



LOCAL PLANNING AGENCY (LPA) STAFF REPORT

Case Number: FLU-23-06

LPA Public Hearing: February 14, 2024

Applicant: Team Savage, INC

Representatives: Lisa Moody, Paralegal

Subject Property: Approximately 3.7 acres located at 29703 US Highway 19 North in unincorporated Clearwater. (Amendment area is approximately 1.7 acres.)

Parcel ID(s): (portions of parcels 18-28-16-00000-430-0100 and 0200; and parcels 18-28-16-00000-430-0400 and 0700)



REQUEST:

A Future Land Use Map (FLUM) amendment from Preservation (P) (0.4 acres) and Residential Low (1.3 acres) to Residential/Office/Retail (R/O/R). The subject property currently includes existing buildings, outdoor canopy area, and parking areas. The applicant intends to use the property for motor vehicle, RV, and boat sales and service; and there is a Zoning Atlas amendment request companion to this case (ZON-23-07).

LOCAL PLANNING AGENCY (LPA) RECOMMENDATION:

The LPA finds the proposed Future Land Use Map amendment consistent with the Pinellas County Comprehensive Plan and recommends approval by the Board of County Commissioners. (The vote was 6-0, in favor).

Development Review Committee (DRC) STAFF RECOMMENDATION:

- **Staff recommends** that the LPA find the proposed Land Use amendment **consistent** with the Pinellas County Comprehensive Plan.
- **Staff further recommends** that the LPA recommend **approval** of the proposed Land Use amendment to the Pinellas County Board of County Commissioners.

SUMMARY REPORT

The DRC reviewed this application on January 9, 2024. The DRC Staff summary discussion and analysis follows:

Previous Case - Z/LU-24-10-13

On November 19, 2013, the Board of County Commissioners approved (vote 6-0) an amendment to change the Future Land Use Map and Zoning Atlas on the subject property, along with a Special Exception (case # Z/LU-24-10-13, see attached). At that meeting, the Board made a finding that the proposed R/O/R FLUM properly reflected the long-standing use of the property along U.S. Highway 19 for commercial activity and CP, Commercial Parkway, zoning was compatible with surrounding FLUM categories and uses. The Special Exception and associated binding concept plan depicting the proposed customer parking area on the easternmost parcel did not have access to the adjacent residential uses and was proposed to be well buffered. One letter was received in opposition of the case that was in connection with the LPA hearing.

Regarding the proposed removal of the Preservation (P) FLUM category, it appears that the category was placed on the parcels in the early 1980's in association with the County's Master Drainage Plan. County staff inspected the site the time of this case (2013) and determined that the Preservation category was no longer warranted.

Description of the Current Request

The applicant wishes to redevelop the entire subject property with a new sales building, service center, parking lot, inventory storage, stormwater system and new driveways. The overall subject property consists of 6 parcels totaling approximately 3.7 acres in size. It is currently occupied by a motorcycle/watercraft retail store with outdoor display storage on the parcels fronting U.S. Highway 19, while the easternmost parcels are vacant (previously occupied with two mobile homes that were demolished) and the southeastern most parcel contains a mobile home. The subject property has land use designations of R/O/R, RL, and P.

The amendment area includes 0.4 acres of P-designated property and 1.3 acres of RL-designated property. Both amendment areas would be redesignated as R/O/R, which is the same FLUM designation as the 2-acre balance of the property. If approved, the entire 3.7-acre subject property would be designated R/O/R. The R/O/R category permits a wide range of land uses, including residential, office, commercial retail, personal services, research/development-light, and manufacturing-light. The Comprehensive Plan notes that this category is generally appropriate to locations where it would serve as a transition from more intensive nonresidential uses or major roadways to residential, office or public/semi-public uses.

