



## LOCAL PLANNING AGENCY (LPA) STAFF REPORT

**Case Number:** Z/LU-20-10

**LPA Public Hearing:** November 13, 2020

**Applicant:** JRFF, LLC

**Representative:** Rick Stout

**Subject Property:** Approximately 0.55 acre located approximately 200 feet south of Ulmerton Road on the east side of 119<sup>th</sup> Street in unincorporated Largo.

**Parcel ID(s):** 09/30/15/00000/120/2200



### **REQUEST:**

Future Land Use Map amendment from Residential Low (RL) to Residential Low Medium (RLM) and a Zoning Atlas amendment from R-3 (Single-Family Residential) and R-4 (One, Two & Three Family Residential) to RM (Multifamily Residential) on approximately 0.55 acre located on the east side of 119<sup>th</sup> Street approximately 200 feet south of Ulmerton Road. The request would allow for multifamily residential at a higher base maximum density (10 units/acre vs. 5 units/acre).

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

The Local Planning Agency finds that proposed amendments to the Pinellas County Future Land Use Map and Zoning Atlas are consistent with the Pinellas County Comprehensive and Recommends approval of the proposed amendments. (The vote 6-0, in favor)

### **DEVELOPMENT REVIEW COMMITTEE 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.
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## **SUMMARY REPORT**

The Development Review Committee (DRC) reviewed this application on October 12, 2020. The DRC Staff summary discussion and analysis follows:

The subject property consists of one parcel totaling approximately 0.55 acre located on the east side of 119th Street approximately 200 feet south of Ulmerton Road in the unincorporated Largo area. The parcel is currently vacant. The parcel is designated Residential Low (RL) on the Future Land Use Map (FLUM), which allows up to 5.0 residential units per acre. The property has two zoning designations: R-3, Single-Family Residential (0.11 acre) and R-4, One, Two & Three Family Residential (0.44 acre). The applicants propose to develop the site with a multifamily residential housing for veterans, which will require changes to the FLUM and Zoning Atlas. They are proposing a FLUM amendment to Residential Low Medium (RLM), which allows up to 10.0 residential units per acre, and a zoning change to RM, Multifamily Residential for the entire subject property. The proposed RLM category would allow up to 6 units on the property based on its acreage. The intent of the applicant is also to eventually pursue a 50 percent affordable housing density bonus to increase the potential density to 9 units. The proposed RLM future land use and RM zoning provides a good transition from the commercial to the north along Ulmerton Road to the lower density residential on the south.

Additionally, the subject area, as well as most of the surrounding area, is designated Residential Low Medium (RLM) on the Countywide Future Land Use Map, which allows up to 10.0 residential units per acre. This amendment would not require a Countywide Map amendment.

### **Surrounding Uses**

The surrounding area consists of a mixture of residential and commercial uses. A commercial parcel containing a former restaurant is adjacent on the north, single-family homes are adjacent on the east and south, and a mixture of single-family and multifamily is to the west across 119<sup>th</sup> Street right-of-way. The adjacent commercial to the north has a FLUM designation of CN (Commercial Neighborhood). The residential land use designations in the general area are predominantly a mixture of RL and RM (Residential Medium).

### **Transportation and Infrastructure Impacts**

Comparing the current development potential of the subject property with the potential use associated with the requested RLM FLUM designation, the proposal could generate approximately 59 additional average daily vehicle trips on Ulmerton Road. In this location, Ulmerton Road is operating at a peak hour level of service (LOS) C with a volume to capacity (V/C) ratio of 0.631. Ulmerton Road is not considered deficient. The change in average daily trips is not expected to significantly impact the operational characteristics of area roadways. These numbers are based on the maximum number of units allowed by the RLM land use plus an affordable housing density bonus.

The subject property is within Pinellas County's wastewater treatment area and water supply service area. The proposal at its base maximum density could increase demand on potable water supplies by 402 gallons per day and increase demand on wastewater treatment facilities by approximately 338 gallons per day. Multifamily units have lower impacts than other types of residential units. With the affordable housing density bonus, the proposal could increase demands on potable water supplies and wastewater treatment facilities by 1,002 and 788 gallons per day, respectively. In reference to solid waste, the proposal could increase the amount of solid waste generated by approximately 5 tons per year at its base density or by 10 tons with the density bonus.

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Conclusion

Staff is of the opinion that the proposed RLM land use and RM zoning categories are appropriate based on the subject property’s proximity to the existing mix of uses and densities, general compatibility with the surrounding area, consistency with the Pinellas County Comprehensive Plan and consistency with the Countywide Plan.

**SURROUNDING ZONING AND LAND USE FACTS:**

	Land Use Category	Zoning District	Existing Use
Subject Property:	Residential Low	R-3, R-4	Vacant
Adjacent Properties:			
North	Commercial Neighborhood	C-1	Retail Building
East	Residential Low	R-3	Single Family Homes & Vacant
South	Residential Low	R-3	Single Family Home
West	Residential Low	RM	Single Family Homes

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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**

- 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 1.2.4 Recognizing that successful neighborhoods are central to the quality of life in Pinellas County, redevelopment and urban infill development should be compatible with and support the integrity and viability of existing residential neighborhoods.
    - 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:** December 15, 2020

**CORRESPONDENCE RECEIVED TO DATE:** Three letters and a petition with 21 signatures received in opposition.

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

**ATTACHMENTS: (Maps)**