



LOCAL PLANNING AGENCY (LPA) STAFF REPORT

Case Number: Z/LU-19-10-19

LPA Public Hearing: October 10, 2019

Applicant: P & P Tampa Property, LLC

Representative: Housh Ghovae

Subject Property: Approximately 0.93 acre located at the southwest corner of US Alternate 19 (Pinellas Avenue) and Wood Dove Avenue in unincorporated Tarpon Springs.

PARCEL ID(S): a portion of 01/27/15/29055/000/1080



REQUEST:

Future Land Use Map amendment from Residential Low Medium (RLM) to Commercial General (CG) and a Zoning Atlas amendment from RM (Multi-family Residential) to C-1 (Neighborhood Commercial) on approximately 0.93 acre located on the southwest corner of US Alt-19 and Wood Dove Avenue in unincorporated Tarpon Springs. The request would allow for neighborhood-scale retail and service uses.

LOCAL PLANNING AGENCY (LPA) RECOMMENDATION:

The Local Planning Agency came to no decision regarding the proposed amendments to the Pinellas County Future Land Use Map (FLUM) and Zoning Atlas. (The vote was 3 in favor and 3 in opposition)

PLANNING STAFF RECOMMENDATION:

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

SUMMARY REPORT

The Development Review Committee (DRC) reviewed this application on September 9, 2019. The DRC Staff summary discussion and analysis follows:

The subject property consists of a 0.93-acre portion of an overall 1.59-acre parcel at the southwest corner US Alternate-19 and Wood Dove Avenue in an unincorporated area of the County north of downtown Tarpon Springs. The Pasco County line is approximately a quarter mile to the north. The property is currently vacant. It is designated Residential Low Medium (RLM) on the Future Land Use Map (FLUM), which allows up to ten residential units per acre, and is zoned RM, Multi-family Residential. The applicant wishes to develop the subject area with neighborhood-scale commercial uses and wants to build up to six multi-family residential units on the portion of the parcel not included in the amendment area. Building commercial uses will require changes to the FLUM and Zoning Atlas. A FLUM amendment to Commercial General (CG) and a zoning change to C-1, Neighborhood Commercial are proposed. The intent is to have neighborhood-scale commercial and service uses along the US Alternate-19 frontage that could provide convenient amenities to area residents while buffering such uses from the existing Forest Ridge neighborhood to the west with the multi-family residential development on the remaining portion of the parcel.

The current land use and zoning designations were put in place in 2005, when the Board approved changes from industrial classifications. The property has remained vacant ever since. Notably, the subject property is part of the Forest Ridge subdivision plat, on which it is identified as Tract B and labeled as a commercial tract. Therefore, the intent of the original plat was for this property to be available for commercial uses.

Surrounding Uses

The surrounding area is generally a mixture of uses. The portion of the subject property slated to remain multi-family residential is adjacent to the west, beyond which is the bulk of the Forest Ridge residential subdivision. Directly to the north is the entrance to Forest Ridge. Various commercial and employment uses exist along US Alternate-19 in the area. An auto repair facility is to east and vacant land, which is designated commercial, is to the south. A shopping center is a short distance to the north and other auto-related uses are in the vicinity. An industrial center is across Wood Dove Avenue to the north.

Transportation and Infrastructure Impacts

Comparing the current development potential of the subject property with the potential use associated with the requested CG FLUM designation, the proposal could generate approximately 979 additional average daily vehicle trips on Alt US-19. In this location, the roadway is operating at a peak hour level of service (LOS) C with a volume to capacity (V/C) ratio of 0.928, and it is classified as a Deficient roadway. During site plan review any development may require a traffic study and/or a transportation management plan identifying improvements necessary to address the impacts of the project.

The subject property is within the City of Tarpon Springs wastewater treatment and water supply service areas, respectively. The proposal could increase demands on potable water supplies and wastewater treatment facilities by approximately 3,792 and 4,242 gallons per day, respectively. In reference to solid waste, the proposal could increase the amount of solid waste generated by approximately 99 tons per year.

Conclusion

The proposed CG FLUM and C-1 zoning categories are appropriate based on the subject property's proximity to other similar uses along the Alt US-19 corridor, and consistency with the intent of the Forest Ridge plat and the Pinellas County Comprehensive Plan.

SURROUNDING ZONING AND LAND USE FACTS:

	Land Use Category	Zoning District	Existing Use
Subject Property:	Residential Low Medium	RM	Vacant
Adjacent Properties:			
North	Employment	E-2	Subdivision entrance
East	Commercial General	C-2	Auto Repair
South	Employment	C-2	Vacant
West	Residential Low Medium	RM	Vacant

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 1.2.3 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: November 12, 2019

CORRESPONDENCE RECEIVED TO DATE: Thirteen letters received in opposition.

PERSONS APPEARING AT THE LOCAL PLANNING AGENCY HEARING: Eight persons appeared in opposition.

ATTACHMENTS: (Maps)