Compatibility with Surrounding Uses and Land Use Designations

The subject property is located along the east side of U.S. Highway 19. This segment of U.S. Highway 19 fronting the subject property is a seven-lane divided major north/south State highway (three lanes southbound, four lanes northbound, not including right-turn lanes) that is planned for significant alteration to a mostly restricted access, elevated highway with interchanges at major intersections and frontage roads serving local traffic and adjacent properties. Immediately adjacent to the east of the subject site is an established single-family neighborhood, accessed from 297th Avenue North. A separate residential neighborhood to the east is accessed from Highland Acres Drive and is mostly comprised of single family lots with mobile and modular homes. To the immediate north, there is a retail shopping center. To the south is an office park that is within the City of Clearwater's jurisdiction; and to the west across U.S. Highway 19 is an office building (also within the City of Clearwater's Jurisdiction) and mini storage which is in unincorporated Pinellas County.

Properties directly north of the subject property are designated P, R/O/R, Residential Medium (RM), and RL. Properties to the east are designated RM, P, and RL. Properties directly to the south are within the City of Clearwater and are improved with office uses. Properties to the west, across U.S. Highway 19,

are designated Employment (E) along with City of Dunedin properties that are improved with office uses. Generally, properties along U.S. Highway 19 are designated and improved with office, commercial retail, personal services, research/development-light, and manufacturing-light uses. The depth of such uses and accompanying Land Use designations vary widely, from approximately 200 feet to 1,250 feet in depth. The R/O/R designated portion of the subject property is currently approximately 200 feet in depth. This Land Use amendment would increase the depth to approximately 450 feet.

The proposed change in Land Use is generally appropriate at this location, as it serves as a transition from more intensive nonresidential uses along U.S. Highway 19 to the mostly residential areas to the east, as well as the office uses to the south.

Flood Risk

The subject property is neither within the Coastal High Hazard Area (CHHA) nor the Coastal Storm Area (CSA). The subject property lies within Flood Zone X which is out of the 500-year floodplain. The southeastern most parcel of the subject property is in Evacuation Zone A; however, this is because it currently includes a mobile home on the property. The balance of the subject property is not within an Evacuation Zone.

Conclusion

The DRC is of the opinion that the proposed Land Use amendment is appropriate for the subject property and will allow for the site to be redeveloped in a more appropriate manner, rather than a piece meal approach, and will recognize the long-term use of the property. Additionally, when evaluating the overall compatibility of the request with the surrounding area, the subject property's transitional location fronting U.S. Highway 19 between the neighboring residential area is appropriate as well. Lastly, the DRC finds the amendment consistent with the Pinellas County Comprehensive Plan.

SURROUNDING ZONING AND LAND USE FACTS:

	Land Use Category	Zoning District	Existing Use
Subject Property:	Preservation and Residential/Office/Retail & Residential Low	CP, RMH, R-4	Retail, Single-family
Adjacent Properties:			
North	Residential/Office/Retail, and Preservation	C-2	Retail Commercial
East	Residential Low, Preservation and Residential Medium	R-E	Single Family Homes
South	City of Clearwater's Jurisdiction	Clearwater	Office Park
West	Employment and the City of Dunedin's Jurisdiction	GO and Dunedin	Mini Storage and Office

IMPLEMENTATION OF THE PINELLAS COUNTY COMPREHENSIVE PLAN

Staff finds that the proposed amendment is consistent with the following adopted goals, objectives, policies, and strategies of the Pinellas County Comprehensive Plan:

FUTURE LAND USE ELEMENT

- Goal 1: Provide a variety of land use character areas to meet the needs of a diverse population and support thriving, resilient, quality communities.
- Objective 1.1 Establish Land Use Categories that respond to the unique challenges of infill and (re)development within Unincorporated Pinellas County.
- Objective 1.2 Maintain a Land Development Code that responds to the unique challenges of infill and (re)development within Unincorporated Pinellas County.
- Policy 1.2.2 Consider creative regulatory solutions to support (re)development.
- Strategy 2.4.1.5 Manage land use compatibility and building scale and character transitions between established residential neighborhoods and adjacent non-residential uses.
- Objective 5.3 Enhance aesthetics along key roadway corridors throughout the County.

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: March 26, 2024 @ 6:00 PM

CORRESPONDENCE RECEIVED TO DATE: Four letters received in opposition.

PERSONS APPEARING AT THE LOCAL PLANNING AGENCY HEARING: One person appeared in opposition.

ATTACHMENTS:

Maps