

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**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.

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**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 21, 2018

**CORRESPONDENCE RECEIVED TO DATE:** 16 letters and 2 petitions with 46 signatures were received in opposition.

**PERSONS APPEARING AT THE LOCAL PLANNING AGENCY HEARING:** Seven persons appeared in objection.

**ATTACHMENTS: (Maps)**