

# LOCAL PLANNING AGENCY (LPA) STAFF REPORT



**Case Number:** LU-08-05-18

**LPA Public Hearing:** May 9, 2018

**Applicant:** BDG 39<sup>th</sup> Ave., LLC & BDG SR64, LLC

**Representative:** Carlos Yepes

**Subject Property:** Approximately 3.93 acres located at 10125 Ulmerton Road in unincorporated Largo.

**PARCEL ID(S):** 03/30/15/00000/440/0700



## **REQUEST:**

Future Land Use Map (FLUM) amendment from Residential/Office/Retail to Commercial General on approximately 3.93 acres located at 10125 Ulmerton Road in unincorporated Largo. The request would allow for an increase in the Floor Area Ratio for redevelopment of the property with a hotel and accessory retail uses.

## **LOCAL PLANNING AGENCY (LPA) RECOMMENDATION:**

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

## **PLANNING STAFF RECOMMENDATION:**

- **Staff recommends** that the LPA find the proposed land use amendment is CONSISTENT with the Pinellas County Comprehensive Plan, based on this report.
- **Staff further recommends** that the LPA recommend APPROVAL of the proposed land use amendment to the Pinellas County Board of County Commissioners.

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## **SUMMARY REPORT**

The Planning Review Committee (PRC) reviewed this application on April 9, 2018. The PRC Staff summary discussion and analysis follows:

The subject property is a 3.93-acre parcel located at the northwest corner of Ulmerton Road and 101<sup>st</sup> Street (10125 Ulmerton Road). The parcel currently contains the headquarters for Achieva Credit Union. It is designated Residential/Office/Retail (R/O/R) on the Future Land Use Map (FLUM) and zoned C-2, General Retail Commercial & Limited Services. The credit union is relocating its headquarters to a new location and the property owner is looking to redevelop the site with a hotel and accessory retail uses, which are permitted uses under the existing C-2 zoning and R/O/R land use category. The FLUM amendment request to CG would allow for an increase in the Floor Area Ratio from 0.20 to 0.40 and an increase in the potential number of hotel units from 30 units per acre to 40 units per acre.

The subject property is adjacent to an office complex to the west, a retail store to the east, the Largo Mall retail center across Ulmerton Road to the south, and the Sugar Creek Mobile Home Community to the north. The adjacent Largo Mall Activity Center is an area that has been recognized by the City of Largo as suitable for redevelopment with more intensive uses. This current amendment would continue that trend and is consistent and compatible with the surrounding uses. It should be reiterated that under the current R/O/R FLUM and C-2 zoning, the proposed uses could be built on the subject property based on its developable acreage, albeit at a lower intensity. The proposed uses could invite additional impacts to County infrastructure (see attachments), which would be addressed during the site plan review process.

In summary, the requested FLUM amendment to CG will provide for an increased development intensity that is more conducive to redevelopment. It is staff's conclusion that this change would be compatible with the surrounding land uses and development pattern, is consistent with the Pinellas County Comprehensive Plan and appropriate for this location.

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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/Office/Retail	C-2	Achieva Credit Union HQ
<b>Adjacent Properties:</b>			
<b>North</b>	Residential Urban	R-6	Mobile Home Park
<b>East</b>	Residential/Office/Retail	C-2	Retail Store
<b>South</b>	Largo	Largo	Largo Mall Retail Center
<b>West</b>	Residential/Office/Retail	C-1	Office Park

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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 1.2.3** 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.

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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:** June 19, 2018

**CORRESPONDENCE RECEIVED TO DATE:** No correspondence received.

**PERSONS APPEARING AT THE LOCAL PLANNING AGENCY HEARING:**

No one appeared in favor or in opposition.

**ATTACHMENTS: (Maps)**