



LOCAL PLANNING AGENCY (LPA) STAFF REPORT

Case Number: LU-30-12-19

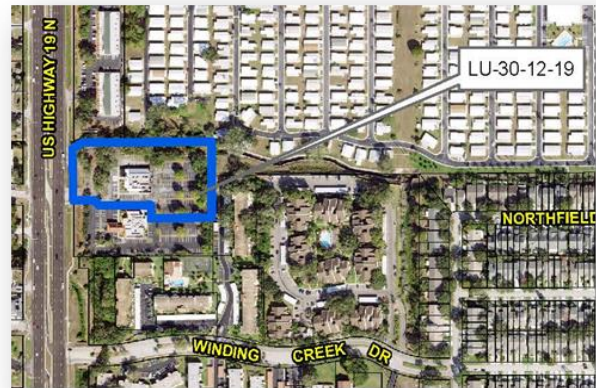
LPA Public Hearing: December 12, 2019

Applicant: K G G K Venture, LLC

Representative: Tyler J. Hudson

Subject Property: Approximately 3.23 acres located at 28795 US Highway 19 North in unincorporated Clearwater.

Parcel ID(s): 19/28/16/00000/420/0200



REQUEST:

Future Land Use Map (FLUM) amendment from Residential/Office/Retail to Commercial General on approximately 3.23 acres located at 28795 US Highway 19 North in the unincorporated Clearwater area. The request would allow for increased types of commercial development. The applicant wishes to redevelop the site with a self-storage facility.

LOCAL PLANNING AGENCY (LPA) RECOMMENDATION:

The Local Planning Agency finds that the proposed amendment to the Future Land Use Map is consistent with the Pinellas County Comprehensive Plan and recommends approval of the proposed amendment (5-0, vote, in favor).

PLANNING STAFF RECOMMENDATION:

- **Staff recommends** that the LPA find the proposed Future Land Use amendment **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 amendment to the Pinellas County Board of County Commissioners.
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SUMMARY REPORT

The Development Review Committee (DRC) reviewed this application on November 13, 2019. The DRC Staff summary discussion and analysis follows:

The subject property is designated Residential/Office/Retail (R/O/R) on the Future Land Use Map (FLUM) and is zoned CP, Commercial Parkway. There is a 0.33-acre portion of the property associated with a drainage feature running along the north side associated with Curlew Creek that is designated Preservation on the FLUM that is not being amended. The site contains a vacant restaurant building that was built in 1994.

The applicant wishes to redevelop the site with a climate controlled self-storage facility and recreational vehicle storage which will require a change to the FLUM. The proposed self-storage use is an allowable use in the CP zoning district, however the use is not allowed within the R/O/R land use category. The requested CG land use has the same development intensity maximums as the R/O/R land use, but with some different allowable uses. The Comprehensive Plan Future Land Use Categories were amended in July 2019. One of the changes was an increase in development standards allowed in the R/O/R category to match those allowed in the CG category, however the uses in those categories were not changed. Additionally, as part of those amendments, the self-storage warehouse use was removed from the Employment/Industrial categories due to potential loss of land for target employers. The requested CG land use is also consistent with the Retail & Services Countywide Map designation on this property.

The subject property is adjacent to Kobe's restaurant on the south, retail commercial uses to the west across US Highway 19, retail commercial uses to the north fronting US Hwy 19, the Serendipity Mobile Home Park to the northeast and the Casa Del Sol multi-family community to the east. The site has access from US Highway 19, which it shares with Kobe's restaurant. The area surrounding the site consists of mix of commercial and office uses along the US Highway 19 corridor with a variety of residential uses located further removed from the corridor.

Comparing the previous restaurant development in the R/O/R FLUM category with the planned self-storage development under the requested CG FLUM category, the proposal could generate approximately 1,184 less average daily vehicle trips on the adjacent roadway network. The potential decrease in average daily trips is not expected to significantly impact the operational characteristics of the surrounding roadway network. Additionally, in this location US Highway 19 is scheduled for construction in 2021 with the addition of frontage roads.

The subject property is within the County's potable water supply service area and wastewater treatment service area. The proposal could decrease demands on potable water supplies and wastewater treatment facilities by approximately 16,675 gallons per day, respectively. In reference to solid waste, the proposal could decrease the amount of solid waste generated by approximately 684 tons per year.

In summary, the requested FLUM amendment to CG is compatible with the surrounding existing land uses and development pattern along the US Highway 19 corridor. The maximum allowable intensity will not increase and only minimal impacts to infrastructure are expected. The proposal is consistent with the Pinellas County Comprehensive Plan and the Countywide Plan and is appropriate for this location.

SURROUNDING ZONING AND LAND USE FACTS:

	Land Use Category	Zoning District	Existing Use
Subject Property:	Residential/Office/Retail	CP, Commercial Parkway	Vacant Restaurant
Adjacent Properties:			
North	Residential/Office/Retail & Preservation	CP, Commercial Parkway	Multi-tenant Commercial, Mobile Home Park
East	Residential Urban, Residential Low Medium & Preservation	RMH, Residential Mobil Home & RPD, Residential Planned Development	Multi-family Residential & Mobile Home Park
South	Residential/Office/Retail & Preservation	CP, Commercial Parkway	Restaurant
West	Residential/Office/Retail & Preservation	CP, Commercial Parkway	Retail Commercial

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: January 28, 2020

CORRESPONDENCE RECEIVED TO DATE: One letter received in opposition.

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

ATTACHMENTS: (Maps)