

LOCAL PLANNING AGENCY (LPA) STAFF REPORT



Case Number: Z/LU-01-01-18

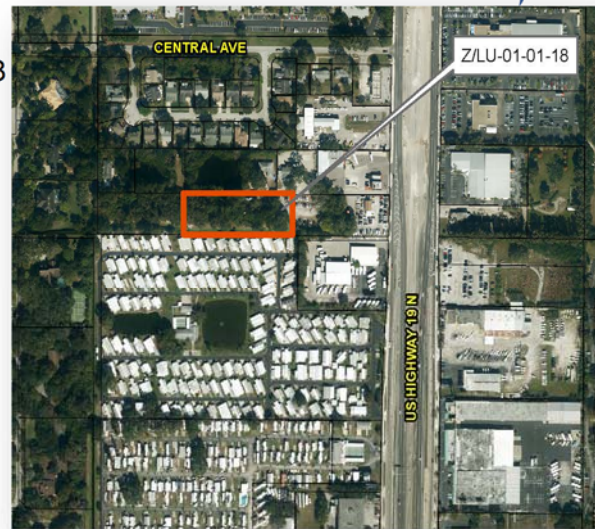
LPA Public Hearing: March 8, 2018 & February 8, 2018

Applicant: Berati 2, LLC

Representative: Ronald Morgan

Subject Property: 1.5 acres located approximately 380 feet west of US Highway 19 N, 495 feet south of Central Avenue in unincorporated Largo

Parcel ID(s): a portion of parcel
30-29-16-55044-000-0024



REQUEST:

Future Land Use Map (FLUM) amendment from Residential Low Medium to Commercial General and a Zoning Atlas amendment from C-2 (General Retail Commercial & Limited Services) to C-2-CO (General Retail Commercial & Limited Services – Conditional Overlay), with the Conditional Overlay limiting the use of the subject property to the outdoor, indoor or covered storage of automobiles, recreational vehicles, and/or boats, on approximately 1.5 acres located approximately 380 feet west of US Highway 19 North and 495 feet south of Central Avenue in the unincorporated Largo area. The request would allow for the storage (outdoor, indoor, or covered) of automobiles, recreational vehicles and boats.

LOCAL PLANNING AGENCY (LPA) RECOMMENDATION:

At the **February 8, 2018** public hearing, the Local Planning Agency continued the case to provide the applicant an option to pursue a development agreement to address concerns with buffers and lighting. (The vote was 5-0, in favor).

At the **March 8, 2018** public hearing, the LPA finds that the proposed zoning and land use request is not consistent with the Pinellas County Comprehensive Plan, and recommends denial. The LPA also recommends denial of the requested Conditional Overlay limiting the use of the subject property to the outdoor, indoor and/or covered storage of automobiles, recreational vehicles and/or boats. (The vote was 3-1, to recommend denial of the request).

PLANNING STAFF RECOMMENDATION:

- **Staff recommends** that the LPA find the proposed land use and zoning amendments **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 to the Pinellas County Board of County Commissioners.

SUMMARY REPORT

The Planning Review Committee (PRC) reviewed this application on January 8, 2018. The PRC Staff summary discussion and analysis follows:

The subject area consists of the center 1.5-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 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, while the portion to the west of the subject area is RLM. The entire property 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. Having the RLM category on the western two-thirds of the property provides a buffer between the more intense commercial uses along US-19 and the residential uses to the west. It should be noted that the RLM land use category and C-2 zoning district are inconsistent and generally not compatible with each other.

The applicant has utilized the east portion of the overall property adjacent to US-19 for vehicle parking/storage and would like to do the same within 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. An amendment to CG is proposed, as well as a Conditional Overlay on the Zoning Atlas that will limit the use of the subject area to the storage of automobiles, recreational vehicles and/or boats only. The Conditional Overlay provides assurances that the full range of uses normally allowed under the C-2 zoning district will not be possible within the subject area. The west portion of the overall property is proposed to remain RLM and continue to buffer the properties to the west. Importantly, the requested changes will not allow for salvage or a junkyard operation, and performance standards within the County's Land Development Code will require screening the parking/storage area from adjacent residential uses.

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 are heavily restricted via a development agreement in an effort to enhance compatibility with neighboring residential uses. 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 property with the potential use associated with the requested CG FLUM designation, 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 Conditional Overlay will ensure these numbers 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 Conditional Overlay.

Conclusion

The proposed CG FLUM and C-2-CO zoning designations are appropriate for the subject area. The C-2 zoning district has existed on the site for decades, and the amendment will remove an inconsistency between land use and zoning. The proposed Conditional Overlay would limit utilization of the property to vehicle storage, which is generally a quiet use that generates little traffic and poses limited overall impacts.

SURROUNDING ZONING AND LAND USE FACTS:

	Land Use Category	Zoning District	Existing Use
Subject Property:	Residential Low Medium	C-2	vacant
Adjacent Properties:			
North	Commercial General Residential Low Medium	C-2	boat sales, single family home
East	Commercial General	C-2	RV sales/storage
South	Residential Urban	R-6	mobile home park
West	Residential Low Medium	C-2	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 1.2.5 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: April 24, 2018

CORRESPONDENCE RECEIVED TO DATE:

Received correspondence for denial. (March 8, 2018 meeting)

One letter received in favor. Twenty-Two letters received in opposition. (February 8, 2108 meeting)

PERSONS APPEARING AT THE LOCAL PLANNING AGENCY HEARING:

Fifteen persons appeared in opposition. (March 8, 2018 meeting)

One person appeared in favor. Seven persons appeared in opposition. (February 8, 2018 meeting)

ATTACHMENTS: (Maps)